
COMPREHENSIVE PLAN

JACKSON TOWNSHIP, Cambria County, Pennsylvania

PREPARED FOR:

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INTRODUCTION

Community planning provides for the exploration of all aspects of the physical, social, and economic environment and life in the community. Community planning offers an opportunity to create a holistic approach to improving quality of life while identifying and dealing appropriately with environmentally sensitive areas. It provides for the identification of issues, problems, and opportunities as well as the formulation of recommendations, proposals, and strategies to address them.

Planning attempts to identify those aspects of life which either enhance or detract from the experience of living in a community, such factors as land use, housing, traffic circulation, community facilities and services, and public utilities all impact upon life in the community.

Understanding the relationships among these elements and identifying the needs of the community can provide direction for the creation of public policies and for guiding the actions of elected and appointed officials, community groups and organizations, the private sector, families, and individual citizens. Implementation strategies can enhance and preserve what is deemed to be supportive of the community agenda and can identify remedial actions which might be taken to deal with any perceived concerns or problems.

Elements of a Comprehensive Plan

A Comprehensive Plan can be divided into major sections. These include: Background Studies, Goals and Objectives, the Comprehensive Plan Elements, and Implementation Strategies. The Background Studies provide information and statistical analysis concerning the physical, social, and economic conditions existing throughout the community. The recommendations, proposals, and strategies of the Comprehensive Plan Elements provide direction for specific future actions to address the problems and build upon the strengths and opportunities of the area. Implementation Strategies provide for translating the recommendations and proposals of the Plan Elements into action.

The Comprehensive Plan includes a series of maps which graphically depict information from the inventory of existing conditions and community resources. Maps provide a visual representation of the community's physical features and information important to the identification of community problems, opportunities, and environmentally sensitive areas. Detailed mapping improves analysis, interpretation, and decision making.

The Comprehensive Plan provides a legally defensible basis for land use planning, land use controls, and regulations recommended by or evolving from the planning effort. The regulatory environment is of great importance in implementing growth management policies and the recommendations and proposals of the Comprehensive Plan.

The Comprehensive Plan Elements provide specific recommendations concerning land use, housing, transportation, community facilities and services, public utilities, and management of sensitive areas. The Comprehensive Plan is more viable if interjurisdictional relationships are identified and cultivated. These interjurisdictional relationships include neighboring municipalities, school districts, federal and state agencies, and linkages between local, county, regional, and state land use policies, and economic development, and community revitalization efforts.

Requirements of the Comprehensive Plan

The completed Comprehensive Plan is intended to satisfy the provision and requirements of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended.

The Public Participation Process

Resident participation encourages both public input and public education. The planning process offers opportunities for the elected officials, planning commission members, groups and organizations, and other stakeholders to build a consensus regarding a collective agenda concerning the future. The sense of ownership created by working closely together during the planning process provides the added dividend of creating a positive climate for the development of public policy and the implementation of the recommendations and proposals of the Comprehensive Plan.

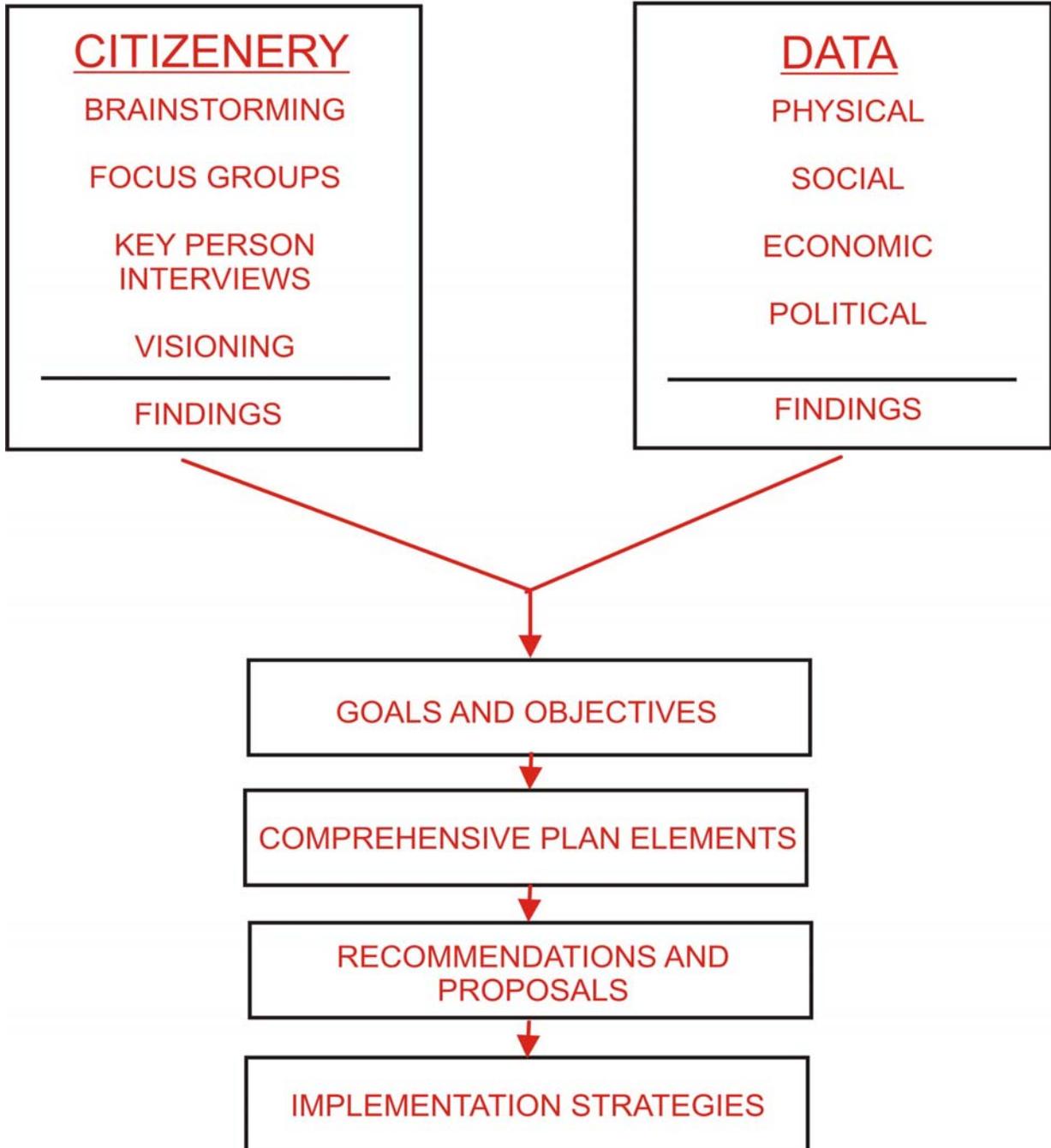
Implementation of the Comprehensive Plan

The purpose of the Comprehensive Plan is to provide a series of interrelated strategies proposals, recommendations, and actions designed to assist in achieving the vision for the future of the Township. Cooperation, coordination, and collaboration between the Jackson Township Board of Supervisors, the Jackson Township Planning Commission, and the general public create a supportive environment to encourage successful implementation.

Identifying time frames for major activities is necessary to keep the overall planning implementation effort on track. Provisions should be included to make necessary adjustments and to evaluate and monitor the implementation process as it progresses.

FIGURE 1

FLOW CHART
What Are They Saying?



Location of the Community

Jackson Township is located in West Central Pennsylvania; specifically in south western Cambria County. Jackson Township is bordered by Nanty Glo and Vintondale Boroughs, and Blacklick Township to the north; Cambria and Croyle Townships on the east; Croyle, East Taylor, Middle Taylor, and West Taylor Townships to the south; and East Wheatfield and St. Clair Townships, Indiana County, to the west.

Map 1 on the following page indicates the location of Jackson Township in relation to Cambria County and Pennsylvania.



A sign welcoming visitors into Jackson Township

INSERT REGIONAL LOCATION MAP (MAP 1)

**DIVIDER
(BACKGROUND STUDIES)**

A. HISTORIC AND CULTURAL RESOURCES STUDY¹

The development of Jackson Township can be attributed to a number of factors including: the existence of natural resources, the ability of early settlers to tame the wilderness, the establishment of successful industrial enterprises. The current character and resources of the community are a direct result of this historical development, and these resources can play significant roles in the current educational, recreational and economic development of the area, while adding significantly to the quality of life for the local residents. The appearance and atmosphere are also greatly impacted by the historic character of the community.

CAMBRIA COUNTY

Early Settlement Patterns

Before 1789 the area of land that would become Cambria County was still wilderness. The settlement of Frankstown was the frontier of the inhabited parts of Pennsylvania east of the Allegheny Mountain. This settlement was made by Michael McGuire in 1790, and was located about one mile east of the present Loretto Borough.

The early settlers of Cambria County may be divided mainly into three classes: 1. The families of American Catholics from Maryland and the adjacent portion of Pennsylvania (some of them descendants of the colony of Lord Baltimore), who settled in the eastern and north-eastern portion of the county, mainly in the vicinity where Loretto now stands. 2. Pennsylvania Germans, from Somerset and the eastern German settlements, who occupied the south of the county, in the neighborhood of Johnstown. 3. Emigrants from Wales who founded Ebensburg and Beula, whose descendants still predominate within a radius of five miles of the former village.

The first grist-mill in the county was built by Mr. John Storm. There was nothing that could be dignified with the name of *road* by which the settlers might have an intercourse with the settlements of Huntingdon County. This settlement was basically isolated from all other settlements. The only connection between these two settlements was an Indian

¹ SOURCES: Egle, William H., M.D. *An Illustrated History of the Commonwealth of Pennsylvania*. (Harrisburg: DeWitt C. Goodrich & Co., 1876), p. 461-478, taken from <http://www.rootsweb.com/~pacambri/history.html>; Buck and Buck. *The Planting of Civilization In Western Pennsylvania*. 1939, University of Pittsburgh Press page 222-223, taken from <http://www.rootsweb.com/~pacambri/history.html>; Sharon A. Brown. *Historic Resource Study: Cambria Iron Company*, National Park Service for the America's Industrial Heritage Project, taken from: <http://www.jaha.org/DiscoveryCenter/steel.html>; *A Brief History of Jackson Township*. <http://www.jacksontwppa.com/history.htm>; Yesenosky, Adam, *Jackson Township History*. <http://www.jacksontwppa.com/historyyesenosky.htm>.

path, which led from the vicinity of where Loretto now stands, and intersected the road leading to Frankstown, two or three miles this side of the Summit.

Upon the arrival of Demetrius Augustine Gallitzin in 1799, he had a rude log chapel erected and purchased large quantities of land which he conveyed to actual settlers at nominal prices. He also laid out the village of Loretto, and named it from the religious town of that name on the Adriatic. Here he sold the lots, as he sold the farm land, to merchants and mechanics, upon the condition that they should be built upon within a certain time. This settlement was located in the areas of what are now the townships of Allegheny, Clearfield, Gallitzin, Munster, Carroll, Chest, and Washington, and the villages of Loretto, Chest Springs, St. Augustine, Munster, Gallitzin, and Summitville.

Ebensburg and vicinity were not settled for several years after the first settlement was made at Loretto and Munster. In the fall and winter of 1796, the families of Thomas Phillips, William Jenkins, Theophilus Rees, Evan Roberts, Rev. Rees Lloyd, William Griffith, James Nicholas, Daniel Griffith, John Jones, David Thomas, Evan James, and George Roberts; and Thomas W. Jones, Esq., John Jenkins, Isaac Griffith, and John Tobias commenced settling in Cambria Township, Cambria County. There were at this time several families living in the vicinity of the places where Loretto, Munster, Jefferson, and Johnstown now stand. The settlers above named are believed to be from Wales. They commenced making improvements in the different parts of what is now known as Cambria Township. The name which the Welsh emigrants gave to their settlement, Cambria, was derived from their former home – the mountainous part of Wales. Cambria Township afterwards gave name to the county. The tract of country on which the Welsh emigrants settled had been purchased a year or two previous by the Rev. Morgan J. Rees from Dr. Benjamin Rush, of Philadelphia, and by him sold to his Welsh brethren, in smaller tracts.

In the northern portion of the county settlements were afterwards made, both in the present bounds of Carroll Township, one known as “Weakland” settlement, the other as “Luther” settlement. These settlers were from the eastern counties, as were also those who founded “Glasgow” settlement, in the north-eastern portion of the county, and in the west, on Laurel hill. Rev. Peter Henry Lemke, a German priest, introduced a colony of German Catholics into the neighborhood surrounding Carrolltown.

Trouble with the Indians did not prevail to any great extent within the limits of the county. No Indian settlement, except the town of Kickenapawling (Johnstown) existed in the county. Frankstown, in Blair County, and Kittanning, on the Allegheny, were noted Indian villages, and Canoe Place, since known as Cherrytree, on the Susquehanna. The north-western corner of Cambria County was known as the head of canoe navigation on the Susquehanna. To this point the Indians ascended in their canoes; when, drawing them from the stream, they would strike their trail, through northern Indiana to Kittanning. From Frankstown a trail historically known as “Kittanning Path”

passed the eastern line of Cambria County, and pursued a north-western direction through the county to Canoe Place, or Cherrytree, whence the trail just mentioned was followed to Kittanning.

The Kittanning Path was a well-known landmark. It is often referred to in land warrants, was well known to the old surveyors who located lands in Cambria, as well as our older citizens. In many places it can be traced to this day. It gives the name to that triumph of science, the Kittanning point on the Pennsylvania railroad, on the declivity of the Allegheny, the path pursuing the gap which the road almost encompasses.

Cambria County was created on March 26th, 1804. The land comprising Cambria County was taken from Huntingdon and Somerset Counties, the original boundaries set forth to become Cambria County were "Beginning at the Conemaugh river, at the south-east corner of Indiana county; thence by a straight line to the Canoe Place, on the West Branch of Susquehanna; thence easterly along the line of Clearfield county to the south-westerly corner of Centre county, on the heads of Moshannon creek; thence southerly along the Allegheny mountain to Somerset and Bedford county lines; thence along the lines of Somerset and Bedford counties about seventeen miles, until a due west course from thence will strike the main branch of Paint creek; thence down said creek, the different courses thereof, till it empties into Stony creek; thence down Stony creek, the different courses, to the mouth of Mill creek; thence a due west line till it intersects the lines of Somerset and Westmoreland counties; thence northerly along said line to the place of beginning, be and the same is hereby erected into a separate county, to be henceforth called Cambria county." The county seat was formed by the same act that created Cambria County. It stated that a county seat should be designated by Legislature within 7 miles of the center of the County. The same act that created the County and designated the County Seat appointed three County Commissioners to mark the boundary lines and provided for future representation in the Legislature as soon as the new county should be entitled to by an enumeration of its taxable inhabitants.

The act that created Cambria County was not passed until January 26th 1807. At this time Cambria County was only a "provisional" county and was a subset of Somerset County. On March 29th, 1805 Ebensburg was appointed as the county seat by an Act of Assembly. John Horner, John J. Evans, and Alexander Ogle were appointed as trustees to receive a land grant for the public buildings. The land was granted by John, Rees and Stephen Lloyd. The first general election was held in October of 1807 and Cambria County was dated its full organization.

Cambria County retained its original boundaries, except for a village in its northwestern corner. The village of Canoe Place, now the Borough of Cherrytree was annexed to Indiana County. The eastern and western boundaries have been the subject of dispute, the western boundary was moved, and the eastern boundary was disputed due to the

wording of the act that created Cambria County. The act stated that the eastern boundary was to be placed along the "Allegheny Mountain". The boundary line was difficult to trace due to the rugged terrain of the mountain top and the lack of trees to mark on the summit. An act of Assembly in 1849 appointed James Gwin and E.A. Vickroy to run and adjust the boundary line; this task was completed in the same year of the act of Assembly. With the boundaries being defined, Cambria County lies between the summit of the Allegheny Mountain and the western base of the Laurel Ridge. Cambria County is bounded by Clearfield County to the north, Blair and Bedford Counties to the east, Somerset County to the south; and Indiana and Westmoreland Counties to the west. Cambria County is 35 miles in length, and its breadth is 21 miles. Cambria County has a land area of 670 square miles.

In 1804, Cambria County started with three townships: Allegheny in the Northern section; Conemaugh in the Southern section and Cambria in the middle or center section. The county's population in 1810 was 2,117.

Transportation

Originally transportation over the mountain was carried on by packing on horses, and traveling by pathways. On the 29th March, 1787, an act of Assembly was passed appointing commissioners to lay out a State highway, between the Frankstown branch of Juniata and the Conemaugh River. This road, known as the Frankstown road, crossing the Allegheny Mountain, reaches the Conemaugh at Johnstown.

The Galbreath, or the Frankstown Road, was the first public road to the county. For reasons not discovered, old-time residents referred to it as the Washington Road." It was opened about the year 1790 and entered Jackson Township through the Burkhardt farm (now owned by Pennsylvania Coal and Coke Company) and continued to the vicinity of Mundy's Corner and on top of Pergrim Hill and to the top of Laurel Mountain, crossing the present road leading from Route 22 to Vitondale. The popular Frankstown Avenue in the City of Pittsburgh is the westerly terminus of this road, however, the part in Cambria County has long been abandoned. Some residents of the Township say that parts of the Galbraith Road are still identifiable.

There was some confusion, however, in the name of the Frankstown Road, as there were two (2) highways of that name. The second one was authorized by the province in 1792 that lead from Frankstown to Conemaugh at the mouth of the Stoney Creek and from there to the northwest side of the Chestnut Ridge. This road has been of great service and is the most direct route from Johnstown to Hollidaysburg. It was a prominent highway while the canal system was in operation. The road is 33 miles in length between these two points, and passes through the northerly part of the Cedar Swamp and below the old reservoir to Johnstown.

The public road passed centrally through Cambria County by Munster and Ebensburg and was known as the "road leading from Blair's gap to the western line of the State." On the 4th of March, 1807, an act was passed incorporating a company to construct a turnpike from Harrisburg through Lewistown and Huntingdon to Pittsburgh.

A supplement to this act incorporated a company for the construction of the "Huntingdon, Cambria, and Indiana Turnpike Road" on March 20, 1810.

Industrial Development

With the abundance of bituminous coal veins and iron ore lying beneath Cambria County, mining and coke production played critical roles in the industrial development not only in Cambria County, but Pennsylvania, and the United States during that time period. Johnstown was home to one of the first large scale steel manufacturing operations in America. The Cambria Iron Company (founded in 1852) was established before Bethlehem Steel, U.S. Steel and other late 19th Century steel companies. The approximate population of Johnstown in 1852 was 5,150. The Cambria plant eventually became a model plant for the steel industry. With the arrival of the Pennsylvania Railroad in 1854, the Cambria Iron Company, after a few hard years, began to flourish and by 1858 it had become one of the nation's largest producers of railroad rails. As the mill continued to prosper, thousands of immigrants, many from Southern and Eastern Europe came to Johnstown to work in the steel mills and coal mines, and many settled next to the mill in the area of Johnstown still known as Cambria City; by 1890 the population of Johnstown was 30,114. During the 1880s, the company added an open-hearth steelmaking facility. However, it was becoming less important nationally as other steelmakers in Pittsburgh, Chicago, and Cleveland gained prominence. The Johnstown flood of 1889 did very little damage to the Cambria Iron Company's facility, but the Gautier Works, located in Woodvale, was completely destroyed. In 1898, the Cambria Iron Works was reorganized and renamed the Cambria Steel Company. A new, modern steel mill in Franklin Borough, east of Johnstown was constructed. The Franklin mill included blast furnaces, a steel railroad car department and open hearths. The company slowly rebuilt the Gautier Works to produce wire fencing, plows and other steel products for the agriculture industry. A wire plant was also built in the Morrellville neighborhood.

In 1916 the Midvale Steel & Ordnance Company of Nicetown, Pennsylvania bought the Cambria Steel Company, and then sold it to the Bethlehem Steel Company in 1923. A reorganization and modernization of the Johnstown facilities was undertaken, and parts of the Lower Works were retired altogether. Other Johnstown plants were enlarged, and the company prospered. In 1973, 11,800 workers were employed. But that year, Bethlehem decided to significantly cut its Johnstown operations for a variety of reasons, including aging facilities, lack of access to transportation, and difficulty in complying with

environmental regulations. Damage caused by the 1977 flood of Johnstown didn't help matters, and by 1982 only 2,100 workers were left. The Johnstown plants of Bethlehem Steel Corporation were closed in 1992.

The remnants of the Cambria County Iron Company were placed on the National Register of Historic Places on June 22nd, 1989, and are also listed as a National Historic Landmark by the National Park Service.

INSERT MAP 2 HISTORIC JACKSON TOWNSHIP MAP

JACKSON TOWNSHIP

Jackson Township was created out of Cambria and Summerhill Townships on January 3rd, 1828. The Township was named for Andrew Jackson who became the President of the United States that year. By 1860 the population of Jackson Township was 854.

The names of the villages in the Township originated in the usual manner: Brown, named for the earliest settler, John Brown; Clinefelter, formerly Klinefelter, from an early family of that name; Burkharths Crossing, named for Daniel Burkhart, son of the first settler Joseph Burkhart; Chickaree, from the native squirrel. The Jack Rager community was named for Jackson Rager who was a son of Michael Rager, the first settler and Revolutionary soldier; Dishong, named for Paul Dishong, first settler; Ford's Corner, named for Ben Ford who had a store there and was a grandson of Michael Ford, one of Vinco's first settlers; Singer Hill, named for John Singer, early settler; Vinco, first named Wallopsburg, 1865-1867, then Fairview, was given its present name when David Simmons had a post office there at the turn of the century.

The Huntington, Indiana and Cambria Turnpike which was completed about 1820. This road traversed the county by way of Mundy's Corner from the east of Pittsburgh and was reported to have had nine toll gates. With the construction of the Turnpike, another road was constructed from Johnstown to what is now Mundy's Corner. At this time Mundy's Corner was little more than a settlement of a few small cabins that were known as "Bellow's Cabins". Later, this small settlement was officially called "Monday's Square" for the Monday family who were among its earliest residents.

Some of the early industries in Jackson Township included a cigar factory, grist mills, saw mills, blacksmith shops, coal mining operations, tobacco growing, and the making of flax. Oil was discovered in the Township and local stockholders formed the Jackson Township Oil Company, which didn't last long due to extensive drilling problems.

Some of the prominent citizens of the early 1900s included James Mackall, a storekeeper and postmaster; Philip Custer, an undertaker and owner of a steam planing mill where he made bobsleds, wagon wheels and his own coffins; Dwight Griffith who owned a farm and worked 18 years for the State Health Department and also as Deputy Warden at the County Jail; Rudolph Boozer, a teacher in Vinco; Floyd Collins, a teacher in Mineral Point; Scott Cobaugh who owned a fertilizer store; and Fred Grove who owned the only threshing machine in the Township. He visited all farms with his separator and steam boiler on wheels drawn by horses. He was also the Vinco Church Choir Director.

Jackson Township Schools

During the late 19th Century, Jackson Township had a number of schoolhouses. During this time period Jackson Township had eleven schools with eleven teachers; the average term was five months and there were 303 children attending school. These schools included the Duncan, Dishong, Chickaree, Clinefelter, Wagner, Jack Rager, Pike (or Gray), Burkhart, Leidy, Brown, Teeter and Vinco. A schoolhouse was located at what is known to this day as “the schoolhouse flats at the bend of the road” below Chickaree. In 1872, a schoolhouse was built on Leidy’s Lane, situated near a small stream that runs through the valley, on the same side of the road as the old Henry Leidy barn. The school, but not the building, was moved to Mundys Corner in 1913. The Burkhart School originated in a room at the Joseph Burkhart Mill. Later, a small school was erected along the now abandoned highway leading to St. Paul’s Lutheran Church and finally at Burkhart’s Crossing.

Today there are two schools in Jackson Township, the Jackson Township Elementary School, which is part of the Central Cambria School District, and the Cambria County Christian School, which is a private k-12 school.

Jackson Township Churches

Since Jackson Township was incorporated as a Township in 1828, there have been numerous churches in existence in the Township. These churches included: the German Baptist, known as the Horner Church, 1843 to 1900, situated between Vinco and Wesley Chapel; Vinco Brethren, 1884; Singer Hill Grace Brethren, 1940; Mundys Corner Brethren, 1871, changed to Grace Brethren in 1940; Mt. Olive, 1872, “member of the Evangelical Association of America,” later combined with United Brethren and is now E.U.B.; Evangelical, known as Albright Church at Mundys Corner, 1895-1901; St. Paul’s Lutheran, Ogden, 1860; First Finnish Lutheran, Nanty Glo, 1902-1953, now combined with St. Paul’s Lutheran and St. John Vianney, 1949.

Today there are nine (9) churches in Jackson Township. Included in these churches are the Chickaree Union Church (Jesus Saves), the Kingdom Hall Jehovah Witness Church, the Laurel Mountain Bible Church, the Mount Olive United Methodist Church, the Pike Grace Brethren Church, the Singer Hill Grace Brethren Church, the St. John Vianney Catholic Church, the St. Paul’s Evangelical Lutheran Church, and the Vinco Brethren Church.

The Southern Cambria Street Car Line

From 1912 to 1928 Jackson Township was on the Southern Cambria Street Car line. This line made it possible for Jackson Township to become a bedroom community for Johnstown, considering not many people could afford automobiles during this time period. It allowed people to work in Johnstown, more than likely for Cambria Steel Company, and live in Jackson Township. Presumably, this street car line played an important role in populating Jackson Township in the early 20th Century. The street car began at Johnstown's Main Street stop near Central Park and then crossed Clinton Street. A 1,064 foot steel trestle went over the Conemaugh River and the Pennsylvania Railroad Mainline to Woodvale. From there it traveled to Conemaugh making a stop at Davis Drug Store. Stops followed at Parkhill, Echo and Brookdale. At this point there was a switch North to Ebensburg, or straight ahead to South Fork. At the Brookdale Switch the next stop was at Vinco Road. This was about 3 miles from Route 271. The next stop was at the Burkhart farm and sawmill; then at John Ogden's dairy farm; continuing on to Pensacola and Ebensburg. This street car made 33 stops daily beginning at 5:30 am in Johnstown and ending after Midnight. The trip from Johnstown to Jackson Township took just over 45 minutes, and the ride was an additional 20 minutes from Jackson Township to Ebensburg.

Historic and Cultural Resources



Currently there are no properties in Jackson Township that are on the National Register of Historic Places, or are listed by the Pennsylvania Historical and Museum Commission (PHMC). However, there are several properties in Jackson Township that may be eligible to be placed on the National Register of Historic Places. Included in these properties are the Rager-Lambaugh Cemetery (pictured above) which is the burial place of several Civil War soldiers, and the Brown Cemetery, which has many gravesites from the late 19th and early 20th Centuries. Some buildings that may be eligible include the Pike Grace Brethren Church, and the Vinco Brethren Church.

B. NATURAL RESOURCES STUDY

This study presents an overview of the natural resources of Jackson Township. Characteristics reviewed include: mineral resources, forested areas, state game lands and hunting areas, state forests, significant agricultural land and rural landscapes, water resources, and endangered biological resources. An understanding of the extent and character of these resources is required to accurately assess current conditions and to plan for future development.

Mineral Resources

Cambria County has medium volatile bituminous coal fields throughout the northern portion of the County, and low volatile bituminous coal fields in the central and southern portions of the County. Jackson Township lies in the low volatile bituminous coal fields of Cambria County.

Natural Gas and Oil Deposits

There are shallow natural gas fields located in west central Cambria County. These gas fields are scattered in and around Jackson Township.

Forest Lands

Cambria County is situated in the Northern Hardwood Forest, the common forest of the Great Lakes Forest in Pennsylvania. In this tall, broadleaf deciduous forest, with a mixture of needle leaf evergreen trees, the dominant species include sugar maple, yellow birch, beech, and hemlock. Other woody species include American ash, mountain laurel, white pine and American basswood, white and red oak, and cherry.

State Forests

Approximately 640 acres of Gallitzin State Forest are located in the southwest corner of Jackson Township. Please refer to Map 9, the Community Facilities Map, for the location of Gallitzin State Forest.

State Game Lands

A large portion of State Game Lands #79 (3,920 acres) is located in the north western and north eastern section of Jackson Township. Please refer to Map 9, the Community Facilities Map, for the location of State Game Lands #79.

Agricultural Land

Prime Agricultural Soils

According to the United States Department of Agriculture, Soil Conservation Service, there are approximately 4,951 acres of soils that qualify as prime farmlands in Jackson Township. The U.S. Department of Agriculture defines prime farmlands as *“the land that is best suited to food, feed, forage, fiber, and oilseed crops. The soil qualities, growing season, and moisture supply are those needed for a well-managed soil to produce a sustained high yield of crops in an economic manner. Prime farmland produces the highest yields and requires minimal expenditure of energy and economic resources, and farming it results in the least damage to the environment.”*

Agricultural Security Areas

Agricultural Security Areas (ASA) are areas of rural land reserved for Agricultural pursuits and protected from other uses and development. An ASA is created after farmers who collectively own at least 250 acres of viable farmland submit a petition to the Township Supervisors. These areas are reevaluated every seven years. New parcels may be added to an established ASA at any time, and ASA's may include non-adjacent farmland parcels of at least ten acres. The creation of an ASA is a tool for strengthening and protecting quality farmland from the urbanization of rural areas. Participants benefit from protection against condemnation, some nuisance ordinances, and hazardous waste sites. For owners with 500 acres enrolled in an ASA, the land is qualified for consideration under the Easement Purchase Program². In Jackson Township, Agricultural Security Areas constitute approximately 3,777.8 acres of land owned by 97 farmers. Refer to Map 11 for the location of the Agricultural Security Areas.

Water Resources

There are no major rivers or water courses flowing through Jackson Township. However, there are numerous streams, runs, and creeks flowing throughout the Township. Some of the water courses in Jackson Township are: Stewarts run, Saltlick run and Little Saltlick run, Hinkston run, Laurel run, Red run, Trout run, Clark run, Rummel Run, Shumans run, Bracken run, and the South branch of Blacklick Creek.

²The Easement Purchase Program was established to preserve farmland. Easements (development rights) purchased in perpetuity by county or state government from owners of prime farmland allow the holder of the easement the right to prevent development or improvements of the land for purposes other than agricultural production.

Endangered Biological Resources

Endangered or threatened species are important indicators of how people have treated their environment. Most species become threatened and/or endangered due to loss of habitat. Habitat depletion occurs in many forms, including urban sprawl, wetland drainage, pollution, poor agricultural practices, acid rain, mineral extraction, and timber harvesting. All of these factors, by themselves or in combination, can have devastating impacts on plants and animals and their habitat. According to the Pennsylvania Department of Conservation and Natural Resources (DCNR) there are no endangered or protected plant or wildlife species in Cambria County.

Summary of Findings:

- Jackson Township lies in the low volatile bituminous coal fields of Cambria County.
- There are shallow gas fields located in a small portion of southeastern Jackson Township.
- Jackson Township is situated in the Northern Hardwood Forest, the common forest of the Great Lakes Forest in Pennsylvania.
- Approximately 640 acres of Gallitzin State Forest are located in the southwest corner of Jackson Township.
- A large portion of State Game Lands #79 (3,920 acres) is located in the north western and northeastern section of Jackson Township.
- There are approximately 4,951 acres of soils that qualify as “prime agricultural soils”, as defined by the United States Department of Agriculture, in Jackson Township.
- There are approximately 3,777.8 acres of land in the Agricultural Security Program in Jackson Township.
- There are no endangered or threatened species of plants or animals found in Jackson Township, or Cambria County.

C. PHYSIOGRAPHIC STUDY

Location

Jackson Township is located in the west central portion of Cambria County. Jackson Township is bordered by: Vintondale Borough, Blacklick Township, and the Borough of Nanty Glo to the north; Cambria and Croyle Townships to the east; East, Middle and West Taylor Townships to the south; and Indiana County on the west. Jackson Township has a land area of approximately 48 square miles. The area is part of the Allegheny Plateau; specifically it lies within the Allegheny Mountain Section.

Physiography

Physiography is the study of the “nature made” features of the earth’s surface. These features include: geographical setting, climate, geology, topography, slope, drainage, soils, flood plains, wetlands, and natural resources. Man must utilize these features to the best of his ability if he is to provide the most desirable surroundings in which to live. These features, the very foundation upon which man must build his communities, must be studied and well understood before the Comprehensive Plan can be formulated to ensure the future orderly growth and development of the Township.

The Physiography of an area is always an important consideration because it is among the major factors, which affect many day-to-day development decisions and activities. When a community’s physical features are considered comprehensively, land use patterns emerge that can equally benefit residents, developers, and industrialists in making land use decisions. Land use patterns are significant in determining trends of past and present growth and development. These patterns provide the insight for the direction of planning for the future. New land use patterns, the placement of transportation routes, the location of utilities, and the siting of recreation facilities are all dependent to some degree upon the existing land use patterns.

Physiography has a bearing on the following situations:

- Determining the ability of the underlying rock strata to support heavy structures.
- Locating water supplies and locations for reservoirs.
- Estimating the cost and determining the placement of utilities.
- Locating areas of flood plains, which are subject to periodic flooding
- Determining where slopes are too steep for building and development.
- Determining where wetlands preclude future development.

The remainder of this study will review the physical characteristics of Jackson Township.

Geology

Geology is the study of the earth. It encompasses the examination of the location, composition, and condition of the rocks and minerals found in the earth's surface. As the formations of rocks and minerals have changed, the earth's surface has been affected by these changes. The science of geology attempts to explain today's surface and subsurface conditions on the basis of the composition of the inner layers of the earth and the movements of these layers over time.

The major features that have been determined by geological structure are: topography, soils, and ground water. Since these features are of primary importance to present and future urban development, the geology of Jackson Township will now be examined.

Geological History

The geological history of Jackson Township is similar to that of the rest of the Newer Appalachian Region of the United States. During the Paleozoic Era, the entire eastern United States was covered by a large inland sea. Layer after layer of sand, silt, and clay were deposited. Near the end of the Paleozoic Era, the area was suddenly uplifted and the sea retreated to the Northeast. As a result of a massive compressive stress from the Southeast, the area of the Allegheny front then underwent intense folding and faulting. This resulted in the formation of a series of Northeast-Southwest trending anticlines and synclines much like the corrugations of a washboard. Erosion then reduced the area to a nearly flat plain after which the area was again uplifted. From that time to the present, the folded strata have been subjected to vigorous erosion, which has formed them into the topography that exists today.

Geological Structure

The existing geological structure of Jackson Township is a direct result of the geological history described above. Refer to Map 3 for a graphic indication of the geologic structure underlying Jackson Township.

There are eight (8) distinct geologic formations found in Jackson Township. These formations include: the Allegheny Group, the Burgoon Sandstone Formation, the Casselman Formation, the Catskill Formation, the Glenshaw

Formation, the Mauch Chunk Formation, the Pottsville Formation, and the Shenango through Oswayo Formation.

- **The Allegheny Group:** This formation consists of cyclic sequences of sandstone, shale, limestone, clay, and coal; includes valuable clay deposits and Vanport Limestone; commercially valuable Freeport, Kittanning, and Brookville-Clarion coals present; base is at the bottom of the Brookville-Clarion coal seam.
- **The Burgoon Sandstone Formation:** This formation is characterized by buff, medium-grained, cross-bedded sandstone; in places, contains conglomerate at the base; it also contains plant fossils; equivalent to Pocono Formation of the Valley and Ridge Province.
- **The Casselman Formation:** This formation is characterized by cyclic sequences of shale, siltstone, sandstone, red beds, thin impure limestone, and thin, nonpersistent coal; red beds are associated with landslides; the base is at the top of the Ames limestone seam.
- **The Catskill Formation:** This formation is composed of grayish-red sandstone, siltstone, and shale; units of gray sandstone occur in upper part; lithologies in the upper part are arranged in fining-upward cycles.
- **The Glenshaw Formation:** This formation is characterized by cyclic sequences of shale, sandstone red beds, and thin limestone and coal; includes four marine limestone or shale horizons; red beds are involved in landslides; base is at the top of the Upper Freeport Coal Seam.
- **The Mauch Chunk Formation:** This formation contains grayish-red shale, siltstone, and some conglomerate; some local nonred zones. Includes Loyalhanna Member (crossbedded, sandy limestone) at base in south-central and southwestern Pennsylvania; also includes Greenbrier Limestone Member, and Wymps Gap and Deer Valley Limestones, which are tongues of the Greenbrier. Along Allegheny Front from Blair County to Sullivan County. Loyalhanna Member is greenish-gray, calcareous, crossbedded sandstone.
- **The Pottsville Formation:** This formation is comprised of predominately gray sandstone and conglomerate; also contains thin beds of shale, claystone, limestone, and coal; includes Olean and Sharon Conglomerates of northwestern Pennsylvania, minable coals and commercially valuable high-alumina clays present locally.

INSERT GEOLOGY MAP

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- **The Shenango Formation Through Oswayo Formation, Undivided:** This formation contains greenish-gray, olive, and buff sandstone and siltstone, and gray shale in varying proportions; includes “Pocono” (“Knapp”) and Oswayo of earlier workers; difficult lithologic distinction between Oswayo and “Knapp” -“Pocono” south and east of type area at Olean, New York; contains marine fossils; includes lateral equivalents of Shenango Formation, Cuyahoga Group, Corry Sandstone, Bedford Shale, and Cuswago Sandstone, plus Oswayo Formation.

Topography

Topography, which is defined as the three-dimensional form of an area’s land surface, is a direct result of underlying geologic structures and weathering conditions. Hard, resistant bedrock withstands wind and water erosion, and results in areas of high elevation. Softer rocks erode to form valleys and gently sloping land. The topography and geology of an area affect the decisions and activities of that area’s residents, developers, and investors in countless ways. Hence, these factors must be considered when people:

- Determine the ability of a piece of land to support heavy structures,
- Locate new water supplies,
- Pinpoint areas that have a significant risk of being flooded,
- Determine where slopes are too steep for development,
- Project future land use patterns,
- Construct new transportation routes,
- Locate public utilities and community facilities,
- Estimate the cost of replacing a public utility or community structure, and perform countless other tasks that are dependent on the physical environment.

Slope

Slope ranges are a most important consideration when analyzing physical features and determining the suitability of the land for development. Slope can be determined by looking at a topographic map. The closer the contour lines are together on the map, the steeper the slope of the land will be (it is important to remember the contour lines are at 20’ intervals). Slope is generally broken down into four different categories, 0 to 8 percent, 8 percent to 15 percent, 15 percent to 25 percent, and 25 percent and over. These categories will be summarized following this paragraph. The slopes over 15%, or slopes that are unsuitable for most development are graphically depicted on Map 4, the Topography and Slope Map on the following page and narratively summarized below.

INSERT TOPOGRAPHY AND SLOPE MAP (MAP 4)

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- 0 to 8 percent - Flat to moderate; capable of all development for residential, industrial and commercial uses. There is a minimum amount of excavation required.
 - 8 to 15 percent - Moderate slopes, usually only used for residential development. The structures must be properly designed to avoid erosion damage.
 - 15 to 25 percent - Steep slopes; usually not suited for most development, single-family homes may be possible on large parcels. Expensive to provide public services. There are usually foundation and erosion problems associated with this type of development.
 - 25 percent and over - Severe slopes, no intensive development should be undertaken. This land should be kept as forested, and potentially used for recreational or open space.

Soils

The types of soils present within a given location have a direct relationship to agriculture, construction, and development. Soil type determines agricultural productivity, natural drainage characteristics, building foundation requirements and sewage disposal requirements. The information presented in this section was taken from the *Soil Survey of Cambria County, Pennsylvania*, by the Soil Conservation Service of the U.S. Department of Agriculture (September, 1985). Those specifically interested in the engineering constraints of the region's soil types should consult Table 14, on pages 114 through 121 of the publication.

A soil association is a landscape that has a distinctive pattern of soils in defined proportions. It typically consists of one or more major soils and at least one minor soil. It is usually named for the major soils. The soils in an association occur in other associations, but in different patterns. The section below describes the soils in detail.

A map showing the arrangement of soil associations is usually useful to people who want a general idea of the soils in the area, who want to compare different parts of the area, or want to know the location of large tracts that are suitable for certain kinds of land use. Such a map is a useful general guide in managing a watershed, a wooded tract, or a wildlife area, or in planning and engineering works, recreational facilities, and community developments. It is not a suitable map for planning the management of a farm or field, or for selecting the exact location of a road, building, or similar structure, because the soils in any one association ordinarily differ in slope, depth, stoniness, drainage, and other characteristics that affect their management.

There are two general soil associations in Jackson Township. A soil association is composed of two or more major soils and some soils of minor extent. The two soil associations present in Jackson Township will be described in detail below.

- **Cookport-Hazleton-Laidig Association:** This soil association is characterized by deep, nearly level to steep, moderately well drained and well drained soils that formed in residual and colluvial material; on uplands. The association consists of soils on broad mountains and broad to narrow ridges that have colluvial side slopes dissected by drainage ways. The association makes up about 45% of the county as a whole and about 90% of the soils in Jackson Township. The association consists of about 30% Cookport soils, 20% Hazleton soils, 20% Laidig soils, and 30% soils of minor extent.

The Cookport soils are moderately well drained and nearly level to moderately steep. They have a moderately slowly permeable and slowly permeable layer at a depth of 16 to 22 inches. The Cookport soils formed in residuum, weathered from acid sandstone and some siltstone conglomerate, shale is generally found at lower areas on mountains and ridges.

The Hazleton soils are well drained and gently sloping to moderately steep. They formed in residuum weathered from acid sandstone and conglomerate and are on the upper parts of mountains and ridges.

The Laidig soils are well drained and nearly level to steep. They have a moderately slowly permeable layer at a depth of 30 to 50 inches. The Laidig soils formed in colluviums derived from acid sandstone, shale and siltstone and are generally on the sides of mountains and ridges.

Most areas of this association are in woodlands. Some areas are used for crops and pasture, and a few small areas are in urban and industrial uses. The main limitations for most uses are stoniness, slope, erosion, and a seasonal high water table.

- **Gilpin-Ernest-Wharton Association:** This soil association is comprised of moderately deep and deep, gently sloping to moderately steep, well drained and moderately well drained soils that formed in residual and colluvial material; on uplands. This association consists of areas of soils on moderately broad to narrow ridges and hills that are dissected by drainageways. The association makes up about 39% of the County's soils and about 10% of the soils in Jackson Township. It is composed of about 30% Gilpin soils, 13% Ernest soils, 12% Wharton soils and about 45% soils of minor extent.

The Gilpin soils are moderately deep and are well drained. They formed in residuum from acid shale and sandstone. The Gilpin soils are found on the tops and steeper side slopes of hills and ridges.

The Ernest soils are deep and moderately well drained. They have a slowly permeable layer at a depth of 20 to 30 inches. They formed in colluvium from acid, shale, siltstone, and sandstone. The Ernest soils are on the foot slopes of hills and ridges and are in concave areas on ridgetops.

The Wharton soils are deep and moderately well drained; they formed in residuum from acid clay shale and siltstone. The Wharton soils are on the tops and steeper side slopes of hills and ridges.

Most areas of this association are in cropland and woodland. Some areas are used for urban and industrial development. The main limitations for most uses are moderate depth to bedrock, a seasonal high water table, slow permeability, and slope.

The soil associations described above are general descriptions of soil groups. For an in depth description of each soil type found in Cambria County and Jackson Township, and detailed mapping of these soils, please refer to the *Soil Survey of Cambria County* published by the U.S. Department of Agriculture and the Cambria County Conservation District.

Hydric Soils

The analysis of hydric soils has recently become an important consideration when performing any type of physical analysis of an area. These soils are important to identify and locate due to the fact that they provide the approximate location where wet areas may be found. Hydric soils are classified as soils, which are saturated with water. Wetland areas are lands where water resources are the primary controlling environmental factor as reflected in hydrology, vegetation, and soils. Thus, the location of hydric soils is one indication of the potential existence of a wetland area. There are several contributing factors to the existence of wetlands on a parcel of land. These can be any of the following or a combination of reasons: excessive amounts of water can enter a shallow water table causing the soil and surface above to be saturated with water; an area of sealed or perched basis created by silty or clay type soils hold water above the water table and can be fed by sources such as streams, springs, and rainfall; and by natural or man-made features such as dams which hold water and cause wetland areas. Wetland areas are now protected by the Department of Environmental Protection (DEP) and should be examined before deciding on any type of building or development activity.

How Soils Affect Planning and Land Use

This section is designed to assist community planners, developers, policy makers, and individual landowners to determine the most suitable use for a particular area. This explanation details certain general land uses as well as the soil properties that affect their development.

Sewage Lagoons: These are shallow ponds constructed to hold sewage - at a depth of 2 to 5 feet, long enough for bacteria to decompose solids. A lagoon has a nearly level floor and sides are made of compacted soil material. The sides and floor should be compacted to a medium density and the lagoon, as a whole should be protected from flooding. The soil properties that may affect the lagoon flooding are permeability, organic matter content, slope and - if the floor needs to be leveled - depth to and condition of bedrock. The soil properties that may affect the sides of the lagoon are the engineering properties of the embankment material as interpreted from the United Soil Classification System, and the amounts of stones in this material. For the locations of soils that are unsuitable for on-lot sewage disposal refer to Map 5 the Soil Suitability Map on page 30.

Dwellings with Basements: This concerns homes or other buildings of three stories or less in height that have no more than an 8 foot excavation for basements. The soil properties that may affect the construction and maintenance of such basements are the depth to water table, the shrink - swell potential frost action, and the hazard of flooding.

Lawns and Landscaping: This concerns lawns at homes where enough lime and fertilizers are used for lawn grasses and ornamental plants to grow. Suitable soil material is needed in sufficient quantities so that desirable trees and other plants can survive and grow well. Among the important soil properties for lawns and landscaping are the depth to bedrock or layers that restrict water and roots, the soil's texture, the slope, the depth of the water table, and the presence of stone or rock in the soil.

Local Roads and Streets: This concerns roads and streets that (1) have an all-weather surface; (2) are expected to carry automobile traffic all year; (3) have a sub-grade of underlying soil material; (4) have a base consisting of gravel, crushed rock, or soil material stabilized with lime or cement; (5) have a flexible or rigid surface such as asphalt or concrete; (6) are graded to shed water; (7) have ordinary provisions for drainage; (8) are built mainly from soil at hand; and (9) have cuts and fills that are less than 6 feet in depth. Local roads and streets are most affected in design and construction by the soil's load supporting capacity, the stability of subgrade, and the workability and quantity of the cut and fill material. The AASHTO and Unified Classifications of the soil material as well as

the shrink-swell potential indicate the road's traffic supporting capacity. Wetness and flooding affect the stability of the material. Slope, depth to hard rock, content of stones and rocks, and wetness affect the ease of excavation and the amount of cut and fill needed to reach an even grade.

Sanitary Landfill: A sanitary landfill is a method of disposing of refuse. The waste is spread in thin layers, compacted, and covered with soil. Landfill areas are subject to heavy vehicular traffic. Some soil properties that affect the suitability of an area for landfill use are ease of excavation, hazard of polluting groundwater, and traffic concerns. The best soils for this use have moderately slow permeability, withstand heavy traffic, are friable, and are easy to excavate. Before other types of development - such as recreational facilities, camping areas, paths, trails, picnic areas, playgrounds, golf courses, dwellings without basements, and high-density developments - are sited, the *Soil Survey of Cambria County* should be thoroughly referenced to find the most appropriate soil areas.

Flood Plains

Flood plains are areas of land surrounding rivers or creeks, which are susceptible to flooding at various times. The 100-year flood plain is an area of land, which on the average can expect to be flooded once every 100 years (or a one in one-hundred chance of flooding any given year) and the 500-year flood plain can expect to be flooded once every 500 years (or a one in five-hundred chance of flooding any given year). Of these, the 100-year flood plain is generally more of a concern for development and planning purposes.

The study and the location of the floodplains for the county is significant in order to delineate areas, which may be prone to frequent severe flooding. These maps are derived from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the county's municipalities. These flood plains are depicted on Map 12, the Development Constraints Map, on page 132.

Wetlands

In recent years there has been much interest in the protection or regulation of wetland areas. Wetlands may be generally viewed as transitional lands between terrestrial and aquatic systems where the water table is at or near the surface or the land is covered by shallow water, and exhibiting one or more of the wetland characteristics of hydrophytic plants (i.e., plants that grow in wet areas) hydric (i.e., wet soils, see previous section), and the presence of water (i.e., hydrology) at some point during the growing season.

INSERT SOIL SUITABILITY MAP (MAP 5)

The Federal definition of wetlands is: “. . . *Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions including swamps, marshes, bogs, and similar areas.*” The Pennsylvania Dam Safety and Encroachments Act of 1978 defines a *body of water* to include a natural or artificial lake, pond, reservoir, swamp, marsh or *wetland*, and further notes that *bodies of water*, water courses, streams, and flood ways are Regulated Waters of the Commonwealth, under DEP jurisdiction.

Wetlands and wet environments together with large amounts of nutrients often result in an abundance of vegetation. This material traps the sun’s energy and is the driving force in the wetland. This causes wetlands to become very productive and rich with diverse species. Wetlands also act as a filter improving water quality and also aid in flood control. Among the more common *wetland types* in Pennsylvania are the following:

- **Forested Wetlands** are wet habitats where large woody trees (usually over 20 feet in height) are found. Trees may include red or silver maple, river birch, blackgum, green ash, and similar species. Approximately 45% of the wetlands in Pennsylvania are in this classification.
- **Scrub-shrub Wetlands** are inhabited by spicebush, swamp honeysuckle, highbush blueberry, winterberry, alder, willows, other woody shrubs, and trees less than 20 feet in height. Approximately 28% of the wetlands in Pennsylvania are in this classification.
- **Emergent Wetlands** are vegetated by grasses, sedges, rushes, and other herbaceous plants that emerge from the water or soil surface. Approximately 14% of the wetlands in Pennsylvania are in this classification.

Information from the National Wetland Inventory (NWI) regarding the location of wetlands in Jackson Township is displayed on Map 12, the Development Constraints Map located in the Land Use Plan. Prior to an analysis of this information it should be noted that NWI mapping provides wetlands information adequate for general planning purposes. However, a field delineation of wetlands is the only way to properly deal with site-specific wetland areas determination. With this limitation in mind, the NWI mapping identifies major areas of wetlands in the Township, as Indexed to the Hydrological Characteristics Map, are as follows: The NWI identified wetland areas generally correlate with the area surface waters, and not the locations identified as containing a concentrated area of Hydric Soils.

Climate

The climate is the humid, temperate, continental type that is characteristic of the Middle Atlantic States. It is characterized by warm summers and cool winters. Precipitation is adequate and well distributed. The prevailing winds are from the west. Its effect on the development of the soils has been relatively uniform throughout the area. As is typical in the areas that have this type of climate, most soils are acidic and leached out of bases. Almost daily changes in weather occur in winter and spring. From December through the early part of March, cold spells accompanied by brisk northwesterly winds occasionally last for several days to a week or more. For extended periods in the summer, days are sunny, hot, and humid, cooled only temporarily by afternoon showers and thunderstorms, and the nights are warm. Dry sunny days and cool clear nights are typical of the fall.

Summary of Findings:

- Jackson Township has a land area of approximately 48 square miles.
- There are eight (8) distinct geologic formations found in Jackson Township. These formations include: the Allegheny Group, the Burgoon Sandstone Formation, the Casselman Formation, the Catskill Formation, the Glenshaw Formation, the Mauch Chunk Formation, the Pottsville Formation, and the Shenango through Oswayo Formation. Please refer to the Geology Map (Map 3) for a graphic representation of these formations.
- There are several areas in the Township that have a slope of over 15%, which is not recommended for development. Please refer to the Topography and Slope Map (Map 4) for a graphic representation of these areas.
- The two general soil associations found in Jackson Township are the Cookport-Hazleton-Laidig Association, and the Gilpin-Ernest-Wharton Association.
- Most of the soils of the Township display severe limitations for the on-lot disposal of sewage.
- There are flood plains, wetlands and areas of hydric soils in Jackson Township, mainly along waterways and around ponds and other sources of surface water. Please refer to the Development Constraints Map (Map 12) for a graphic representation of these areas.
- The climate is the humid, temperate, continental type that is characteristic of the Middle Atlantic States. It is characterized by warm summers and cool winters.

D. LAND USE STUDY

A Land Use Study is the study, classification, and analysis of the "man-made" features of the earth's surface. A knowledge of existing land use patterns and their relationship to each other must be developed in order to formulate a plan for the future orderly growth and development of the region.

Land use information has a wide variety of applications. These applications include: the planning of future infrastructure such as sewer, water, and power; transportation facilities; parking areas; community growth and expansion centers; and future land requirements.

In order for land use information to be available, a land use inventory and study must first be performed. A land use study identifies, classifies, records, and analyzes the existing use of the developed land of the community according to the land's functional activities. Although the land use pattern of each community is unique, they all contain three (3) basic classifications of land use: residential, commercial, and industrial. In classifying the land uses of Jackson Township, the three basic classifications have been expanded and classifications for public and semi-public uses, public utilities, mining/quarrying, streets and highways, wooded, agricultural, and vacant land have been added. The following land use categories have been chosen to cover all the land use activities existing in Jackson Township: residential; commercial; industrial; public/semi-public; public utilities; transportation; mining/quarrying; agricultural; vacant land; and, wooded land. The results of the land use study are presented in the form of an existing land use map and a statistical summary. Refer to Map 5, the Existing Land Use Map, on page 38 and Table 1 Existing Land Use Summary further on in this text.

Land Use Characteristics: An Overview

Local land use in the Study Area has been classified into ten (10) specialized categories, as described below:

- **Residential** - comprised of low density housing consisting of single-family detached housing units on individual lots, along with mobile homes, duplexes, and apartment buildings.
- **Commercial Uses** - include urban central business districts, shopping centers, commercial strips, and highway commercial businesses.

-
- **Industrial** - include light manufacturing facilities designed for assembly, finishing, processing, and packaging, to heavy manufacturing facilities that use raw materials such as iron ore, timber or coal. These heavy-manufacturing facilities can include mills, electrical power plants, tank farms, chemical plants, stockpiles, surface structures associated with the mining industry and heavy duty transportation facilities.
 - **Public/Semi-Public** - includes uses such as state game lands, municipal buildings, churches, schools, fire companies, private clubs, parking lots, cemeteries, recreational facilities, and other similar civic uses.
 - **Public Utilities** – includes such things as; sewage treatment facilities, water distribution facilities, cell and microwave towers, landfills, etc.
 - **Transportation** - this classification typically includes highways, railways, rail stations, rail yards, and airport facilities.
 - **Mining/Quarrying** – includes activities such as; open pit strip mining, and rock quarries.
 - **Agriculture** - include crop land harvested, summer-fallow crop land on which failure occurs, cropland in soil improvement grass and legume areas, cropland used in pasture rotation with crops, and pastures on land more or less predominately used for the purpose of animal grazing.
 - **Wooded** - includes land which is covered by deciduous and/or evergreen vegetation, timberland, and adjacent surface waters.
 - **Vacant** - includes land not defined to be in or associated with any active land use.

Residential

Of all the land uses present in the community, residential is of most concern to the average citizen. Residential areas are where people spend most of their time and have their greatest investment - their homes and property. The most desirable and suitable development, preservation, and upgrading of these areas should be of the utmost concern to all members of the community.

In classifying the residential areas of Jackson Township, (1) category has been chosen: residential areas are composed of detached housing units and their properties, and composed of dwellings that house more than one family in a single structure, some examples of multifamily residential units are: apartment buildings and duplexes.

Residential land uses occupy 1,916 acres or 16.5% of the Township's developed land areas, and 6.3% of the gross land area of 30.528 acres.

Commercial



Shopping Village along S.R. 271

Portions of Jackson Township are devoted to commercial activity. Commercial activities includes retail stores, theaters, offices, banks, hardware stores, gasoline stations, garages, restaurants, hotels and any other establishment where retail activity takes place. Land dedicated to commercial use in Jackson Township occupies 161 acres, or 1.3% of the total developed area, and 0.5% of the Township's total land area.

Industrial

Land dedicated to industry within Jackson Township occupies 41 acres, or 0.4% of the developed land area, and 0.1% total gross land area in the Township.

In Jackson Township, the relative amount of land currently dedicated to industrial uses is fairly small. In order to support growth and development, appropriate areas should be identified for potential future industrial use.

Public/Semi-Public

Areas designated as public are lands developed by public funds and are usually operated as part of governmental function and are reserved for public use. Activities that are included in this category are, state game lands, state forests, public utility facilities, city halls, fire houses, post offices, public hospitals, libraries, museums, schools, parks, and playgrounds.

Areas classified as semi-public are lands developed by a limited group of people for their own use with limited public control and accessibility. Examples of semi-public uses include churches, private schools, service clubs, cemeteries, lodge halls and fraternal organizations.

In Jackson Township, 4,826 acres or 41.5% of the developed area, and 15.8% of the gross land area are classified as public/semi-public land uses. The majority of this land use is comprised of State Game Lands # 79 (3,902 acres) and Gallitzin State Forest (640 acres).

Public Utilities

Public utilities such as water and sewage treatment plants, cell towers, transportation facilities, land fills, and other infrastructure related buildings and facilities.

There are approximately 352 acres of land dedicated to this use. This is approximately 3% of the total developed land area and 1.1% of the total land area of Jackson Township. A large portion of this figure (281 acres) is the Laurel Highlands Landfill. The Laurel Highlands Landfill operates under DEP Permit # 101534 and operates at an average daily volume of 2000 tons, and a monthly daily volume of 2,500 tons.

Transportation

Transportation classifications typically include: streets, highways, railways, rail stations, rail yards, and airport facilities.

Transportation uses make up 908 acres, or 7.8% of the developed land area, and 3.0% of the gross land area of Jackson Township.

In the future, sound land use practices should be used to reduce the number of miles of new roads required to support future growth. The maintenance of roads can be reduced through clustering of development.

Mining/Quarrying

The mining and quarrying category includes land that is being actively used for the extraction of mineral resources such as coal, sand, limestone, etc.

There are approximately 568 acres currently devoted to mining/quarrying activities. These 568 acres represent 5.0% of the developed land area and 1.8% of the gross land area.

Agriculture

Agricultural land uses include crop land harvested, summer-fallow crop land on which failure occurs, cropland in soil improvement grass and legume areas, cropland used in pasture rotation with crops, and pastures on land more or less predominately used for the purpose of animal grazing.

Approximately 2,863 acres or 24.6% of the developed land area, and 9.4% of the gross land area are occupied by agricultural land uses.

Wooded

Lands classified as Wooded have a dense to moderately dense forest cover, and are covered with no type of man-made development. These lands are not necessarily in the production of forest products.

Wooded areas cover a large portion of Jackson Township: 18,249 acres or 60% of the total land area. Portions of this land are not able to be developed because of environmental constraints such as steep slopes, flood plains, or wetlands, but a large portion of this land is developable. Sound land use planning measures such as planned subdivisions, cluster development, and infill development should be used in developing these areas.

Vacant Land

Land classified as vacant is not being used presently for any of the above activities. Non-agricultural fields and vacant lots are included in this category. This land is yet to be developed, and provides an outstanding opportunity through sound land use planning and design for future orderly growth and development of the Township

There are vacant parcels of land throughout Jackson Township. These vacant parcels occupy over 663 acres or 2% of the Township's gross land area. Preserving the rural character of the area and rural landscapes can be encouraged through use of agricultural preservation programs. Subdivisions would provide for residential growth. Suitable areas where infrastructure can be provided should be identified on the future land use map. Reserving areas for both commercial and industrial use can create job opportunities for the current and future population of the area. Developing land use and management policies to support growth should be a priority of the community.

Land Use Summary

Having inventoried, classified, recorded, and mapped the existing land use, a statistical summary can now be made. The following table and map presented in this summary shows the existing land use pattern of Jackson Township.

INSERT MAP 6 THE EXISTING LAND USE MAP.

TABLE 1

GENERAL EXISTING LAND USE SUMMARY JACKSON TOWNSHIP, 2005			
Land Use Classification	Area in Acres	Percent of Development Area	Percent of Gross Area
Residential	1,916	16.5%	6.3
Commercial	161	1.3%	0.5
Industrial	41	0.4%	0.1
Public/Semi-Public	4,826	41.5%	15.8
Public Utilities	352	3.0%	1.1
Transportation	908	7.8%	3.0
Mining/Quarrying	568	5.0%	1.8
Agriculture	2,863	24.6%	9.4
TOTAL DEVELOPED AREA	11,616	100%	38%
Wooded	18,249		60%
Vacant	644		2%
TOTAL UNDEVELOPED AREA	18,912		62%
GROSS AREA	30,528		100%

Source: Richard C. Sutter & Associates Inc. Field Surveys and Digital Aerial Photography provided by Cambria County Geographic Information Systems Department.

Summary of Conclusions

A number of significant conclusions can be drawn from the existing land uses in Jackson Township.

- Approximately 6.3% of Jackson Township’s gross land area is occupied by residential land uses.
- Commercial and industrial land uses account for 0.5%, and 0.1%, respectively, of the Township’s gross land area. Economic development should be a priority for Jackson Township. The Township should explore developing new commercial and industrial properties around existing commercial and industrial areas to prevent the mixing of incompatible land uses, and preserving the rural nature of the community.

-
- Public/Semi-Public land uses comprise 15.8% of the Township's total land area. This large number is largely due to the presence of State Game Lands #79 (3,920 acres) and a portion of Gallitzin State Forest in the southwestern corner of the Township (640 acres). The remaining 266 acres represent the municipal building, volunteer fire department, the senior center, churches, parks, cemeteries, etc.
 - There are approximately 568 acres, or 1.8% of the Township's gross land area dedicated to mining and quarrying. The majority of the quarrying/mining (403 acres) is done by the Laurel Sand and Stone Co., which is located just north of Chickaree and Route 22.
 - There are currently 3,778 acres of land in the Agricultural Security Area Program in Jackson Township. However, only 2,863 acres, or 9.4% of the total land area in the Township are being actively used for agricultural purposes.
 - Forested lands are, by far, the largest land use in Jackson Township. Wooded lands occupy approximately 18,249 acres or 60% of the Township's gross land area. Most of this land is suitable for development; however, large scale developments on this land should be discouraged. The land should remain forested and designated as open/recreational space to preserve the rural nature of the community. Planned subdivisions, cluster development, and infill development would be a suitable means for developing small areas of the wooded areas.
 - Vacant land accounts for 663 acres or 2% of the gross land area in the Township. These areas provide space for growth through sound land use practices.

E. HOUSING STUDY

This section of the plan reviews and analyzes the housing stock in Jackson Township. Field survey information is augmented by demographic and housing data from the 1990 and 2000 Census, and with locally generated information. The integration and synthesis of this information provides a profile of the condition and character of the housing stock.

Number of Housing Units

As seen in TABLE 2, in 2000 Jackson Township had 2,025 total housing units. This was a 1.5% increase in total housing units from the 1,996 units in 1990. Pennsylvania's housing grew at a slightly higher rate at 6.3%. There were 65,796 housing units in Cambria County in 2000; this was a 2.3% decline in the total number of units from 67,374 units in 1990. The net increases in total housing units in Jackson Township greatly outpaced the population decrease during the same time period.

TABLE 2

TOTAL HOUSING UNITS, 1990-2000 Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough				
Year	Pennsylvania	Cambria County	Jackson Township	Ebensburg Borough
1990	4,938,140	67,374	1,996	1,643
2000	5,249,750	65,796	2,025	1,474
# Change	311,610	-1,578	29	-169
% Change	6.3%	-2.3	1.5	-10.3

Source: U.S. Census of Population and Housing 1990-2000

In 2000 1,738 of the Township's 1,940 occupied housing units were occupied by their owners. This represents an owner-occupancy rate of 89.6% which is much higher than the Pennsylvania owner-occupancy rate of 60.1%. Cambria County's owner-occupancy rate of 74.8% was also substantially higher than Pennsylvania's rate. Ebensburg Borough's owner-occupancy rate of 58.3% is much lower than that of Jackson Township and Cambria County as a whole, but consistent with the Commonwealth.

TABLE 3

OWNER-OCCUPIED HOUSING UNITS, 1990-2000				
Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough				
Year	Pennsylvania	Cambria County	Jackson Township	Ebensburg Borough
1990	3,176,121	45,455	1,687	926
2000	3,406,337	45,271	1,738	791
# Change	230,216	-184	51	-135
% Change	7.2%	-0.4	3.0	-14.6
2000 % Total	60.1%	74.8	89.6	58.3

Source: U.S. Census of Population and Housing 1990-2000

In 2000, there were 202 occupied rental units in Jackson Township. This was 10.4% of all occupied units as seen in TABLES 3 and 4. Pennsylvania (28.7%) and Cambria County's (25.2%) rates are somewhat consistent with each other and both are much higher than the Township's rate. Overall, Cambria County, and Jackson Township have a greater number of owner-occupied housing units and fewer rental units. Ebensburg Borough has a renter-occupancy rate of 41.7%. This rate is much higher than that of Cambria County, Jackson Township and the Commonwealth.

A large percent of renter-occupied housing may impact the overall maintenance and quality of the housing stock. Renters usually do not have the same commitment to maintain their properties as compared to homeowners. Landlords, especially absentee landlords, often have less incentive, need, or desire to upkeep their properties to the same degree as those who live in their homes. In Jackson Township since the majority of property owners live in their homes with few rental properties, the housing stock in the community would tend to be almost exempt from these housing problems which tend to occur in many older communities when larger, older homes become available for sale.

Housing deterioration may also occur when large a number of elderly occupants have limited incomes and energy to maintain their properties. Housing rehabilitation programs may be beneficial to address these concerns.

TABLE 4

RENTER-OCCUPIED HOUSING UNITS, 1990-2000 Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough				
Year	Pennsylvania	Cambria County	Jackson Township	Ebensburg Borough
1990	1,319,845	16,549	203	635
2000	1,370,666	15,260	202	566
# Change	50,821	-1,289	-1	-69
% Change	3.8%	-7.8	-0.4	-10.9
2000 % Total	28.7%	25.2	10.4	41.7

Source: U.S. Census of Population and Housing 1990-2000

Vacant Housing Units

Necessarily all municipalities must have some vacancies or housing would never be available for perspective new owners. As illustrated in Jackson Township, the low vacancy rate indicates that people tend to remain living in their homes with few available for sale and little activity in the real estate market.

TABLE 5

VACANT HOUSING UNITS, 1990-2000 Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough				
Year	Pennsylvania	Cambria County	Jackson Township	Ebensburg Borough
1990	442,174	5,370	106	82
2000	472,747	5,265	85	117
# Change	30,573	-105	-21	35
% Change	6.9%	-1.9	-19.8	42.7
2000 % Total	9.0%	8.0	4.2	7.9

Source: U.S. Census of Population and Housing 1990-2000

The vacancy rate for 2000 in Jackson Township was 4.2% compared to 9.0% in the State. Cambria County's (8.0%) vacancy rate is slightly below the State's. Refer to TABLE 5. Ebensburg Borough's vacancy rate (7.9%) is consistent with that of Cambria County and slightly below that of Pennsylvania.

Housing rehabilitation grants and loan programs for both homeowners and rental properties are available from the State and Federal Housing agencies to encourage improvements. Innovative programs are available to encourage the renovation of existing blighted properties for low and moderate first-time home owners. Monies are also available to encourage renovations of historic homes through tax credit programs. Grantsmanship initiatives should be explored to determine availability and sources of local match.

Value of Housing Units

The median value of all owner-occupied housing units in Pennsylvania was \$94,479 in 2000. In Cambria County the median value was \$62,700. As shown in TABLE 6 the median value for all owner-occupied housing units in Jackson Township was \$85,200 in 2000. In other words, the median house value in Jackson Township in 2000 had a market value of 90.2% when compared to the State median.

The median value of an owner-occupied house in Pennsylvania increased 35% in value from 1990. The median values for owner occupied structures have also risen for Cambria County, from \$39,900 to \$62,700, a 63.6% increase. Jackson Township's median value for an owner-occupied structure has risen from \$48,800 in 1990 to \$85,200 in 2000, a 57.3% increase.

Housing value is a rather subjective database because the census simply asks homeowners to check the category of their estimated housing value based on \$5,000 ranges. For example, the census asks "is your house worth less than \$15,000, \$15,000 to \$19,999...", and so on until the category is \$500,000 or greater. The census then calculates low, medium, and high value medians for each municipality. In many cases, a comparison of the actual data with tax valuation or actual real estate market values tends to indicate that individuals have been known to err when valuing their home, skewing the figures. For this reason, the data is never relied upon for tax purposes or anything greater than trend analysis. Nevertheless, the data is the most comprehensive and convenient available for this analysis and enables one to create a comparison of the relative values of housing between applicable municipalities.

TABLE 6

HOUSING VALUE OF OWNER-OCCUPIED UNITS, 1990-2000 (Percent of Sampled Units in Value Range) Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough								
Value Range	Pennsylvania		Cambria County		Jackson Township		Ebensburg Borough	
	1990	2000	1990	2000	1990	2000	1990	2000
Units*	2,581,261	3,355,165	37,475	38,883	1,189	1,282	794	705
Less than \$50,000	32.1%	18.8%	64.8%	37.6%	52%	12.0%	40.2%	7.0%
\$50,000 to \$99,999	39.4%	36.4%	30.3%	43.3%	45.8%	62.3%	57.5%	58.6%
\$100,000 to \$149,999	15.3%	22.7%	3.3%	12.6%	1.9%	20.9%	6.2%	21.1%
\$150,000 to \$199,999	7%	10.7%	0.9%	3.7%	0.2%	3.4%	1.9%	3.3%
\$200,000 plus	6.1%	11.4%	0.7%	2.8%	0%	1.4%	0.9%	10.1%
Median Value	\$69,700	\$94,479	\$39,900	\$62,700	\$48,800	\$85,200	\$57,600	\$87,200

*Not a 100% sample
Source: 1990, and 2000 U.S. Census of Population and Housing

Rent

Median rents are calculated as the amount of money a person pays per month to rent living space in the municipality under consideration. This figure, at first glance, seems very low, but the median rent figure is calculated on a per person basis, so rent in a household of two persons is divided among those persons equally. For example, if the rent in a two bedroom apartment is \$500 per month then the rent per person is \$250, but they may be living in a moderately expensive rental dwelling. Regardless of the actual monetary values derived for each municipality, the criteria and data collection methods are consistent for all areas and provide a comprehensive comparison between municipalities.

TABLE 7, located on the next page, represents a numerical comparison of the 2000 median contract rents for Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough. The median contract rent is the highest for Pennsylvania as a whole (\$531). Jackson Township's median rent is \$469. Ebensburg Borough's median monthly rent falls between Jackson Township and Cambria County at \$409. Cambria County has the lowest median rent at \$361 per month.

TABLE 7

CONTRACT RENT, 2000				
Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough				
Value Range	Pennsylvania	Cambria County	Jackson Township	Ebensburg Borough
Total Units	1,348,824	15,118	191	565
Rent < \$200	6.3%	13.4%	N/A	4.6%
\$200 to \$299	6.6%	17.0%	10.5%	13.5%
\$300 to \$499	28.9%	43.4%	41.4%	59.3%
\$500 to \$749	33.7%	13.7%	20.4%	15.0%
\$750 to \$999	12.4%	1.5%	8.9%	2.1%
\$1,000 or more	6.3%	0.6%	N/A	3.3%
No Cash Rent	5.8%	10.4%	18.8%	2.1%
Median Rent	\$531	\$361	\$469	\$409

Source: 2000 U.S. Census of Population and Housing

Age of the Housing Stock: A Comparative Analysis

The year of housing unit construction is one of the most interesting pieces of information which presents a physical image of the community's housing stock. For example, a municipality with most of its housing built prior to 1939 indicates a historical community with similar architectural styles, lot sizes, and infrastructure. On the other hand, a municipality with most of its housing built during the 1970s shows suburbanization located on larger, scattered lots, more modern in design, and in a more rural setting.

TABLE 8 compares the age of the housing stocks in Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough. Pennsylvania's housing stock was primarily built prior to 1970 with 68.1% of the total housing stock completed before the beginning of the decade. Over half of this total (51.9%) was constructed prior to 1939, by far the largest category. Other housing booms took place in the 1950s, '60s, and '70s, with approximately 12% to 14% of the housing stock constructed per decade.

Cambria County's housing growth occurred before 1939, from 1940 to 1959, and from 1970 to 1979. Approximately 84% of the housing stock was constructed during these time periods. In the remaining decades (1960-69, 1980-89, and 1990-2000), the housing stock grew between 5.9 and 7.7 percent.

The majority of Jackson Township's housing stock was built from 1940 to 1959 (446 units) and from 1970 to 1979 (494 units). These two housing booms are consistent with the statewide trends. These two periods account for 46% of the total housing units in Jackson Township. The remaining time periods account for anywhere between 10 and 15.5 percent of the total housing units.

The years that Ebensburg Borough's housing stock was constructed are typical of a historical borough. The majority of the housing stocks (1010 units, or 68%) were constructed prior to 1959. After 1959 the housing stock grew from a low of 4.4% during the 1970s to a high of 10.6% from 1960 to 1969.

TABLE 8

AGE OF HOUSING STOCK, 2000				
Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough				
Year Built	Pennsylvania	Cambria County	Jackson Township	Ebensburg Borough
Before 1939	1,590,673	25,805	283	544
1940 - 1959	1,275,149	17,874	446	466
1960 - 1969	595,897	5,115	208	156
1970 - 1979	709,768	8,607	494	68
1980 - 1989	531,986	4,477	279	146
1990 - 2000	546,277	3,918	315	94
Totals	5,249,750	65,796	2,025	1,474
Source: 2000 U.S. Census of Populations and Housing				

Summary of Findings:

- The number of housing units in Jackson Township has increased by 1.5% (or 29 units) since 1990.
- Approximately 89.6% of the occupied housing units in Jackson Township are owner occupied.
- The vacancy rate in Jackson Township is 4.2%. This figure is well below that of the State, Cambria County, and Ebensburg Borough.
- Jackson Township's median value for an owner-occupied structure has risen from \$48,800 in 1990 to \$85,200 in 2000, which represents a 57.3% increase.

-
- Jackson Township's median monthly rent (\$469) falls in between that of the State (\$531) and Cambria County (\$361).
 - The majority of Jackson Township's housing stock was built from 1940 to 1959 (446 units) and from 1970 to 1979 (494 units). These two periods account for 46% of the total housing units in Jackson Township.

F. POPULATION STUDY

Understanding demographic information is most important in planning for the future of the area. Population statistics impact the types of services and needs of the community. Current and future educational, housing, and recreation needs are affected by age groupings, total population, and population trends. Population projections and trends assist a community in planning for stability and growth. The following series of tables and analysis provide a synopsis of the demographic information for the region.

The community being studied is Jackson Township. For the purpose of comparison, Jackson Township is being compared with the Commonwealth as a whole, Cambria County, and Ebensburg Borough (the County Seat).

General Population Characteristics

The following highlights information concerning the population of Jackson Township.

TABLE 9

POPULATION CHANGE, 1980-2000					
Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough					
Place	Population Change			Percent Change	
	1980	1990	2000	1990-2000	1980-2000
Pennsylvania	11,864,720	11,881,643	12,281,054	3.36	3.51
Cambria County	183,263	163,029	152,598	-6.4	-16.7
Jackson Township	5,477	5,213	4,925	-5.5	-10.0
Ebensburg Borough	4,096	3,872	3,091	-20.2	-24.5

Source: U.S. Census of Population and Housing 1980-2000

As shown in TABLE 9, during the last two decades from 1980 to 2000, the Commonwealth of Pennsylvania showed a modest increase in population representing 3.51 percent. However, from 1990-2000, the population gain for the Commonwealth represented a more modest increase of 3.36 percent. From 1990 to 2000 Cambria County has experienced a 6.4% decrease in population and from 1980 to 2000 the county experienced a decrease of 16.7% of its total population.

Jackson Township has experienced a similar decline in population during the same time period. From 1990 to 2000 Jackson Township's population decreased by 5.5% and from 1980 to 2000 Jackson Township lost 552 residents, or about 10% of its total population.

Ebensburg Borough (the County Seat of Cambria County) has experienced a more dramatic loss in population in the past two decades. From 1980 to 1990 Ebensburg's population decreased by 224 persons, or about 4.3%; however, from 1990 to 2000 Ebensburg's population has decreased by 20.2%. Overall from 1980 to 2000 Ebensburg Borough's population has decreased by 24.5%.

The population loss in Jackson Township follows the trend of population loss for both the county as a whole and Ebensburg Borough, the county seat. During the last two decades, there has been a pattern of population loss in the area.

TABLE 10 on the following page, shows the total population of Jackson Township in each of the past six U.S. Censuses (i.e., 1950, 1960, 1970, 1980, 1990, and 2000). This table also shows a projected population for the region in the years 2010 and 2020. This projection was created using a curve-fitting/extrapolation technique. A geometric curve was selected using several input evaluation procedures, including a coefficient of relative variation test. This curve was then fitted to the region's census statistics, and extended through 2010 to 2020. This projection should be interpreted as "If the population growth and decline patterns that the region has exhibited through the past half-century continue through 2020, then the region's population in 2020 will be..."

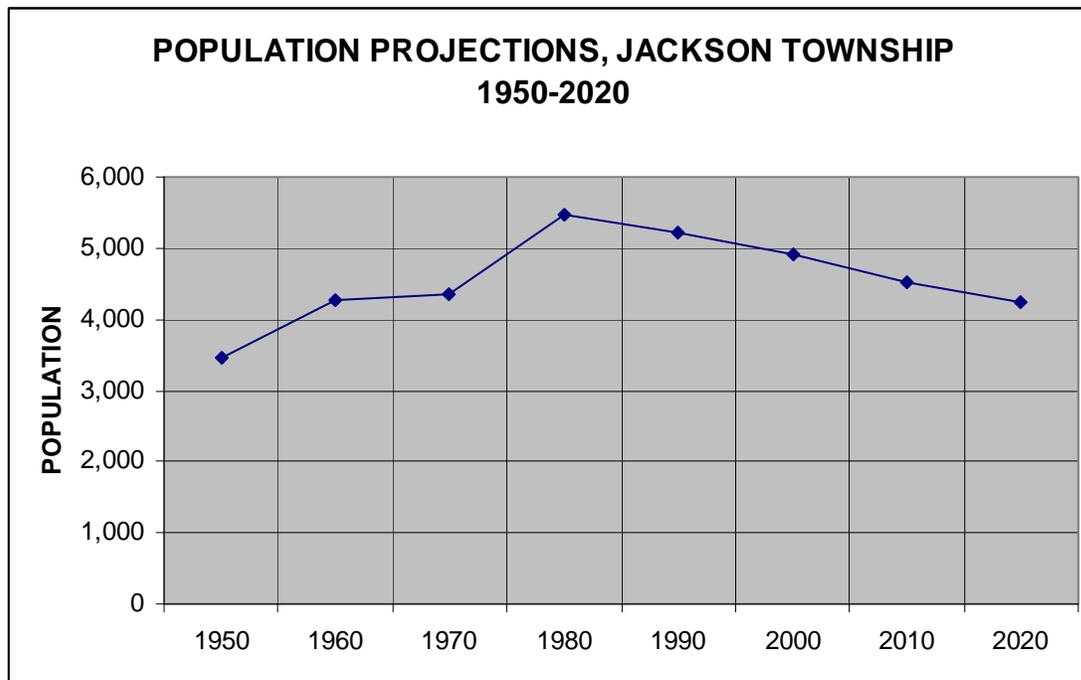
The data in the table on the following page is shown graphically below the table.

TABLE 10

Past and Present Population in Jackson Township	
1950	3,457
1960	4,277
1970	4,343
1980	5,477
1990	5,213
2000	4,925
2010	4,529
2020	4,232

Source: U.S. Census of Population and Housing

FIGURE 2



The graph on the previous page shows that the population of Jackson Township was highest in 1980, followed by substantial decline from 1990 to 2000. The projections show a decrease in population if the recent trends in population loss continue.

Community revitalization efforts can provide opportunities to attract families to move to the area. Community revitalization efforts can have a positive impact.

Families and Households

The demographic data in TABLE 11 reveals that families represent the predominate life style. This lifestyle pattern is the predominant one in Pennsylvania, Cambria County, and Jackson Township.

TABLE 11

FAMILIES AS PERCENT OF HOUSEHOLDS, 1990-2000 Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough							
Place	Families		Households		Families as Pct. Of Households		Percent Change
	1990	2000	1990	2000	1990	2000	
Pennsylvania	3,155,989	3,208,388	4,495,966	4,777,003	70.2	67.2	-3.0
Cambria County	44,179	40,615	62,004	60,531	71.3	67.1	-4.2
Jackson Township	1,522	1,468	1,890	1,940	80.5	75.7	-4.8
Ebensburg Borough	968	824	1,561	1,357	62	60.7	-1.3

Source: U.S. Census of Population and Housing 1990-2000

The number of families as a percentage of households in Jackson Township has decreased by 4.8% from 1990 to 2000. The overall trend appears to indicate a slight loss of number of families, but a slight increase in the overall number of households within the Commonwealth as a whole, Cambria County and Jackson Township during this time. However in Ebensburg Borough, the number of families decreased by 1.3% and the number of total households also decreased by 204 households, or by 13.1%.

The average number of persons per household for the state, county, Jackson Township and Ebensburg Borough showed a decrease in household size when compared with data from the 1990 census. This pattern of smaller households follows national trends. In 2000, the average household size for Pennsylvania was 2.48 (2.57 in 1990) compared with 2.53 persons per household in Cambria County in 1990 and 2.38 persons per household in 2000. Jackson Township had an average of 2.76 persons per household in 1990, which decreased to 2.52 by 2000. Ebensburg Borough had an average of 2.31 persons per household in 1990, and an average of 2.23 persons in 2000.

The information regarding overall household size is directly related to the population data. Jackson Township has a substantial number of middle aged families and an increasing number of seniors in their overall population. Middle aged families may no longer have children living with them which correlate with the decreased household size. The increased number of seniors, some living without their spouse, coupled with the decline in the number of dependent persons would correlate with the decreased household size in the community.

Age Structure in the Population

As shown in TABLE 12 below. Pennsylvania has the second oldest population of all the states. The median age for the Commonwealth was 38.0 years while the median age for Cambria County was slightly higher at 41.2 years. The median age of Jackson Township (42.1 years), is substantially above the State level, and consistent with the median ages of Ebensburg Borough (42.2 years) and that of the County. Jackson Township, over time will need to replace elderly citizens with younger families in order to stabilize the population.

TABLE 12

AGE DISTRIBUTION PERCENT OF POPULATION BY 5 TO 15 YEAR COHORTS, 2000 Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough								
Place	Percent of Persons Ages							
	<5	5-9	10-19	20-34	35-54	55-64	65-84	85+
Pennsylvania	5.9	6.7	13.9	18.8	29.8	9.3	13.7	1.9
Cambria County	5.0	5.8	13.1	17.4	29.2	9.6	17.3	2.4
Jackson Township	4.6	6.0	13.3	15.4	33.8	9.7	16	1.2
Ebensburg Borough	5.5	5.7	13.0	16.7	28.4	9.3	18.2	3.0

Source: U.S. Census of Population and Housing 2000

The numbers of cohorts in the various age categories are important to understanding current population statistics. The age of the population has impact upon many elements of community life, including school, health, other services, and housing.

In 2000, there are a total of 226 preschool children out of the total population of 4,925 in the Township. This represents a percentage of 4.6%. Playgrounds, daycare, and health services for preschool children are a necessity if the Township hopes to attract new families to the area.

The school age population (ages 5 through 19) totals 19.3 percent for Jackson Township. These numbers indicate that a substantial number of those in the population are school age children. Recreational, cultural, and other activities for youth are important in serving the needs of the population.

The number of young adults ages 20-34 is 18.8 percent of the population of the Commonwealth as a whole and 17.4% for Cambria County. The numbers for Jackson Township (15.4%) are lower than the state, and county figures. Thus, housing, services, recreational and cultural needs for young adults should be more of a priority in Jackson Township to attract young families to the area. These figures may be related to the numbers of elderly adults living in the area.

The number of persons in the middle years frequently referred to as the productive working years (35-64), are significant since this population tends to be more stable, frequently buying homes and putting down roots in the community. These persons represent a major source of tax revenues providing community financial resources. They also tend to be experienced adults who typically contribute leadership and volunteer services which directly impact the quality of life in the area. The number of persons in this population category in Jackson Township (43.5%) is slightly higher than the state (39.1%) and county figures (38.8%). These statistics indicate that Jackson Township has more people in the working years which tend to have a positive impact upon community resources.

Overall, as a nation, Americans are getting older. Pennsylvania's population reflects the graying of America with increasing numbers of senior citizens. Jackson Township's population statistics also reflect this population trend. Jackson Township, with a senior population of 17.2%, is a higher percentage when compared with the state, but is consistent with the figures from Cambria County as a whole and Ebensburg Borough. The number of seniors in the population impacts housing, health, recreation, and transportation services. Since many senior citizens are living on a fixed income, the overall tax base and monies available for home maintenance etc. also may tend to be impacted.

Place of Birth and Residence

The place of birth and the length of time people tend to remain living in a community can provide information concerning population stability and people's view of life in the area. Overall, the people living in the study area tend to be born in the area and remain living there. Families put down roots in the community and live there for long periods of time. Numerous families have lived in the area for generations.

Information concerning the place of birth for Cambria County, Jackson Township, and Ebensburg Borough residents (as shown in TABLE 13 below) indicate that a greater portion of the population tend to be born in Pennsylvania and remain living there when this area is compared with the state as a whole. For the Commonwealth of Pennsylvania, the percentage of people living in Pennsylvania that were born in Pennsylvania is 77.7%, for Cambria County the figure is 90.7%. In Jackson Township, 94.9% of the residents were born in Pennsylvania.

TABLE 13

PLACE of BIRTH, 2000		
Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough		
Place	Born in State of Residence	
	#	%
Pennsylvania	9,544,251	77.7
Cambria County	138,384	90.7
Jackson Township	4,675	94.9
Ebensburg Borough	2,786	90.1

Source: U.S. Census of Population and Housing, 2000

Levels of Education of the Population

The information concerning the educational levels of the population provides significant information which impacts both economic conditions, types of employment, and lifestyle. The following table (TABLE 14) displays information regarding the levels of education of the population for the state, county, and the community.

TABLE 14

EDUCATIONAL ATTAINMENT, 2000			
Pennsylvania, Cambria County, Jackson Township, and Ebensburg Borough			
Place	Less Than a High School Diploma	High School Graduate	Advanced Educational Degree*
	Percent	Percent	Percent
Pennsylvania	18.1	81.9	28.3
Cambria County	20.0	80.0	19.6
Jackson Township	18.0	82.0	13.7
Ebensburg Borough	12.2	87.8	34.6

**Indicates persons receiving an Associate's, Bachelor's or Graduate Degree. Does not include persons who graduated high school and have some college but no degree.*
 SOURCE: U.S. Census of Population and Housing 2000

The number of persons with less than a high school diploma as the level of educational attainment is slightly higher for Cambria County (20%) when compared to the state as a whole (18.1%). Jackson Township's number of percentage of persons with less than a high school diploma (18%) is consistent with the figure of the Commonwealth.

The number of Pennsylvanians in the general population with advanced training is 28.3%. The Cambria County figure for advanced training represents 19.6% of the population this figure, along with Jackson Township (13.7%) are substantially lower than the Commonwealth as a whole. Ebensburg Borough has a substantially higher number of persons with an advanced educational degree (34.6%) when compared with the County as a whole and the Commonwealth.

The educational levels of the general population in Cambria County tend to indicate that there appear to be fewer professional and technically trained persons in the local labor force, with the exception of Ebensburg Borough, when compared with Pennsylvania as a whole. Adult, higher and continuing education services may be beneficial to the local population of the study area. People with advanced training generally earn greater incomes than those with less training. There tends to be a strong relationship between the amount of education, income, and types of employment. The amount of income impacts life style, the amount of discretionary income available, the affordability of housing, etc. Again, the out-migration for employment is reflected by these statistics. Those with advanced training frequently leave the area to seek employment commensurate with their training. Economic development activities throughout the county and region can encourage business and industrial development to create job opportunities and diversify the economy.

Minority Population

In the United States, the percentage of minorities is 24.9%, compared with the 14.6% in Pennsylvania. The percentage of minorities in Cambria County in 2000 was 4.2%. The percentage of minorities in Jackson Township (0.7%) is very low when compared to the U.S., and Pennsylvania as a whole, and Cambria County as a whole.

Encouraging Population Growth

Jackson Township will need to be proactive in encouraging individuals and families to move to the area. In order to stabilize the population and provide for future growth, Jackson Township should strengthen relationships to encourage economic development. Providing recreational facilities, and other enticements, attractive to families with young children could encourage migration to the area. Such things as the rural setting, small town atmosphere, and quality of life are important elements in choosing a place to live.

Summary of Findings:

- Jackson Township's population has decreased by 5.5% from 1990 to 2000, and by 10% from 1980 to 2000. These figures are consistent with the local and county trends.
- According to population projections, unless trends change, the Township will continue to lose population over the next twenty years.

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- Since 1990 the total number of households in Jackson Township has increased while the total number of families has decreased. These figures are consistent with the local and county trends.
 - Jackson Township had an average of 2.76 persons per household in 1990, which decreased to 2.52 by 2000. These figures are consistent with county, state, and national trends.
 - Jackson Township should focus on working to provide cultural/recreational activities, and housing services to make the Township more appealing to young families.
 - Cambria County as a whole and Jackson Township have a higher number of senior citizens in their populations when compared to Pennsylvania as a whole.
 - About 95% of the residents of Jackson Township were born in the state of Pennsylvania. This figure is consistent with local and county figures, but much higher when compared with Pennsylvania as a whole.
 - Approximately 82% of Jackson Township's population has completed high school, and about 13.7% have an advanced educational degree.
 - Adult, higher and continuing education services may be beneficial to the local population of Jackson Township, and Cambria County as a whole. People with advanced training generally earn greater incomes than those with less training. There tends to be a strong relationship between the amount of education, income, and types of employment.
 - When compared with Cambria County, and Pennsylvania as a whole, Jackson Township has a very small (0.7% of the total population) minority population.

G. ECONOMIC STUDY

The economic structure of a community determines much of its future growth and development. That structure is a combination of the economic characteristics of its residents and the number, type, and classification of the job opportunities in the regional economy. Location is one of the important factors determining the potential and existing economic character of an area's economy.

Labor Force Characteristics

This section will examine statistical information reflecting Jackson Township's economy. The number of residents participating in the labor pool, unemployment, occupation structure, and employment by industry, education, place of work, income and poverty will be examined. Information will be provided for the community and will be compared to Cambria County and the State. The results will help Jackson Township to realize their strengths and shortcomings and develop plans to address economic concerns.

Labor Force Participation Rate (LFPR)

The labor force of a municipality can be defined as all persons 16 years of age and older. TABLE 15 shows that in Jackson Township in 2000 there were 4,030 total persons of working age, representing 81.8% of the total population of 4,925. Of these 4,030 there were 1,736 persons who did not participate in the active workforce leaving 2,294 active workers either employed or seeking work. The Census defines persons as not in the labor force if they have not actively pursued an employment position within the last six months or have not worked within the last year and are no longer seeking employment. The unemployment category does not include persons of retirement age and young persons not part of the work force. In 2000, the labor force participation rate for Jackson Township was 56.9% of persons over the age of 16 who were either employed or seeking employment.

The County had 124,713 persons of working age, 81.7% of the 2000 population of 152,598 residents. Of these residents, 67,088 were employed or seeking work while 57,625 did not participate in the labor force. Therefore, the County's LFPR was 53.8%.

TABLE 15

LABOR FORCE PARTICIPATION RATE (LFPR), 2000 (Employed Civilian Persons As Percent of Persons Over 16 Years of Age), Pennsylvania, Cambria County, and Jackson Township			
Year	Pennsylvania	Cambria County	Jackson Township
2000	61.9%	53.8%	56.9%
Source: 2000 U.S. Census, 2000			

In 2000, sex by employment status shows that Jackson Township had a moderate 67.1% of its male population over 16 participating in the labor force, and 47.3% of its females participating in the work force (Refer to TABLE 16). The labor force participation rate for the County was 60.7% male and 47.4% female. The statistics for the Township and the County are below the labor force participation rates of the Commonwealth, which was at 69.1% for male participation and for 55.3% female involvement. The Labor Force Participation Rate (LFPR) for males and females was typical for rural areas and the statistics for the community, while slightly lower overall, are comparable with the State as a whole, and higher than the County.

TABLE 16

DETAILED LABOR FORCE PARTICIPATION RATE (LFPR), 2000 (Civilian Persons As Percent of Persons Over 16 Years of Age) Pennsylvania, Cambria County, and Jackson Township						
Place	Total Males	Males Employed	Male LFPR	Total Females	Females Employed	Female LFPR
Pennsylvania	4,598,907	3,181,680	69.1%	5,094,133	2,818,832	55.3%
Cambria County	59,676	32,660	60.7%	65,037	28,455	47.4%
Jackson Township	1,963	1,142	67.1%	2,067	977	47.3%
Source: 2000 U.S. Census						

As shown in TABLE 17, the 2000 unemployment rate of 4.9% in Jackson Township was slightly higher than the countywide rate of 4.7%. However, the unemployment rate leads one to believe that those residents seeking work did not have a great deal of trouble finding work. One should remember when reading these figures that the community has a moderate amount of people of employment age who are not seeking employment.

In 1990, the United States unemployment rate was 5.1%. In 2000 it declined another 1.6% to 3.5%. Cambria County's unemployment rate was 4.2% in 1990. By 2000 the unemployment rate was up to 4.7%.

TABLE 17

LABOR FORCE AND EMPLOYMENT DATA, 2000 (Civilian and Armed Forces Persons 16+) Pennsylvania, Cambria County, and Jackson Township			
Labor Force Status	Pennsylvania	Cambria County	Jackson Township
Persons 16 +	9,693,040	124,713	4,030
In labor force	6,000,512	67,088	2,294
Not in labor force	3,692,528	57,625	1,736
Percent in labor force	61.9%	53.8%	56.9%
Civilian labor force	5,992,886	67,004	2,294
Employed	5,653,500	61,115	2,096
Unemployed	339,386	5,899	198
Percent Unemployed	3.5%	4.7%	4.9%
Armed forces	7,626	84	N/A
Source: 2000 U.S. Census			

Occupational Structure

In the Commonwealth of Pennsylvania, approximately 43% of the labor force may be categorized as blue collar workers based on the description of their job (i.e., farming, forestry, and fishing; precision production, craft, and repair services; household, protection and other; operators, fabricators, and laborers; and transportation). In Jackson Township, the percentage of blue collar workers is 47%, which is slightly higher than the figures for the Commonwealth. The percentage of blue collar workers for Cambria County is 46.6% which is also slightly higher than the figures for Pennsylvania, and is consistent with the numbers for Jackson Township.

In 2000, executive, managerial, and administrative occupations and professional specialty occupations were represented at 53% of the workforce in Jackson Township. TABLE 18 provides a summary of employment by occupation for 2000.

TABLE 18

OCCUPATION OF WORKERS, 2000 (Percent of Employed Persons 16+) Pennsylvania, Cambria County, and Jackson Township			
Category	Pennsylvania	Cambria County	Jackson Township
Employed Persons 16+	5,653,500	61,115	2,096
Managerial and Professional Specialty	32.6%	27.9%	21.9%
Technical, Sales, and Administrative	27.0%	25.4%	31.1%
Farming, Forestry, and Fishing	0.5%	0.5%	N/A
Precision Production, Transportation	16.3%	17.2%	23.6%
Services - Household, Protection & Other	14.8%	18.6%	13.2%
Operators, Fabricators, and Laborers	8.9%	10.3%	10.3%

Source: 2000 U.S. Census of Population and Housing

The need for diversification in certain fields becomes obvious when considering the PA Department of Labor and Industry's forecasting of major job openings in occupation groups for 2005. TABLE 19 shows losses of total employment in operators, fabricators, laborers, clerical and agriculture, while growth is predicted to occur to the largest extent in professional and technical positions and service occupations.

TABLE 19

JOB OPENINGS IN MAJOR OCCUPATIONAL GROUPS, 2005 Pennsylvania			
Occupational Group	Pennsylvania Annual Openings due to . .		
	Replacement Needs	Employment Increase	Total Job Openings
Executive, Admin. and Managerial	8,525	4,315	12,840
Professional, Paraprofessional and Technology	23,000	20,735	43,735
Marketing and Sales	19,155	5,400	24,555
Admin. Support, Clerical	19,660	-275	19,385
Service Occupations	22,355	11,875	34,230
Agriculture, Forestry and Fishing	1,950	-375	1,575
Precision Production, Craft and Repair	12,470	1,175	13,645
Operators, Fabricators and Laborers	18,360	-2,595	15,765

Source: PA Department of Labor and Industry, Bureau of Research Statistics, Pennsylvania Workforce 2000

The PA Department of Labor and Industry specifically forecasts growth within the aforementioned occupations as summarized in TABLE 20. The technical, professional and personal service industries are expected to grow. These occupations should be encouraged in the region.

TABLE 20

JOB OPENINGS IN MAJOR OCCUPATIONAL GROUPS, 2005			
Pennsylvania			
Occupational Group	Pennsylvania Annual Openings due to . .		
	Estimated 1994 Employment	Projected 2005 Employment	Percent Increase
Personal and Home Care Aides	9,450	17,600	86.2
Electronic Pagination Systems Workers	1,400	2,600	85.7
Computer Engineers	5,000	9,150	83.0
Systems Analysts	22,200	40,600	82.9
Home Health Aides	14,800	26,700	80.4
Human Services	8,500	15,200	78.8
Physical Therapists	6,150	1,050	63.4
Residential Counselors	13,700	22,100	61.3
Occupational Therapists	3,850	6,200	61.0
Teacher Aides	15,100	24,300	60.9
Manicurists	1,400	2,250	60.7

Source: PA Department of Labor and Industry, Bureau of Research Statistics, Pennsylvania Workforce 2000

Employment by Industry

The Census of Population and Housing provides information regarding the employment characteristics of the Township's residents broken down by the industrial classification of their employment. Taken from the 2000 Census, TABLE 21 presents concentration of employment indicating the level of local economic diversity. For example, Jackson Township's residents are largely employed in three major industries: manufacturing, retail trade, and educational/health/social services. These industries make up over 53% of the Township's residential employment. Other major areas of employment are public administration, transportation / utilities, and other services. Over 19% of the workforces were concentrated in these areas.

TABLE 21

EMPLOYMENT BY INDUSTRY, 2000			
Pennsylvania, Cambria County, and Jackson Township			
Category	Pennsylvania	Cambria County	Jackson Township
Employed Persons 16+	5,653,500	61,115	2,096
Agriculture, forestry, fisheries, and mining	1.3%	1.7%	2.5%
Construction	6.0%	6.3%	4.9%
Manufacturing	16.0%	11.5%	14.3%
Wholesale trade	3.6%	3.0%	3.9%
Retail trade	12.1%	12.9%	15.0%
Transportation, Utilities	5.4%	6.4%	8.2%
Information	2.6%	2.0%	1.6%
Finance, insurance, real estate	6.6%	5.7%	5.2%
Professional, scientific, administrative	8.5%	6.8%	3.9%
Educational, Health, and Social Services	21.9%	25.5%	24.0%
Entertainment, recreation services	7.0%	7.3%	5.0%
Other services	4.8%	5.5%	5.6%
Public administration	4.2%	5.4%	5.8%

Source: 2000 U.S. Census

Employment by Place of Work

As mentioned, in Jackson Township in 2000 there were 4,030 persons of working age, representing 81.8% of the total population of 4,925. Of these 4,030, there were 1,736 persons who did not participate in the active workforce, leaving 2,294 persons actively seeking work or employed. Of this total, averages of 89.4% were employed in the County. In the Commonwealth, 77.1% worked in their county of residence.

In 2000, the following TABLE 22 shows the percent of employed persons and their place of work. This information is based on a sample and does not represent the entire work force. The Commonwealth has only 4.6% of its workforce leaving the State for work, while the community had 11 persons, or 0.4% leaving the State for employment, which is surprising given Jackson Township's location. About 84% of people who live in Jackson are employed outside of the Township, but within the county of their residency. This employment pattern in reference to residency is typical of small communities with limited employment opportunities available within municipal boundaries. Most of the employed persons work outside of their home community but within the county of their residency.

TABLE 22

PLACE OF WORK, 2000			
Pennsylvania, Cambria County, and Jackson Township			
Location of Employment	Pennsylvania	Cambria County	Jackson Township
* Persons 16+ In Labor force	6,000,512	67,088	2,294
Worked Out of State	257,775	412	11
Percent	4.3%	0.6%	0.4%
Outside County	1,275,522	11,737	339
Percent	21.3%	17.5%	14.7%
Outside of Municipality	4,070,044	47,060	1926
Percent	67.8%	70.1%	84%
*Not a 100% sample Source: 2000 U.S. Census of Population and Housing			

Economic Status of Households

The economic status of households determines the relative value of income from wage earners occupying a single structure or housing unit. Household income is a very important statistic which reveals information about the ability of the community to support itself.

Income

Household incomes in the study region are examined in detail in TABLE 23, on the following page. Jackson Township's figures for household income are slightly higher than those for the Commonwealth and Cambria County as a whole. Considering the rural nature of the community, household income compares favorably with both the state and the county figures.

TABLE 23

HOUSEHOLDS BY INCOME GROUP, 2000						
Pennsylvania, Cambria County, and Jackson Township						
Household Income in 1999	Pennsylvania		Cambria County		Jackson Township	
	#	%	#	%	#	%
*Total Households	4,779,186	100	60,568	100	1,950	100
Less than \$10,000	465,860	9.7	7,355	12.1	130	6.7
\$10,000 to \$14,999	333,381	7	6,238	10.3	121	6.2
\$15,000 to \$24,999	657,226	13.8	11,450	18.9	352	18.1
\$25,000 to \$34,999	633,953	13.3	9,758	16.1	382	19.6
\$35,000 to \$49,999	809,165	16.9	10,637	17.6	471	24.2
\$50,000 to \$74,999	929,863	19.5	9,266	15.3	365	18.7
\$75,000 to \$99,999	457,480	9.6	3,379	5.6	54	2.8
100,000 and over	492,218	10.3	2,485	4.1	75	3.9
Median Household Income	\$40,106	N/A	\$30,179	N/A	\$34,747	N/A
*Not a 100% sample Source: 2000 U.S. Census of Population and Housing						

Median Household Incomes

As shown in TABLE 24, in 2000, the median household income in the Commonwealth was \$40,106; while the average median household income of Jackson Township was \$34,747, which represents 86.6% of the State's median income. Cambria County's median household income was \$30,179, which is slightly below the median household income for the Township, and well below that of the State.

However, there has been substantial positive change in the overall median income during the last decade. One must remember that Jackson Township has a significant senior citizen population (17.2%) who typically are retired, not actively employed, and living on a fixed income. Again, attracting high paying jobs to the region to provide employment opportunities for the labor force is an important priority.

TABLE 24

INCOME, 1990-2000					
Pennsylvania, Cambria County, and Jackson Township					
Place	Median Household Income			Per-Capita Income	
	1990	2000	1990-2000 % Change	1990	2000
Pennsylvania	\$29,069	\$40,106	37.9%	\$14,068	\$20,880
Cambria County	\$21,462	\$30,179	40.6%	\$10,460	\$16,058
Jackson Township	\$23,472	\$34,747	48%	\$10,696	\$15,790

Source: U.S. Census Small Area Income and Poverty Estimates Program and Housing and Population Statistics

Poverty

Poverty statistics presented in census publications are based on a definition originated by the Social Security Administration in 1964 and subsequently modified by Federal Interagency Committees in 1969 and 1980 which are prescribed by the Office of Management and Budget in Directive 14, the standard to be used by Federal agencies for statistical purposes.

At the core of this definition was the 1961 economy food plan, the least costly of four nutritionally adequate food plans designed by the Department of Agriculture. It was determined that families of three or more persons spend approximately one-third of their income on food; hence, the poverty level for these families was set at three times the cost of the economy food plan. For smaller families and persons living alone, the cost of the economy food plan was multiplied by factors that were slightly higher to compensate for the relatively larger fixed expenses for these smaller households.

The total income of each family or unrelated individual in the sample was tested against the appropriate poverty threshold to determine the poverty status of that family or unrelated individual. If the total income was less than the corresponding cutoff, the family or unrelated individual are classified as “below the poverty level.”

The poverty thresholds are revised annually to allow for changes in the cost of living as reflected in the Consumer Price Index. In the U.S., the average poverty threshold for a family of four was \$16,276 in 1999. In 1990, the Commonwealth had 11.1% of its residents below the poverty threshold for their size of family. In 1999, the poverty rate for Pennsylvania declined very slightly to 11%. The poverty rate for State has decreased very slightly during that last decade. The poverty rate for Cambria County has also decreased in the last decade. In 1989, Cambria County had a poverty rate of 14%, which fell to 12.5% by 1999.

In 1989, the poverty rate of 9.6% for Jackson Township was somewhat lower than the State, and Cambria County as a whole. The poverty rate substantially decreased for Jackson Township to 6.1% by 1999. TABLE 25 shows the level of poverty associated with the area.

TABLE 25

POVERTY STATUS OF TOTAL PERSONS, 1989-1999						
Pennsylvania, Cambria County, and Jackson Township						
Place	1989 Poverty Level			1999 Poverty Level		
	Persons for whom poverty status is determined	# Below	% Below	Persons for whom poverty status is determined	# Below	% Below
Pennsylvania	11,536,049	1,283,629	11.1%	11,879,950	1,304,117	11%
Cambria County	156,947	21,928	14%	145,016	18,111	12.5%
Jackson Township	5,186	498	9.6%	4,898	302	6.2%

Source: 1990 and 2000 U.S. Census of Population and Housing

Work Force Development

The skills of the local work force are a significant factor in keeping and attracting jobs to an area. The quality of the education of young people in local school districts is an important factor in providing both the entry level skills associated with success in the world of work, and for matriculation in postsecondary institutions of higher learning including colleges, universities, and technical schools. Since the requirements for jobs of the new age economy are very different than those previously needed, the educational curriculum needs to be altered to reflect and meet current and future demands.

People no longer spend their entire working lifetimes at one job or in one career. Training and retraining has become more important than ever. In order to keep current and thus competitive the education of workers needs to become a life long pursuit. Employers need to be able to retrain workers as needed to keep pace with changing technology. Customized job training must be available to keep our industries competitive in a world economic climate.

The entire educational community including secondary, postsecondary, and continuing education programs need to be refocused. The employers of the area, the educational community, and the economic development agencies need to plan and work together so that economic development and work force training will be integrated to successfully market the area.

Summary of Findings:

- The Labor Force Participation Rate for Jackson Township was 56.9% in 2000. The LFPR for the Township was lower than the State's (61.9%) figures, and slightly higher than that of Cambria County (53.8%). The LFPR of Jackson Township tends to be fairly typical for a community in a rural, nonurban setting.
- The unemployment rate for Jackson Township was 4.9%. This figure was higher than the State's figure (3.5%), and comparable with the figure for Cambria County (4.7%).
- In Jackson Township 47% of the workers in the Township are classified as blue collar workers. This figure is slightly higher than that of the State and consistent with that of the County.
- The median household income in Jackson Township has increased by 48% since 1990.
- The number of persons below the poverty level in Jackson Township compare very favorably with the figures for Pennsylvania, and Cambria County as a whole.
- The information from the study of the regional economy substantiates the need for economic development, diversification of the economic base, and the need to create job opportunities. Strengthening relationships with the county and regional economic development agencies should be a priority for the community.
- Community conservation and community revitalization are important to encourage people to remain living in the region and to encourage others to move to the area. Joint planning with the county redevelopment authority can position the community to be successful in community revitalization efforts and can encourage community reinvestment.

H. TRANSPORTATION STUDY

The transportation network forms the basis for the movement of people, goods, and services throughout Jackson Township. Transportation is the framework on which a community bases many of its decisions regarding land use and land management policies, plus the provision of public utilities such as water and sewer. Uncongested, practical, and safe movement of traffic within a community is essential for proper future growth and development. Easy access to and from the region's residential, commercial and industrial sections is also important in relation to the maintenance of the basic elements of community infrastructure. This part of the Background Studies will review street classifications; traffic volumes, existing transportation systems, and other related information such as the Pennsylvania Department of Transportation's (PennDOT) Twelve-Year Program.

Classification of Streets

According to figures generated by PennDOT, there are approximately 45 miles of State maintained roads in Jackson Township. These roads vary in cartway, length, surface type, and the type of service provided. The categories of roadway service defined by the United States Department of Transportation are described below:

General Classification

Arterial, major: Major arterial roads handle high volumes of traffic generally traveling long distances. Local and interstate highways are considered to be major arterials. These roads are usually limited access and have at least four lanes of traffic.

Arterial, minor: Minor arterials are streets with signals at important intersections and stop signs on side streets. These streets collect and distribute traffic to and from collector streets.

Collectors: Collectors are streets that collect traffic from local streets and connect with major and minor arterials.

Local Street: A local street provides vehicular access to abutting properties and discourages through traffic. This class of street carries traffic between collectors and loop streets, residential streets, cul-de-sacs, alleys, and parking connectors.

Cul-de-sac Street: A cul-de-sac street is a street with a single common ingress and egress.

Dead end Street: A dead end street has a single common ingress and egress.

Dual Street: A dual street has opposing lanes separated by a median strip, center island, or other form of barrier, and can be crossed only at designated locations.

Paper Street: A paper street is one that has never been built, but its right-of-way is shown on an approved plan, subdivision plat, tax map, or official map.

Public Road: This is defined to mean any road under the jurisdiction of and maintained by a public authority and open to public travel.

Rural Classifications

Rural Area: This is defined as areas of a State not included in the boundaries of cities, boroughs, or other urban areas.

Rural Major Arterial Routes: means those public roads that are functionally classified as a part of the rural principal arterial system of the rural major arterial system, as described in Volume 20, Appendix 12 of the Highway Planning Program Manual. Such routes serve corridor movements having trip lengths and travel density characteristics that are indicative of substantial statewide and interstate travel. Such routes serve all, urban areas of 50,000 people and a large majority of those with populations of 25,000 and over.

Rural Minor Arterial Routes: Those public roads that are functionally classified as a part of the rural principal arterial system of the rural minor arterial system, as described in Volume 20, Appendix 12 of the Highway Planning Program Manual. Such routes link cities and larger towns, and form an integrated network providing interstate and inter-county service. They are to be spaced at intervals, consistent with population density, so that all developed areas of the State are within a reasonable distance of an arterial highway. Such routes provide service to corridors with trip lengths and travel density greater than those predominantly served by rural collector or local systems. Minor arterials therefore constitute routes whose design should be expected to provide for relatively high overall travel speeds with a minimum interference to through traffic.

Rural Major Collector Routes: Those public roads that are functionally classified as a part of the major collector sub classification of the rural collector system, as described in Volume 20, Appendix 12 of the Highway Planning Program Manual. Such routes provide service to any county seat not on an arterial route, the larger towns not directly served by the higher systems, consolidated schools, shipping points, county parks, and important mining and agricultural areas, etc.

Rural Minor Collector Routes: These are defined as those public roads that are functionally classified as a part of the minor collector sub classification of the rural collector system as described in Volume 20, Appendix 12, in the Highway Planning Program Manual. They are to be spaced at such intervals, consistent with population density, to collect traffic and bring all developed areas within a reasonable distance of a collector highway.

Rural Local Road: This road primarily serves to provide access to adjacent land. Such routes provide service to travel over relatively short distances as compared to collectors and other highway systems.

Inventory of Roads and Streets and Bridges

This section reviews and summarizes the roadway system serving Jackson Township in various terms. TABLE 26 list all of the State roads within Jackson Township. Traffic counts for the roads are estimates from PennDOT. Also included in this table are the functional highway classifications, the length of the roads in miles, the State and U.S. Route numbers, the width of the roads, and their surface types.

The data used in this study for the state maintained roads was taken from the Pennsylvania Department of Transportation's Roadway Management Information System (RMIS) State Roadway Summary for the District Office 9-0, located in Hollidaysburg, Pennsylvania.



Road sign along S.R. 22 identifying the entrance into Jackson Township

TABLE 26

STATE AND FEDERAL HIGHWAY INVENTORY JACKSON TOWNSHIP					
Route #	ADT*	Width	Length Miles	Surface Type	Functional Classification
U.S. 22	6,468- 14,854	24'-36'	9	62,71	Rural Principal Arterial
S.R. 271	3,800- 9,000	24'-38'	7	62	Variable (see note below)
S.R. 403	3,900- 7,100	22'-24'	0.86	62	Rural Major Collector
S.R. 3039	1,424	18'	3.1	52,61	Rural Minor Collector
S.R. 3041	1,147	20'-24'	3.6	61	Rural Minor Collector
S.R. 3043	684- 1,758	18'-20'	4.8	61	Rural Major Collector
S.R. 3045	577	20'	2.7	61	Rural Minor Collector
S.R. 3047	905	22	3.3	61,62	Rural Major Collector
<i>Source: PennDOT 2004</i>					
<i>*- ADT-Average Daily Traffic</i>					

Notes:

- S.R. 271 Functional Classifications:
 1. From the southern boundary of the Township to S.R. 3039-Rural Principal Arterial
 2. From S.R. 3039 to U.S. 22-Minor Arterial
 3. From S.R. 22 to the northern Township boundary-Rural Major Collector

- The PennDOT codes for road surface types are as follows:
 - 20-Earth, unimproved
 - 52-Mixed Bituminous, intermediate type
 - 61-Mixed Bituminous, high type
 - 62-Bituminous Pavement on PCC Base
 - 71- Plain Portland Cement Concrete Pavement

Notes:

- On September 30, 2004 the Jackson Township Supervisors approved resolution #13-04 accepting the dedication of Raymond Drive and Eagle Drive. Raymond Drive intersects S.R. 271 approximately 3-½ miles south of the U.S. Route 22 interchange and is approximately 0.21 miles long. Eagle Drive intersects Raymond Drive and is approximately 0.12 miles long.
- Jackson Township maintains an extensive township road system, totaling approximately 40.75 miles of roadway. TABLE 27 summarizes the township road system.
- The estimated Average Daily Traffic (ADT) for Jackson Township was taken from the Pennsylvania Department of Transportation Municipal Services Information Center Active Segments Report.

Bridges:

There are 12 bridges in Jackson Township. TABLE 28 summarizes these bridges and provides information regarding ownership, type and the stream or road that the structure spans.

TABLE 27

JACKSON TOWNSHIP BRIDGE INVENTORY			
BMS Number	State/ Township	Over	Type
11-0022-0080-0948	S	Hinckston Run	RC Arch Culv
11-022-0100-01156	S	Branch of Backlick Creek	RC Box Culv
11-0022-0110-2746*	S	Bethlehem Water Line	RC Slab
11-0022-0140-1105	S	Stewarts Run	RC Box Culv
11-0271-0380-2113	S	Goods Run	RC Arch Culv
11-0271-0400-3226	S	Branch of Hinckston	RC Arch Culv
11-0271-0470-0000	S	U.S. 22	ST Stringer
11-3039-0160-0000	S	Hinckston Run	PS Slab-Solid
11-3043-0100-0870	S	Saltlick Run	St Pipe-Arch
11-3043-0100-1170	S	Branch of Saltlick Creek	St Pipe-Arch
Township Bridge #1	T	Hinckston Run	P/S Adj Box Bm
Township Bridge #2	T	Branch of Hinckston Run	Metal Plate Arch

Notes:

- *This bridge is in the process of being removed

Highway Interchanges

Within Jackson Township there is one (1) highway interchange. This interchange occurs at the intersection between U.S. Route 22 and S.R. 271.



Intersection of U.S. 22 Ramp and S.R. 271

Trails

Jackson Township contains a section of the “Ghost Town Trail” between Twin Rocks and Vintondale. The remainder of the trail follows 16 miles of an abandoned railroad bed in the scenic Blacklick Creek Valley of Cambria and Indiana Counties. The portion of the trail in Cambria County follows the municipal boundary between Jackson Township and Blacklick Township and extends to Nanty Glo Borough.

Public Transportation

Public Transportation in Cambria County is handled by the Cambria County Transit Authority, (CamTran). CamTran provides public transportation throughout Cambria County. Please refer to FIGURE 3 to the right to show the various fixed routes in Cambria County. CamTran offers a variety of services such as park and ride, reserve-a-ride, and paratransit service. CamTran also operates the historic Johnstown Inclined Plane. Refer to www.camtranbus.com for more information on the Cambria County Transit Authority, including contact information as well as schedules and fares.



Railways

There is a section of the railroad that runs between S.R. 403 and the Conemaugh River in the southwest portion of the Township. However, it is currently abandoned.

Airports

The Johnstown/Cambria County airport and the Ebensburg Airport serve the residents of Jackson Township. The Johnstown/Cambria County airport provides commercial flights to Pittsburgh and State College, Pennsylvania, and Binghamton, Ithaca, and Elmira, New York. The Ebensburg Airport provides additional services for Emergency Medical Evacuation and small, commercial flights.

Summary: Existing Transportation Network

The major arterial and collector routes within Jackson Township are U.S. Route 22 and S.R. 271. The major arterial road providing access to the Township is U.S. Route 22, which bisects the central portion of the Township from the east to the west, and S.R. 271 which runs north-south through the center of the township and provides access to the City of Johnstown. Other roads providing access to the region are: U.S. Route 219, which is approximately 3 miles east of Jackson Township. All of the state roads in Jackson Township are in fairly good shape and were resurfaced no later than 1981. However, some of the state maintained roads in the region could use some improvements, such as resurfacing, and berm improvements.

The Pennsylvania Department of Transportation's (PennDOT) Twelve-Year Program is a comprehensive approach to the maintenance of the State's transportation network. The current program focuses on bridges and highways and is scheduled for completion between 2003 and 2015. Projects are categorized by four (4) year phases, with high priority projects scheduled in the first four (4) year segment. PennDOT's District 9-0 Office is located at 1620 North Juniata Street, Hollidaysburg, PA 16648, telephone # (814)696-7250. This district office serves Bedford, Blair, Cambria, Fulton, Huntingdon and Somerset Counties.

The only project scheduled in the Twelve-Year Program is the U.S. Route 22 realignment from the western boundary of the Township (Indiana County) to Mundy's Corner. This project is currently underway, and when completed it will provide a four lane divided highway throughout the Township. U.S. Route 22 is not currently nor will it be a limited access facility, access to U.S. 22 will continue to follow the normal PennDOT permit process.

The map on the following page shows the Functional Classifications of federal and state roadways located in Jackson Township.

The Average Daily Traffic (ADT) is shown on the map on the subsequent page. Traffic volumes are consistent with the rural setting.

INSERT FUNCTIONAL CLASSIFICATION MAP

INSERT AVERAGE DAILY TRAFFIC VOLUME MAP

Summary of Findings:

- There are approximately 45 miles of state maintained roads and approximately 41 miles of township maintained roads in Jackson Township.
- The major arterial road providing access to Jackson Township is U.S. Route 22, which runs from the east to the west through the center of the entire township. Other roads providing access to the region are U.S. Route 219, which is located approximately 3 miles to the east of the township and S.R. 271 which runs north-south through the center of the township and provides access to the city of Johnstown.
- All of the state roads within Jackson Township are in fairly good condition and resurfaced no later than 1981.
- There is one project, which is currently underway, proposed in PennDOT's Twelve-Year Program for 2005. This project will reconstruct the two lane highway to a four lane highway including an east-bound truck climbing lane from Mundy's Corner to the Indiana County line. This project also includes improvements to signalization, guide rails, signage, drainage, pavement markings and also the relocation of a water line.
- On September 30, 2004 the Jackson Township Supervisors approved resolution #13-04 accepting the dedication of Raymond Drive and Eagle Drive. Raymond Drive intersects S.R. 271 approximately 3-½ miles south of the U.S. Route 22 interchange and is approximately 0.21 miles long. Eagle Drive intersects Raymond Drive and is approximately 0.12 miles long.
- State owned bridge over the Bethlehem Water Line is in the process of being removed.
- There is a portion of the Ghost Town Trail located in Jackson Township. However, the majority of the Trail follows Jackson Township's municipal boundary with Blacklick Township on an abandoned rail bed. There are also plans for a walking trail to be incorporated into Mitchell Park.
- Jackson Township and Cambria County are part of PennDOT's Engineering District 9-0 Office, which is located at 1620 North Juniata Street, Hollidaysburg, PA 16648, telephone number (814)696-7250.

I. COMMUNITY FACILITIES STUDY

Community facilities are the basic services provided by the local government and quasi-government organizations to ensure the safety, well being, and quality of life for the residents of the community. Such community facilities include: police protection, fire protection, libraries, schools, parks and recreational facilities, churches, municipal buildings, hospitals, and other related facilities, programs, and services. The number and type of these facilities present within a community depend not only on the needs and desires of its residents, but also upon the supporting funds available. The availability, quality, and adequacy of these facilities are an important factor in ensuring the orderly growth and development of the community and in determining the quality of life for its residents.

In analyzing the Community Facilities of Jackson Township, an inventory of the existing facilities was first made. Later in this document, in the Community Facilities Plan, comparisons with accepted standards, voids or deficiencies can be identified, made, and recommendations and proposals for improvement presented.

Police Protection



Jackson Township Police Department

The Jackson Township Police Department provides protection for the residents of Jackson Township. The Jackson Township Police Department is located at 513 Pike Road, Johnstown, PA 15909. The police department is comprised of one (1) chief, eight (8) officers and provides 24-hour police protection

Assistance to the Jackson Township Police Department is provided on an as-needed basis by the Pennsylvania State Police from the Ebensburg Barracks. The duties of the police department of Jackson Township include: protect the property and serve the people of the Township, provide traffic and drug interdictions, crime prevention and security patrol. The responsibilities in addition to the foregoing duties are as follows: traffic patrols, safety assistance, patrol and protect property, and enforcing laws relating to the Township. Police service is dispatched through the Cambria County 911 system.

Fire Protection

Fire protection in Jackson Township is provided by the Jackson Township Volunteer Fire Company. The fire station is located at 176 Adams Avenue,

Mineral Point, PA 15942, and is dispatched through the Cambria County 911 system. The Jackson Township Volunteer Fire Company is a member of the



Cambria County Volunteer Firemen's Association. Assistance is provided to the Jackson Township Volunteer Fire Company by the East Taylor Township Volunteer Fire Department, the Nanty Glo Volunteer Fire Department, and the Ebensburg-Dauntless Volunteer Fire Department on an as-needed basis.

Ambulance Service

Ambulance Service is provided to the citizens of Jackson Township through the Jackson Township Volunteer Fire Company, however the EMT's are paid. The ambulance service located at 176 Adams Avenue, Mineral Point, PA 15942. The Jackson Township Ambulance Service is dispatched through the Cambria County 911 system.

Libraries

The Nanty Glo and the Ebensburg libraries serve the residents of Jackson Township.

Schools

Schools are a most vital facility to any community. They are directly related to the community's social, economic, and cultural quality and development. Since our current way of life and the emerging global economy demands an increasingly knowledgeable and informed citizenry, the role of the schools is a vitally essential one. Future citizens are a product of today's schools. In addition, the quality of education received determines the quality of the work force available within the community.



Jackson Elementary School

The Central Cambria School District is comprised of four (4) schools, two elementary schools (Cambria Elementary, and Jackson Elementary), a middle school (Central Cambria Middle School), and a high school (Central Cambria High School). Of these four (4) schools three (3) of them serve Jackson Township: Jackson Elementary, located at 3704 William Penn Highway, Johnstown,

PA 15909; Central Cambria Middle School, located at Highland and Center Streets, Ebensburg, PA 15931; and Central Cambria High School, located at 204 Schoolhouse Road, Ebensburg, PA 15931.

According to the Pennsylvania Department of Education, during the 2001-2002 school year, there were a total of 1,959 students enrolled in the Central Cambria School District. The table on the following page shows a break down of enrollment by grade and school.

TABLE 28

ENROLLMENT BY GRADE AND SCHOOL, 2001-2002 CENTRAL CAMBRIA SCHOOL DISTRICT				
Grade	Jackson Elementary School	Cambria Elementary School	Central Cambria Middle School	Central Cambria High School
Kindergarten	50	76		
1st	41	89		
2nd	59	89		
3rd	52	79		
4th	50	76		
5th	63	88		
6th			149	
7th			153	
8th			163	
9th				171
10th				171
11th				150
12th				190
Totals:	315	497	465	682

Source: Pennsylvania Department of Education 2001-2002 www.paprofiles.org

Each school district asks seniors to complete a survey indicating their plans following graduation. Information from this survey for students in the Central Cambria School District for the last year data is available (2001-2002 school year) is found in the following table.

TABLE 29

GRADUATE INTENTIONS OF SENIORS CENTRAL CAMBRIA SCHOOL DISTRICT 2001-2002 SCHOOL YEAR		
Graduate Intentions	Percentage of Students	
	School	State
Postsecondary Degree-Granting Institution	76.4%	77.1%
Postsecondary Non-Degree-Granting Institution	3.8%	3.5%
Obtain a Job	13.4%	14.8%
Join the Military	6.4%	4.1%
Homemaking	N/A	0.5%
Source: Pennsylvania State Department of Education		

The information concerning programs available at the schools is provided by the Pennsylvania State Department of Education which requires that school districts provide such information as part of the yearly reporting and data collection process. The following provides a list of available Academic and Supporting Programs/Opportunities/Initiatives:

Central Cambria High School

Academic Programs

- Art course cluster or major
- Music course cluster or major
- Acceleration programs
- Enrichment programs
- Tutorial or extra help programs
- Environmental education center
- Required physical education courses
- Distance learning
- Independent study courses
- School to work activities
- Consumer and homemaking education
- Work-based learning
- Higher education course offerings
- Career exploration/career resource center
- Industrial arts/technology education
- Honors programs/courses: math, English, science, social science, arts

Supporting Programs

Before school programs/clubs
After school programs/clubs
Intramural sports
Interscholastic sports
Band/orchestra
Chorus
Theater/arts activities or productions
Community service programs/opportunities
Parent involvement programs/organizations
Business partnerships
Work study
On-site lunch service
On-site breakfast service

Central Cambria Middle School

Academic Programs

Required art courses
Required music courses
Acceleration programs
Enrichment programs
Tutorial or extra help programs
Required physical education courses
Industrial arts/technology education
Career exploration/career resource center
Consumer and homemaking education

Support Programs

After school programs/clubs
Intramural sports
Band/orchestra
Chorus
Theater/arts activities or productions
Parent involvement programs/organizations
Business partnerships
Community service programs/opportunities
On-site lunch service
On-site breakfast service

Jackson Elementary School

Academic Programs

Art instruction with certified art instructors
Music instruction with certified music instructors
Enrichment programs
Tutorial or extra help programs
Environmental education center
Physical education instruction with certified physical education instructor
Educational field trips
School to work activities

Support Programs

Before school programs/clubs
After school programs/clubs
Intramural sports
Band/orchestra
Chorus
Parent involvement programs/organizations
Business partnerships
Community service programs/opportunities
On-site lunch service
On-site breakfast service
Head Start

According to the annual reports provided to the State Department of Education, during the 2001-2002 school year, throughout the Central Cambria School District, there were six (6) administrative/supervisory personnel, 124 classroom teachers, five (5) counselors, three (3) librarians, and five (5) other service coordinators are all of whom represent full time staff positions.

Vocational-Technical Schools

The Admiral Peary Vo-Tec School is located at 728 Ben Franklin Highway Ebsburg, PA 15931, and serves the Central Cambria School District along with The Bishop Carroll High School, Blacklick Valley School District, Cambria Heights School District, Conemaugh Valley School District, Northern Cambria School District, Penn Cambria School District, and Portage Area School District.

Vocational-Technical School provides hands on training for students looking to pursue careers in trade occupations such as carpentry, auto mechanics, computer technology, cosmetology, electrical technology, drafting, and heating, air conditioning and ventilation, etc.

Intermediate Unit

The Appalachia Intermediate Unit 8 provides a variety of educational services including teacher in service training and education for special needs students, and resource material for the school in the immediate geographic area. IU 8 serves the school districts of Blair, Bedford, Cambria, and Somerset Counties.

Private/Parochial Schools

The following is a list of other private or parochial schools available to the residents of Jackson Township. Some families choose to send their children to these schools for their primary and secondary education.

Bishop Carroll High School
Cambria County Christian School
St. Paul's Community Nursery School

Post Secondary Educational Institutions

There are a number of post secondary educational institutions located in Cambria County. These institutions include The University of Pittsburgh at Johnstown; Pennsylvania Highlands Community College, located in Johnstown; Mount Aloysius College, located in Cresson; Saint Francis University, located in Loretto; Christ the Savior Seminary School, located in Johnstown; the Cambria-Rowe Business College, located in Johnstown; the Commonwealth Technical Institute, located in Johnstown; the Pennsylvania Institute of Taxidermy, Inc., located in Ebensburg, Wrightco Technologies Technical Training Institute, located in Ebensburg; and the Keystone Academy, located in Johnstown.

INSERT COMMUNITY FACILITIES MAP

Parks and Recreation



Veterans Memorial Park Sign

The provision of parks and recreational facilities are vital in providing a safe and appealing place to live. A great need exists to provide a source of emotional and physical outlet for all our citizens. If a community fails to provide facilities for these outlets, social problems such as idleness, delinquency, drug use and crime are more apt to develop. Additionally, further need for recreational facilities exists for the school age child during summer vacation months and after school hours. Programs must be provided to channel this leisure time into wholesome and constructive activities. A passive type of recreation is also needed for our growing number of retired senior citizens. It is therefore imperative that a community provides an adequate number and variety of recreational facilities and opportunities for all age groups of its citizenry.

There are several municipally owned parks and recreational facilities located in Jackson Township. Please refer to TABLE 31 below, for a listing of parks and what facilities they offer the residents of Jackson Township.



Memorial Park

TABLE 30

JACKSON TOWNSHIP PARKS AND RECREATIONAL FACILITIES		
Park	Location	Amenities
Veterans Park	Just off Adams Avenue in the village of Vinco just off of Route 271.	Walking track, horseshoe pits, shuffleboard court, and a picnic pavilion
Jackson Elementary School Playground	Jackson Elementary School	Slides, swings, jungle gym, etc.
Leidy Park	1/4 mile off of Bracken Street, near St. Paul's Evangelical Lutheran Church	Ball field, volleyball courts, picnic shelter, a walking track, and a playground, Improvements and additions are planned
Loraine Park	off of Loraine Road just up from Route 271 in Nanty Glo	No facilities, just a grassy field often used to play baseball, improvements are planned for the future
Mitchell Park	on Shepard Street just off Rosebranch Street near Vinco	Two baseball fields, picnic area, concession stand, playground, basketball and tennis courts, walking trail and pavilions are planned

Source: [http:// www.jacksontwppa.com/recreation.html](http://www.jacksontwppa.com/recreation.html)

Churches

Churches are a vital and integral part of every community. In addition to providing spiritual guidance and religious education to the citizens of the community, they promote many programs which offer a variety of social services for members and those in need. Such programs may include organized sports, Boy and Girl Scouts, plays, pageants, and community improvement campaigns. In these ways, churches have complemented and strengthened the community's recreational facilities and programs, and the human services delivery system.

As vital as the churches are to the community, they should be considered in the planning process to ensure the future orderly growth and development of the community. Most of the churches serving the residents of Jackson Township are located either in Jackson Township or the immediately surrounding area.

The churches located within Jackson Township include: the Chickaree Union Church, the Kingdom Hall Jehovah Witness Church, the Laurel Mountain Bible

Church, the Mount Olive United Methodist Church, the Pike Grace Brethren Church, the Singer Hill Grace Brethren Church, the St. John Vianney Catholic Church, St. Paul's Evangelical Lutheran Church, and the Vinco Brethren Church.

Municipal Buildings



Sign in front of Municipal Building

The Jackson Township Municipal Building, located at 513 Pike Road, Johnstown, PA is where most all of the governing operations of the Township take place. The municipal building provides an adequate facility for conducting Township business and holding meetings. The Township garage is also located at this address. Other municipal buildings in Jackson Township include the volunteer fire company, the police station, the sewer authority, the the water authority, and the Senior Center.

Jackson Township Senior Center

The Jackson Township Senior Center is located at 200 Adams Avenue, Mineral Point, PA 15942. The Senior Center was organized on July 1st, 1998 and



Jackson Township Senior Center

currently has 500+ members. Anyone over the age of 50 can join the Center for a membership fee of \$10.00 per year. You do not have to be a resident of Jackson Township to become a member.

The Jackson Township has a new exercise center for its members. The Senior Center also hosts a number of daily activities including; bingo, line dancing, chair exercises, crafts, dinner dances, movie night, etc.

Health Care/Emergency Medical Care

The residents of Jackson Township receive major health care and emergency care from Conemaugh Memorial Medical Center in Johnstown. Other medical facilities in the region include: Beverly Healthcare, Laurel Wood Care Center, and HealthSouth Rehabilitation Center.

Community Groups and Organizations

The following is a list of the community groups, organizations, and the arts found in Jackson Township and surrounding region:

- The ATV Club
- The Chickaree Ridgerunners Snowmobile Club
- The Chickaree Rod and Gun Club
- East Taylor-Jackson Little League
- The 4-H Club
- The Goldenrod Sportsman's Club
- The Greater Jackson Township Sportsman Assoc.
- Jackson Elementary PTO
- Jackson Latchkey Program
- Jackson Township Boy Scouts Troop 204
- Jackson Township Girl Scouts Troops 715 and 745
- Jackson Township Lions Club
- Ranger Mountain Conservancy
- Nanty Glo Tri Area Museum & Historical Society

Summary of Findings

- The Jackson Township Police Department provides 24-hour police protection, and the Pennsylvania State Police provide protection on an as-needed basis, for the residents of Jackson Township.
- Fire protection in Jackson Township is provided by the Jackson Township Volunteer Fire Company. Assistance is provided by the East Taylor, Nanty Glo, and Ebensburg-Dauntless Volunteer Fire Departments on an as-needed basis.
- Ambulance Service is provided to the citizens of Jackson Township through the Jackson Township Volunteer Fire Company, which is dispatched through the Cambria County 911 system.
- The Johnstown, Nanty Glo and Ebensburg libraries serve the residents of Jackson Township.

-
- The Central Cambria School District serves the residents of Jackson Township. There are eight schools that serve the Township: The Jackson Elementary School, The Central Cambria Middle School, the Central Cambria High School, Bishop Carroll High School, Bishop Carroll Admiral Peary, the Cambria County Christian School, St. Marys Elementary School, and Holy Name Elementary School.
 - The Appalachia Intermediate Unit 8 provides a variety of educational services including, teacher in service training, and education for special needs students. IU 8 serves the school districts of Blair, Bedford, Cambria, and Somerset Counties.
 - There are a number of postsecondary educational institutions within close proximity to Jackson Township.
 - There are several municipally owned parks and recreational facilities located in Jackson Township. These parks include: the Veterans Park, the Jackson Elementary School Playground, Leidy Park, Loraine Park, and Mitchell Park.
 - The Jackson Township Municipal Building provides an adequate facility for conducting Township business and holding meetings.
 - The residents of Jackson Township receive their primary health and emergency care from Conemaugh Hospital in Johnstown.

J. PUBLIC UTILITIES STUDY

The level of service and conditions of the infrastructure within a community provide critical components which not only affect quality of life, but future development potential as well. Ensuring the public health, safety, and welfare of Township residents is the responsibility of local government. Water service, sanitary sewer service, and solid waste disposal services are key issues concerning Jackson Township. The availability, quality, and adequacy of these services are important determinants impacting community conservation, revitalization, and growth of the community. The need for these services depends upon a number of factors including: development density, location and distribution of development, the population to be served, and the community's financial position. All of these needs are basic to every community and greatly affect land use patterns. This study will consist of the following:

- Compile and analyze information relating to existing public utilities including water service, sanitary and storm sewer service, cable television, gas, electric service, telephone service, high speed internet service, garbage collection, and recycling.
- Evaluate existing facilities in terms of their adequacy.
- Determine future improvements, which are necessary based upon existing deficiencies. The future improvements will be discussed in the Public Utilities Plan Element.

Inventory of Public Utilities

The first step in the examination and evaluation of public utilities is to complete an inventory of existing services. Emphasis was placed on the gathering of information regarding the adequacy, capacity, location, and service area of each utility throughout the Township.

After the inventories were completed, each utility was studied. The availability of service in terms of capacity, condition, location, and adequacy was reviewed. The utility data was assembled and analyzed, and then existing deficiencies were identified.

In the Comprehensive Plan section of this document, these preliminary findings will be refined and interrelated with the results of the Economic Study, Population Forecast and Land Use Studies of the Background Studies. From this process, future recommendations and plans for public utility services can be prepared; with special emphasis on those which are essential to establishing and maintaining the orderly growth and development of the Township.

Water Supply and Distribution

Municipal water service in Jackson Township is provided by the Jackson Township Water Authority. The Jackson Township Water Authority office is located 2949 William Penn Avenue, Johnstown, PA 15909. The Jackson Township Water Authority was formed by the Jackson Township Supervisors on April 11th, 1956. The Jackson Township Water Authority entered into a water service agreement with the Nanty Glo Water Authority to purchase water through a tap on their main transmission pipeline between the water treatment plant and Nanty Glo Borough.

The source of water for the Nanty Glo/Jackson Township Water Authorities is a dam located on Williams Run, near the village of Revloc. This dam contains 225,000,000 gallons of water. In 1982/3 the Jackson Township Water Authority constructed the George Wyse Pumping Station, which is located at Mundy's Corner, a booster pumping station located along Whitetail Road, and two water tanks located in Ford's Corner and Chickaree.

In 1991 Nanty Glo Borough constructed a new water treatment plant that has an average capacity of 1,000,000 gallons per-day and a peak capacity of 2,000,000 gallons per-day. In 1996 Jackson Township Water Authority renovated its Nanty Glo Water Pumping Station. The Jackson Township Water Authority pays the Nanty Glo Water Authority \$1.80 / 1,000 gallons for the bulk water purchased.

In 2002 The Jackson Township Water Authority completed a substantial water system improvement project that was funded by PennVest. The improvements included the construction of two glass lined water tanks located on Chickaree Hill (158,000 gallon), and another located in Vinco, just off of Rose Branch Street (573,000 gallons). There were also various upgrades made to the pumping station on Whitetail Road and new water mains were installed along Mile Hill Road, Swingle Mountain Road, William Penn Avenue, and Griffith Avenue.

The water distribution system serves a large portion of Jackson Township, with a current customer total of 1,384. The Township uses approximately 250,000 gallons of water per-day. Jackson Township has a mandatory water supply tap-in ordinance that states:

“Every owner of property which abuts the public water and supply distribution system, as it exists presently and as it will be expanded, on which construction of new residential, commercial, business and industrial establishments is hereafter commenced, is hereby required to connect at his own cost, the house, building or other structure to be located on said property to said system, said connection to be made in accordance with the regulations of the Jackson Township Water Authority.”

INSERT WATER SERVICE AREAS (MAP 10)

This ordinance (Ordinance #47) was ordained and enacted into law by the Board of Supervisors of Jackson Township, in lawful session on the 22nd day of August, 1980.

Sanitary Sewer Service

Throughout America, the safe disposals of sewage and liquid wastes from home and industry alike have become a major concern. Malfunctioning and/or poorly planned on-lot septic systems are a constant threat to a community's ground water resources. In Pennsylvania's developed areas, the most common means of dealing with these issues are sanitary sewer systems that collect liquid wastes from homes, and/or businesses, treat the waste material and dispose of them via methods approved by the Pennsylvania Department of Environmental Protection (PaDEP).

The Jackson Township/East Taylor Township Sewer Authority, located at 2603 William Penn Avenue, Johnstown, PA 15909 operates the public sewer system which serves approximately 2,000 residents and businesses, mainly along the S.R. 271 corridor, from Mundy's Corner to the City of Johnstown. The Jackson Township/East Taylor Township Sewer Authority employs three full time positions and has an operating budget of \$800,000 per-year.

The sanitary sewer collection and conveyance system was built approximately eight (8) years ago (1997). The non-pressurized system consists of about 50 miles of sewer lines (located in public and private right-of-ways) and 11 pump stations. The average demand/flow of the system is 330,000 gallons per-day, and the peak demand/flow is 800,000 gallons per-day. The waste is conveyed from Jackson Township to East Conemaugh Borough and ultimately treated at the Johnstown Treatment Plant.

Please refer to Map 11 on the following page for a visual representation of the sewer coverage area in Jackson Township.

Residents who do not have access to municipal sewer service rely on on-lot sewer systems. Jackson Township has a sewage ordinance setting guidelines for the construction and alterations of on-lot sewer systems. Sewage modules are necessary with appropriate percolation tests prior to construction. This code is strictly enforced through Jackson Township's Holding Tank Resolution (Resolution #11-03) to ensure health, safety and to protect the water supply since many residents use individual wells for their water supply. There have been numerous problems with on-lot disposal systems in the Cherrywood area, this problem needs to be addressed immediately.

INSERT SEWER SERVICE AREAS (MAP 11)

Storm Water Management

Jackson Township plays an important role in storm water management. Jackson Township is responsible for educating the public about storm water management, identifying illicit discharges and eliminating it, controlling construction site runoff, post construction runoff control, and preventing or reducing pollutant runoff from municipal operations.

Jackson Township has a Storm Water Management Ordinance that was enacted in May of 2004.

Electricity

Electric service in Jackson Township is provided by Penelec and REA Southwest Central.

Gas

Gas service is provided by Dominion in the Vinco area. There are no gas lines in the remaining portion of the Township.

Telephone

Telephone service in Jackson Township is provided by Verizon.

Cable Television

Cable Television in Jackson Township is provided by Adelphia in the eastern portion and by Atlantic Broadband in the western portion.

Internet Service

High speed internet service is provided by Adelphia, Atlantic Broadband, and Verizon in Jackson Township.

Garbage/Recycling

Garbage service in Jackson Township is provided by Waste Management Inc. It is the responsibility of each resident to set up their garbage collection service.

Recycling in Jackson Township is on a voluntary basis. Recyclable materials can be dropped off at the following locations in Jackson Township:

- Municipal Parking Lot, Mundy's Corner
- Laurel Highlands Landfill at Wagner Road

The following is a list of recyclable materials and their appropriate drop off areas.

- Aluminum and Tin Cans
- Clear Glass (Bottles, Jugs & Jars)
- Brown Glass – *Mundy's Corner & Laurel Highlands Landfill*
- Plastics – Mundy's Corner (Plastic Bottles, Jugs & Jars Numbered 1 and 2)
- Newspapers – Mundy's Corner
- Magazines – Mundy's Corner
- Tires - *Laurel Highlands Landfill Only (Charge of \$1.00 per tire)*

Summary of Conclusions

- The water distribution system in Jackson Township appears to be adequate at the present time; however there is a problem with water infiltration into the system. If Jackson Township experiences any type of significant population growth or industrial/commercial growth the water distribution system's capacity may need to be upgraded.
- The sewer system appears to be adequate at the present time; again if Jackson Township experiences any type of significant population growth or industrial/commercial growth the sewer system's capacity may need to be upgraded.
- Residents who do not have municipal sewer service rely on on-lot sewer systems. On-lot sewage disposal systems are regulated through Jackson Township's Holding Tank Resolution. There have been problems with these systems documented in the Cherrywood area.
- The provision of public utilities such as natural gas service, electric service, telephone, television, and high-speed internet service seem to be adequate at the present time.
- Garbage collection and recycling are excellent in Jackson Township.

K. FINANCIAL STUDY

One of the most important factors facing local governments is the state of their financial resources. Very few services can be provided without knowing the amount of money that is available to spend. Infrastructure such as roads and sewers, services such as police protection and refuse collection, capital expenditures for new equipment, and general governmental services all depend on the municipality's operating budget for their funding. Even though most municipal officials are well aware of the numbers that make up a local government's budget, usually these numbers are not looked at to develop a long-term understanding of the municipality's financial condition. The included factors are part of a long-term planning system the officials can use to ensure the community's long-term viability.

With that in mind, this section will attempt to serve as an "early-warning system," based on historical data, to bring attention to potential problem areas within the municipal financial structures of Jackson Township. This section should help make sense of the many factors that affect financial conditions and present them in a straightforward manner. The overall picture of both municipality's strengths and weaknesses and emerging problems is predicted. The data for this section was gathered from the Township's annual audit reports for the years 1998 through 2002. Information from this publication serves as a benchmark for the Township, and allows for comparison to other municipalities.

Revenues for Jackson Township

Revenues determine the capacity of a municipality to provide services. Revenues should grow at a rate equal to or greater than expenditures. Revenues should also be diversified so as to not be overly dependent on any one source. Expenditures are a rough measure of a municipality's service output. In general, the more money a local government spends, the more services it is providing. However, this does not take into account how effective the services are or how efficiently they are distributed.

The analysis of revenues helps to explain the sources of taxes and other revenues and variations in these funds. The primary source of funds in Jackson Township comes from solid waste revenues, intergovernmental revenues, earned income taxes, real estate taxes, and other financing sources. The total of these amounts ranges from 84% of the total revenue in 1999, to 89% of the total revenue in 2002. The remaining sources of revenue, detailed in the table on the following page (TABLE 32), make up anywhere from 11% to 16% of the total revenue of Jackson Township.

TABLE 31

REVENUE RECEIPTS, 1998-2002					
Jackson Township					
General Fund Revenue	1998	1999	2000	2001	2002
Real Estate Taxes	\$147,592	\$129,036	\$148,027	\$146,229	\$157,801
Earned Income Taxes	\$224,404	\$257,284	\$283,473	\$272,414	\$289,731
Realty Transfer Taxes	\$15,714	\$16,654	\$12,047	\$12,290	\$12,317
Occupational Privilege Tax	\$1,935	\$2,239	\$2,070	\$2,175	\$2,303
Interest, Rents, and Royalties	\$49,179	\$2,999	\$64,115	\$54,203	\$49,759
Intergovernmental Revenue	\$166,121	\$33,462	\$178,587	\$179,130	\$190,034
Solid Waste Revenue	\$182,903	\$0	\$307,193	\$273,969	\$568,075
Licenses and Permits Revenue	\$29,835	\$32,662	\$34,833	\$39,197	\$40,640
Other Charges Revenue	\$4,537	\$3,050	\$2,491	\$2,813	\$12,864
Fines and Forfeits	\$31,423	\$47,105	\$58,276	\$47,693	\$41,213
Miscellaneous Revenues	\$7,032	\$8,255	\$6,950	\$7,312	\$7,669
Other Financing Sources	\$304,317	\$187,202	\$258,816	\$249,388	\$133,231
Totals:	\$1,164,992	\$719,948	\$1,357,058	\$1,286,633	\$1,504,917

Source: 1998-2002, Jackson Township Annual Audits and Financial Reports

Expenditures for Jackson Township

As shown in TABLE 33 below, the general government category includes expenditures for salaries of the Township Supervisor, Solicitor, and others. It also includes expenses related to the day-to-day operation of the Township government. These administrative expenses have been varying from year to year and totaled \$136,074 in 1998 up to \$224,176 in 1999. Similarly, 'safety' (public safety) is an expense mainly for police protection and fire protection. This expenditure ranged from \$153,882 in 1999 to \$221,717 in 2002. The highway category represents expenditures for road construction and maintenance and includes funds returned to the Township from liquid fuel taxes. This expenditure ranged from a high of \$513,433 in 1998 to a low of \$213,655 in 1999. Miscellaneous expenditures accounted for a substantial amount of expenses for each of the five years studied. These amounts ranged from a low of \$250,007 in 2002 to \$383,521 in 1998.

TABLE 32

EXPENDITURES, 1998-2002					
Jackson Township					
General Fund Expenditures	1998	1999	2000	2001	2002
General Administration	136,074	224,176	221,816	184,149	177,282
Public Safety	170,541	153,882	173,430	194,671	221,717
Streets and Roads	513,433	213,655	448,995	510,804	327,993
Solid Waste Expenditure	\$4,126	\$3,072	\$2,405	\$1,016	\$0
Parks and Recreation	\$13,966	\$8,549	\$11,647	\$14,874	\$13,862
Libraries	\$800	\$800	\$800	\$800	\$1,050
Planning and Development	\$4,728	\$3,449	\$4,111	\$2,214	\$6,524
Miscellaneous Expenditures	\$383,521	\$284,640	\$349,107	\$358,579	\$250,007
Total Expenditures	\$1,223,063	\$892,223	\$1,212,311	\$1,267,107	\$998,435

Source: 1998-2002, Jackson Township Annual Audits and Financial Reports

Revenues and Expenditures Per Capita

Revenues and expenditures per capita (shown in TABLES 34 and 35 below) are found by dividing the population into total revenues and expenditures. The figure will be derived by dividing the total population of 5,213 persons for 1998 and 1999, and by 4,925 persons for the years of 2000 to 2002 for Jackson Township by the years' revenue. The population figure was used for the purpose of overall comparison since population figures by individual years are not available. The population number from 1998 and 1999 were from the 1990 census and 2000 through 2002 were from the 2000 census.

Jackson Township's expenditures have outweighed their revenues in 1998 and 1999. The population figure was used for the purpose of overall comparison, since population figures by individual years are not available.

TABLE 33

REVENUE PER-CAPITA 1998-2002			
Jackson Township			
Year	General Fund Revenue	Population	Revenue Per-Capita
1998	\$1,164,992	5,213	\$223.48
1999	\$719,948	5,213	\$138.11
2000	\$1,357,058	4,925	\$275.54
2001	\$1,286,633	4,925	\$261.25
2002	\$1,504,917	4,925	\$305.57

Source: 1998-2002, Jackson Township Annual Audits and Financial Reports

TABLE 34

EXPENDITURES PER-CAPITA 1998-2002			
Jackson Township			
Year	General Fund Revenue	Population	Expenditures Per-Capita
1998	\$1,223,063	5,213	\$234.62
1999	\$892,223	5,213	\$171.15
2000	\$1,212,311	4,925	\$246.15
2001	\$1,267,107	4,925	\$257.28
2002	\$998,435	4,925	\$202.73

Source: 1998-2002, Jackson Township Annual Audits and Financial Reports

Operating Position

Another factor that investigates the relationship between expenditures and revenues is the operating position. Operating position is calculated by dividing total expenditures by total revenues. This provides a picture of Jackson Township's ability to balance its budget, reserve finances for future emergencies, and pay its short-term bills. An operating position of greater than one indicates that expenditures exceeded revenues for that given year, and the Township operated at a budgetary deficit. An operating position of less than one indicates that the municipality's revenues exceeded its expenditures. Jackson Township's expenditures outweighed their revenues in 1998 and 1999. See TABLE 36 below, for the operating position of Jackson Township from 1998 to 2002.

TABLE 35

OPERATING POSITION 1998-2002			
Jackson Township			
Year	Total Revenues	Total Expenditures	Operating Position
1998	\$1,164,992	\$1,223,063	1.05
1999	\$719,948	\$892,223	1.24
2000	\$1,357,058	\$1,212,311	.89
2001	\$1,286,633	\$1,267,107	.98
2002	\$1,504,917	\$998,435	.66

Source: 1998-2002, Jackson Township Annual Audits and Financial Reports

Some financial analysts warn that financial weakness may result from practices such as operating two or more years with an operating deficit, a current year deficit greater than that of the prior year, operating deficits in two of the past five years, and a deficit greater than 5 -10 percent of the annual operating budget. The factors could impact a county by forcing the Township to pay higher interest rates on money it borrows or greater debt services in general.

In order to combat future operating deficits, financial analysts recommend maintaining a fund balance of 5 percent of the general operating budget. Any surpluses greater than 5 percent should be used to fund one-time capital expenditures. If surpluses are used to artificially balance the budget, the municipality would have to raise enough revenues to cover the surpluses when they run out. Although difficult to achieve, moderate fund balances are good insurance.

Debt

Debt is important to analyze because it is an expenditure obligation which must be paid when due. Debt is an effective means of financing capital improvements, but its misuse can cause serious financial repercussions. Even temporary inability to pay incurred debt can result in loss of credit rating and increased cost of future borrowing.

Summary of Findings:

- The greatest sources of revenues in Jackson Township come from solid waste revenues, intergovernmental revenues, earned income taxes, real estate taxes, and other financing sources.
- Jackson Township's greatest expenditures from 1998 to 2002 were public administration, public safety, streets and roads and miscellaneous expenditures.
- Jackson Township had operating positions greater than one for the fiscal years of 1998 and 1999.
- Although Jackson Township has had an operating position of over 1.0 in the first two of the five years studied, the overall fiscal status of the Township has been very good in the last three years of the study.

INSERT PHASE II DIVIDER (COMPREHENSIVE PLAN)

A. STATEMENT OF COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES FOR JACKSON TOWNSHIP, CAMBRIA COUNTY, PA

The formulating of Goals and Objectives is an integral part of the Comprehensive Community Planning Process. Goals and Objectives form the foundation for the Comprehensive Plan.

These Goals and Objectives have been formulated through a process involving citizens' participation and visioning as well as the involvement of: the Jackson Township Planning Commission, elected and appointed officials, the general citizenry, and the Township's community planning consultant, Richard C. Sutter & Associates, Inc.

As a prerequisite to the work performed upon the Goals and Objectives formulation process, a set of definitions has been prepared and which has been utilized throughout the process of the Goals and Objectives Statement preparation. These definitions are located at the end of this Statement.

Purpose:

The principal purpose of a Statement of Goals and Objectives is to provide a means of direction and guidance to the planning development activities throughout Jackson Township and to act as the foundation for the preparation of the Comprehensive Plan.

The Community Planning Process:

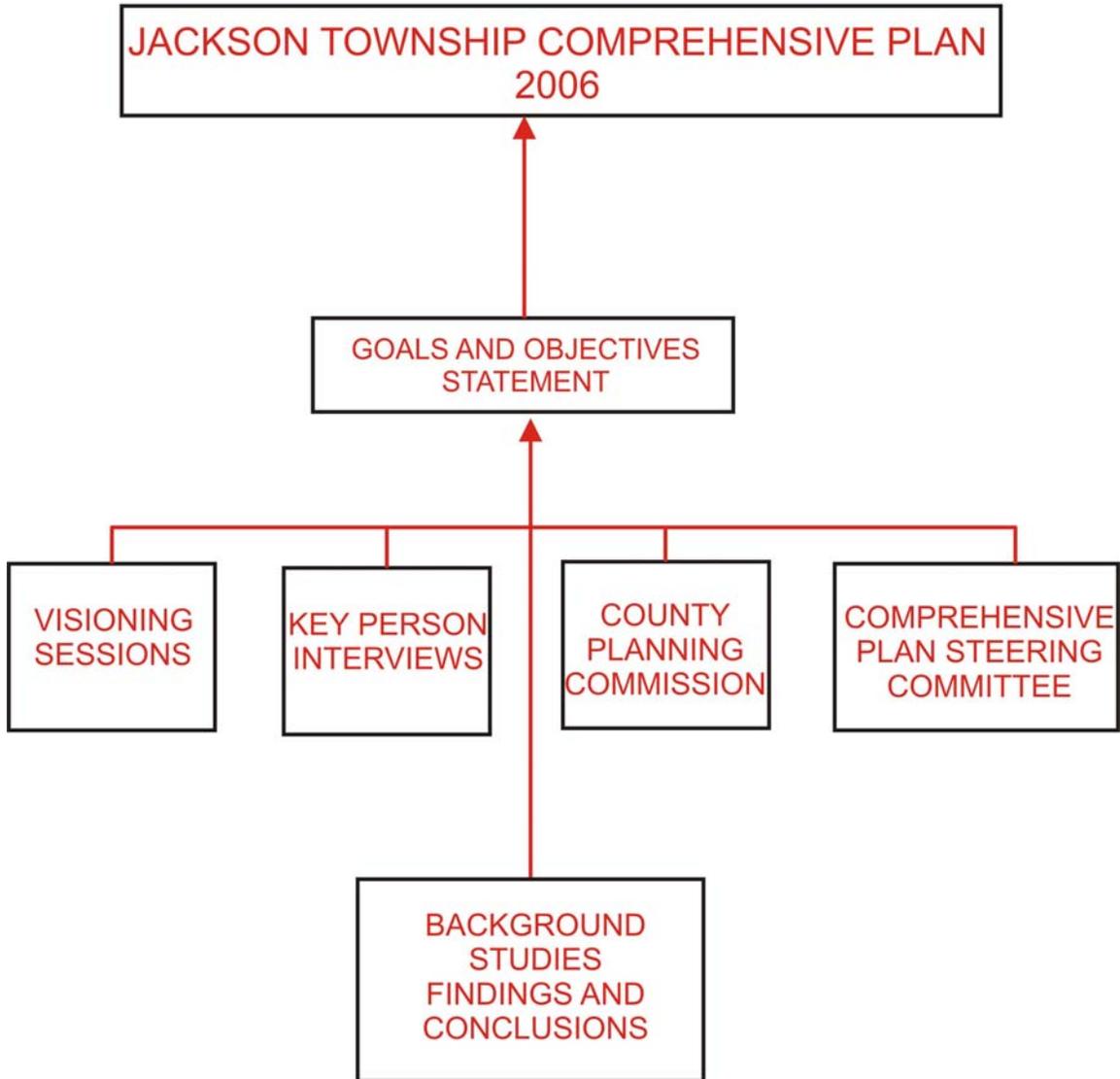
Refer to Figure 4, The Process Flow Chart on page 111 for a graphic representation of the Community Planning Process. The formulation of "Goals and Objectives" involves:

- The inventory and analysis of the needs, issues, resources, problems, and opportunities of Jackson Township as determined from the community background studies;
- The formulation of long-range Goals based upon this inventory and analysis, in conjunction with the results of the visioning process;
- The determination of short-range Objectives, usually one (1) to three (3) years;
- And the identification of projects required in achieving these Objectives.

The Goals and the corresponding Objectives are intended to directly respond to the wants, needs, and desires of the residents of the Township. The process of formulating the Goals and Objectives and resultant projects should be ongoing. Through the planning process, projects are prioritized. A periodic (usually annual) Measure of Attainment should be performed. The Measure of Attainment provides an indication of the manner and timeline's in which the Township achieves their stated Goals and attains their Objectives. The statement of Goals and Objectives and Measure of Attainment are community executive management tools that facilitate the allocation of resources (natural, financial, manpower, and time). The Goals and Objectives will assist the orderly development and economic and physical improvements throughout Jackson Township.

FIGURE 4

COMMUNITY PLANNING
PROCESS FLOW CHART



STATEMENT OF COMMUNITY DEVELOPMENT GOALS AND OBJECTIVES

HISTORIC RESOURCES

GOAL: To preserve and conserve the HISTORIC RESOURCES AND HERITAGE throughout Jackson Township.

Objectives:

- Research and nominate individual properties to be placed on the National Register of Historic Places.
- Create an inventory of buildings, structures, and sites that are eligible for placement on the National Register of Historic Places as a means for preserving the visual and historic character of the Township.
- Promote the preservation of the local heritage.

NATURAL RESOURCES

GOAL: To conserve, protect and properly utilize the Natural Resources of Jackson Township

Objectives:

- Encourage quality development and redevelopment, which are sensitive to environmental protection issues.
- Preserve open space by concentrating new development within the designated growth areas.
- Preserve viewsheds, greenways and open space.
- Preserve environmentally sensitive areas (i.e. flood plains and wetlands).
- Preserve the water resources of the Township.

LAND USE

GOAL: To preserve the existing scenic and rural character of Jackson Township.

Objectives:

- Conserve and Revitalize existing development concentrations throughout the Township.
- Reserve land resources unsuitable for future growth and development as open space and conservation areas.

GOAL: To guide future development utilizing recognized principals for good land use development principles and smart growth.

Objectives:

- Concentrate future development within Designated Growth Areas which have been determined to be the most suitable for development and where public infrastructure is available.
- Arrange the variety of land uses in such a manner that they are compatible, complementary, and stable.
- Prevent the mixing of incompatible land uses.
- Encourage “in-fill” development throughout the Township. For example; the areas of Vinco and other development concentrations throughout the Township.
- Ensure the land use decisions in the Township are consistent with the Comprehensive Plan.
- Promote harmony among existing development, future development, and natural environment.

GOAL: To insure the efficient and orderly Growth and Development of Jackson Township.

Objectives:

- Encourage the reuse of any existing developed land and structures throughout the Township.
- Use each parcel of land for the purpose to which it is best suited and most beneficial to the Township and its residents.
- Prevent undesirable land uses relationships by eliminating or preventing the adjacent mixing of incompatible land uses such as, single-family homes with intensive industrial operations, businesses, mobile home parks, and large commercial signs within primarily single-family areas.
- Protect and preserve the value of the existing residential areas of the Township. By preventing or reversing the indiscriminate spread of spot commercial, multi-family occupation of single-family residences, low density residential development, and other less desirable development patterns which may be scattered throughout the neighborhoods of the Township.
- Encourage new development to occur within and immediately adjacent to existing development concentrations, thereby enabling the most efficient and economic provision of community facilities and infrastructure.
- Reserve adequate public open space and outdoor recreation areas and facilities for the enjoyment of present and future population.
- Provide oversight of subdivision and land development to ensure that public concerns with accessibility, storm water management, water supply, sewage disposal, and other pertinent and unique factors are adequately considered.
- Update and enforce land use controls including the Zoning Ordinance, and the Subdivision Land Development Ordinance to ensure orderly future development throughout Jackson Township.

-
- Encourage the “cluster” concept of land development to most efficiently utilize the land resources of the Township while reserving adequate open space in all new subdivisions and land developments according to the principals set forth in the Growing Greener concept.
 - Assess current and past zoning practices and to determine compliance with the ordinances in effect as well as to update the inventory of non-conforming uses throughout the Township.

HOUSING

GOAL: To ensure that opportunities for adequate *HOUSING* are available to all residents of Jackson Township.

Objectives:

- Conserve the housing stock presently existing throughout Jackson Township.
- Preserve and protect the architectural integrity of structures within Jackson Township.
- Undertake a program for housing rehabilitation for low and moderate income homeowners throughout the Township.
- Provide assisted living options to meet the needs of the elderly and handicapped residents of Jackson Township.
- Assure that affordable housing is provided for all income groups throughout the Township.
- Encourage the provision of housing for young professionals such as townhouses and garden apartments.

ECONOMIC DEVELOPMENT

GOAL: To maintain and create employment through economic development initiatives (job retention, job expansion, and job attraction) by increasing the number, variety, and choice of employment opportunities throughout Jackson Township.

Objectives:

- Retain existing and create new small business growth within the Township.
- Assist local economic development initiatives with technical, non-technical, and financial assistance.
- Work in close cooperation with the public utilities, existing development organizations, and local, state, and federal agencies in efforts to assist in achieving desired economic development goals and objectives.
- Encourage the development of an industrial/business park complete with utilities and access within Jackson Township.
- Assist sponsors in obtaining funding for site purchase and site development.
- Support efforts to provide an adequate transportation network and supply of energy to existing business/industrial sites.
- Promote the attraction and location of industry by identifying and preserving sites that have favorable physical characteristics, adequate transportation, and available utilities.

TRANSPORTATION

GOAL: To adequately maintain the existing highway, road, and street system throughout Jackson Township according to generally accepted maintenance standards necessary to meet the needs of the county's population, those of the commercial and industrial establishments, plus those of the recreation and tourism industry.

Objectives:

- Work to ensure all state routes and township roads are maintained at an acceptable level throughout Jackson Township.

-
- Provide adequate signage, signalization, and lighting for all highways and streets throughout the more densely developed areas of the county.
 - Increase the level of traffic enforcement, particularly in regard to speeding and obeying stop signs and other traffic control devices.
 - Follow the transportation guidelines established by the Southern Alleghenies Planning and Development Commission, the Cambria County Planning Commission and PennDOT.

GOAL: To plan and implement future transportation improvements to serve Jackson Township, to solve existing transportation and identified traffic problems, as well as meeting projected future transportation needs.

- Prepare and maintain a list of candidate transportation projects (highways and bridges) and recommend them on a bi-annual basis for inclusion in the Pennsylvania Department of Transportation's (PennDOT) Twelve-(12) Year Program and the Transportation Improvements Program (TIP).
- Provide for safe, convenient usage of local routes by both bicyclists and pedestrians throughout Jackson Township share the road program.
- Ensure the efficient and safe movement of traffic among the commercial, residential, and industrial areas of the Township.
- Provide for future traffic to, from, and within new developments.
- Institute a program of access management for ingress and egress to and from new roadside developments especially along State Route 271.
- Institute a pavement management program for all of the Township's streets and roads.

COMMUNITY FACILITIES

GOAL: To provide Community Facilities including Recreational Facilities and organized activities and programs for the use and enjoyment of the residents and visitors of Jackson Township.

Objectives:

- Provide adequate maintenance for existing community facilities and services to assure their longevity in serving the residents of Jackson Township.
- Institute a phased improvement program for Parks and Recreation Facilities throughout Jackson Township.
- Bring into ADA compliance all municipal and building facilities to serve the residents of Jackson Township.
- Promote a system of walking/hiking/biking trails throughout the Township.

GOAL: To increase the livability and attractiveness of the Township through the adequate provision of a wide range of community facilities which are easily accessible to all the citizenry of the Township.

Objectives:

- Provide adequate municipal buildings to accommodate the expanding needs of government in Jackson Township.
- Provide adequate school complexes with space for the necessary adjunctive facilities strategically located with respect to the communities which they serve.
- Provide adequate fire, police protection, and emergency service to Jackson Township.
- Coordinate the activities of the various social, health, and welfare agencies at the county level to meet the needs of the elderly and needy sectors of the population.

PUBLIC UTILITIES

GOAL: To provide municipal water and sewer service to all of the residents and businesses of Jackson Township.

Objectives:

- Maintain and improve the water distribution system and the water quality in Jackson Township.
- Follow the standards of the Commonwealth Comprehensive Water Quality Management Plan.
- Maintain the existing sewage collection system and treatment facility to accepted standards set forth by the DEP and the EPA.
- Continue to inspect new on-lot sewage systems and monitor existing on-lot sewage systems as per the Jackson Township Sewage Ordinance.
- Encourage development to occur in areas that are presently served by public sewer and water.
- Require all new residential, commercial, and industrial developments to tap into available public sewer and water systems.
- Review and implement the content, proposals, and recommendations of the Sewage Facilities Act 537 Plan for Jackson Township.
- Prepare and submit applications for financial assistance to PennVest, the Pennsylvania Department of Economic Development (DCED), and other applicable programs to expand community water and sewer systems which will be needed for the future development of the Township.
- Strengthen working relationships with the surrounding municipalities, the Cambria County Planning Commission, and the Southern Alleghenies Planning and Development Commission.

B. NATURAL AND HISTORIC RESOURCES PLAN ELEMENT

The resources reviewed in the Natural Resources Study included: mineral resources, forest lands, game lands, agricultural lands, water resources, endangered biological resources, landscapes, and viewsheds. An understanding of the extent and character of these natural resources is required to accurately assess current conditions and to plan for future development.

The preservation of historic and cultural resources are a vital to a community. Preservation and enhancements of historic assets can be important elements in conserving a community's heritage and its character for future generations. Historic preservation can have a number of varied purposes and benefits. It can be used to retain, preserve, and enhance the historic resources, the character, and the ambiance of a community.

NATURAL RESOURCES

It is important for all aspects of the natural environment, such as water and air quality, the forests, wetlands, wildlife, viewsheds, etc. of Jackson Township to be protected. The following Plan will include a set of goals and objectives and recommendations for the preservation of these resources.

Wetlands

Wetlands exist within Jackson Township. Refer to Map 11, the Development Constraints Map, for a graphic representation of the distribution of wetlands throughout the Township. Future development on these wetlands is strongly discouraged. These areas should be preserved in their natural state and incorporated into the conservation future land use area category.

Aquifer Recharge Zones

No aquifer recharge zones are known to exist within Jackson Township. However, the foregoing identified wetlands may very well serve to recharge the aquifers in the Township and the surrounding region. This potential benefit provides another important reason to strongly discourage the development of wetlands and to preserve them in their natural state.

Flood Plains

There are a significant amount of flood plains located in Jackson Township. These flood plains are located mostly along the streams and creeks throughout the Township. Please refer to the Development Constraints Map for the location of these features. Development in the 100 year flood plains should be strongly discouraged.

Woodlands

Approximately 60% of Jackson Township is covered by forests. Some of these areas may not be suitable for development due to environmental constraints such as steep slopes. Please refer to the Existing Land Use Map for the locations of the wooded areas, and to the Development Constraints Map for a visual representation of the areas with steep slopes. Development in areas with slopes over 15% should be strongly discouraged. In the areas that are suitable for development smart growth initiatives such as cluster development and planned subdivisions should be used to reduce the costs of constructing new infrastructure, and to preserve the rural nature of the Township.

Landscapes and Viewsheds

There are areas throughout Jackson Township containing attractive landscapes and viewsheds. These areas are primarily located in the northern and western portions of the Township. These areas include scenic vistas, forested lands, farmlands and other areas of natural beauty. Every effort should be made to preserve these landscapes and viewsheds in their natural state. This will require Jackson Township to work cooperatively with Cambria County and PennDOT to preserve the natural assets of the Township. A full array of preservation techniques including; ordinances, purchase easements, etc., will be required to accomplish the foregoing.

Prime Agricultural Land

There is a significant amount of prime agricultural land located in Jackson Township, particularly east of State Route. 271. Refer to Map 12, Development Constraints, for its location and distribution. These areas should be preserved through land use planning, zoning ordinances, and by placing them in the Agricultural Security Area Program, or the Agricultural Easement Program.

Agricultural Security Areas

Currently in Jackson Township there are 3,778 acres of land in the Agricultural Security Program. Please refer to Map 12, Development Constraints Map, for the location of these areas. The Township should continue to encourage land owners to place qualifying properties into the Agricultural Preservation Program, the Agricultural Easement Program and the Century Farm Program. The Township should also look into establishing a local agricultural preservation board to promote the continued agricultural use of land in the Township.

Water Resources

Water, a necessity of life is utilized for numerous activities: recreation, transportation, energy, etc. A constant, growing, demand for an unlimited supply of water requires planning to ensure that adequate, quality water will be available in the future. The extent and visibility of water resources in Jackson Township, primarily streams and springs, increases the importance of maintaining high standards in water quality in the Township. The quality of groundwater is significant because it provides water for drinking and other domestic purposes.

To maintain the quality of the water resources in Jackson Township, the Township should look into establishing a wellhead protection ordinance to protect the quality of groundwater, particularly regarding agricultural runoff and on-lot septic systems in the Township. Jackson Township should also continue to strictly enforce their stormwater management ordinance, not only to protect the wellheads, but to also protect the creeks and streams of the Township and surrounding areas.

Mineral Resources

To ensure that the development of mineral resources does not negatively impact on viewsheds or other natural resources, particularly water resources, the Township should prohibit active mining below the seasonal water table and conduct monthly monitoring programs for at-risk water supplies, collect and treat all storm water runoff from mining sites, and require the construction of vegetated earthen barriers and the use of other landscaping to minimize the visual impact of mining activities and related storage areas on the rural landscape.

Landfills and Municipal Waste

Jackson Township is home to the Laurel Highlands Landfill. This landfill accepts an average daily volume of 2,000 tons of waste. The landfill already has air quality, land recycling and waste management, radiation protection and water protection programs in place. Jackson Township should continue working closely with the DEP to assure this landfill does no harm to the environment and the residents of Jackson Township.

HISTORICAL AND CULTURAL RESOURCES

Within Jackson Township there are a number of historic resources. These combined resources make Jackson Township a unique and appealing place to live and visit. The preservation and enhancement of historical assets can be important elements impacting community conservation, community revitalization, and economic development.

Historic preservation can have many varied purposes and benefits. It can be used to retain, preserve, and enhance the historic resources, character and ambiance of the community. Other benefits include improvement in the overall physical appearance, the revitalization of the area, and stimulation of the economy. This element of the Comprehensive Plan identifies some of the options of pursuing and promoting historic preservation in Jackson Township.

Opportunities exist for enhancing the historic assets of the Township. Preserving and maintaining these significant resources is the first step in ensuring that the community's character and ambiance is protected for future generations. The Goal and Objectives, and specific tasks have been selected to provide a holistic approach to encouraging a variety of preservation activities. The following Plan will include a set of recommendations for the preservation of these historic resources.

Inventory of Historic Resources

A community wide inventory of historic resources should be compiled. This list should include a description, and location of all existing resources, recently demolished resources, and threatened resources. The resources should be ranked according to their importance to the history and fabric of the community.

Currently there are no buildings or structures listed on the National Register of Historic Places in Jackson Township. Some potential sites may be the Vinco Brethren Church, the Pike Grace Brethren Church, other churches in the Township, the Lambaugh and Brown Cemeteries, some of the homes in the Vinco area, and other homes/buildings along the Route 271 corridor. These and other buildings and sites should be explored to determine their eligibility.

The community should consider placing markers on historic homes and other historic buildings. Community groups and organizations could be asked to provide the needed funds. Historical Society members should be asked to provide information and assistance to complete this effort.

Actions to Be Taken:

- Complete Township historic resources inventory. Provide periodic updates as needed.
- Encourage the participation of farms as a part of the Century Farm Program and initiate a local signage program to identify these farms.
- Map the locations of current and former historic resources.

Historic Tourism

Historic preservation activities can have a positive impact on the economy of a community. Jackson Township should encourage the development of activities, amenities, and events to improve the tourist experience when visiting Jackson Township.

The community and historical society members, in cooperation with other interested stakeholders, should prepare a brochure for a driving tour of Jackson Township and the surrounding region. This brochure could include a narrative, short history, maps, photographs, and a description of historic sites.

Actions to Be Taken:

- Schedule special events during Jackson Township's Heritage Days to promote historic tourism.
- Encourage the establishment of Bed and Breakfasts in historic homes, barns, or other buildings.
- Prepare a brochure and maps describing the historic resources for visitors and the community.

Preservation of Historical Resources

Preservation of the significant historical and cultural resources of the Township should be a priority. The Township supervisors should take the lead and encourage historic preservation through its ordinances, public policies, code enforcement, and other actions. Elected officials should encourage community groups and organizations, historical society members, the business community, the school district, and other stakeholders to encourage, promote, and preserve historic, cultural and natural resources.

Actions to Be Taken:

- Update periodically the historic resources inventory to identify and describe resources, ownership, condition, and degree of maintenance required for their stability.
- Encourage the appropriate maintenance, rehabilitation, and adaptive re-use of older and historic structures in Jackson Township.
- Create a collection of old photographs, maps, commemorative booklets, and other memorabilia. This collection could be stored, catalogued, and conserved at the senior center, the municipal building or another appropriate site.

Historical Education

The understanding of the impact of local history and the early settlement period on current conditions, and the character and ambiance of the Township, can encourage appreciation for historic resources and their preservation.

Actions to Be Taken:

- Prepare a comprehensive history of Jackson Township
- Complete in-depth histories of early settlers and events, including their relationship to the area, surrounding region, and early industrial development.
- Create educational lessons and curriculum for use by teachers. A stipend for teachers during the summer months would provide resources to support the creation of these educational materials.
- Create an annual essay contest for middle-high school students regarding history of the area and related topics. Provide winners with a U.S. Savings bond and make the announcement of the winners at community events such as Heritage Days. Provide copies for library, historical society, and schools to create a historic reference library along with other documents, newspaper articles, brochures, published books, etc.

Organizations and Relationships

The citizens of Jackson Township should be encouraged to join and participate in historic preservation groups and organizations. These associations strengthen relationships to promote historic resources and heritage tourism of the area. Local citizens can use these venues to improve their knowledge and understanding of the importance of history and historic preservation.

Actions to Be Taken:

- Encourage membership in the local historical society.
- Encourage more local residents to join and participate as active members in the Cambria County Historical Society.
- Encourage local citizens to attend historic preservation workshops and seminars and share information with the community.
- Join Preservation Pennsylvania.
- Establish a Historical and Cultural Resources Committee that will meet on a regular basis to assess the needs of the community and promote historic preservation and provide advice for elected officials.

C. LAND USE PLAN ELEMENT

Of all the major plan elements of the Comprehensive Plan, the Land Use Plan Element will have the most direct influence upon community conservation, community revitalization, and ensuring the future orderly growth and development of Jackson Township. A major objective of the Land Use Plan is to formulate a plan for the future distribution and pattern of land uses to the year 2025. By basing this future pattern upon sound community planning principles, the most orderly and systematic future development of the Township can be assured, and undesirable land use relationships can be minimized.

In formulating the Land Use Plan Element, a number of factors must be considered. Important among these is the location and amount of both existing developed and undeveloped land throughout the Township. This is presented in the Land Use Study which included an inventory and analysis of the land use throughout Jackson Township on a parcel by parcel basis. This inventory was mapped in the study as the Existing Land Use, Map 6. Physical characteristics of the land, such as underlying geological structure, soils, slope, natural drainage, floodplains, and wetlands, were identified, analyzed, and findings were reached. Development opportunities and constraints were determined through these findings.

Not only must the undeveloped land of the Township be considered in the Land Use Plan, but also the existing developed land. Where land has been developed in the past, sometimes mistakes have been made. In Jackson Township there has been some mixing of incompatible land uses and some poor placement of major traffic arteries in relation to residential neighborhoods and development concentrations has occurred. An example is the case with some locations along S.R. 271 through the Township. In Jackson Township strip development has taken place along north-south S.R. 271. Solutions or mitigation of these problems are addressed in the Land Use Plan Element in conjunction with the Housing Plan Element, and the Public Utilities Plan Element, of the Comprehensive Plan.

In addition to analyzing the developed and undeveloped land of the Township, an estimate of the future land use requirements has been made in light of the future population estimates and anticipated economic development. Primarily, the proposed Land Use Plan is presented in the form of Land Use Goals and Objectives and the Future Land Use Map. Before preparing the Land Use Plan Element, definite requirements for land to be devoted to each land use classification must be assigned. Development pressure can occur for a variety of reasons, and will affect land use development in a variety of ways. Different land uses have varying requirements; hence the stage is set for interuse conflicts to arise. It cannot be assumed that all vacant/wooded land has the same attributes or development potential.

Of prime importance is the analysis of development opportunities and constraints of the land. This analysis was performed in the Background Studies Phase of this Comprehensive Plan. The availability of municipal water service, sewer service, and access to public roads and highways will measurably improve the desirability of any potential development site. Guided by careful community planning, and good site design, future development should be founded upon the goals and objectives which are located in Section III, Part A of this Comprehensive Plan.

Keeping the Goal and Objectives in mind, once the available developable land has been identified, it is then possible to designate designated growth areas and then to delineate a future land use configuration for the various land use classifications throughout the Township. In addition to suitability for development of the land, population projections and the level of expected economic activity help to determine where and how much land area is needed to accommodate the various land use categories in the future.

Following are the Land Use Classifications of the Future Land Use Plan for the Township of Jackson:

Residential

The greater proportion of land to be developed in the future throughout Jackson Township will be in the residential land use classification. The physical requirements for the land to be developed in a residential use include: (1) a stable underlying geologic structure that provides a good base for building (especially in consideration of any underground caverns, deep mines, or streams); (2) soils suitable for a building base and also possessing good percolation and drainage; (3) a slope from three percent to twenty-five percent; (4) good natural drainage; (5) a general attractiveness; some tree cover; (6) not in proximity to objectionable land uses; (7) frontage upon existing public streets or roads; and (8) not within the floodway or 100 year flood plain of streams or rivers.

In addition to the physical characteristics of the land itself, the location of the land in relation to other land uses and facilities is also most important. These include: (1) convenience to places of employment, shopping, education, and recreational facilities; (2) buffering from major traffic ways; (3) protection from incompatible and objectionable land uses (a physical separation and buffering of residential areas from industrial and intensive commercial uses); (4) easy connection to utilities of water, and sewer; and (5) availability of police protection, fire protection, and health care.

Public/Semi Public

The public/semi public uses are those lots, lands, and acreages devoted to providing basic community services involving: health, safety, education, recreation, and spiritual needs of the community. The areas currently providing these services should be preserved and protected from encroaching development in the future. Recommended additions to those areas are shown on the Future Land Use and Future Community Facilities Maps.

Commercial

With the current trend of movement and regrouping of commercial establishments coupled with the ever increasing variety of these establishments, plus the easily accessibility to major highways such as U.S. Route 22, a substantial amount of future development of the Township can be expected to fall into the commercial classification. The physical requirements for land to be developed for commercial use include: (1) availability of public utilities of water and sewer service; (2) access to streets and highways; (3) good ingress and egress; (4) good visibility; (5) availability of community facilities such as fire and police protection; (6) good access to and from supporting trade areas; and (7) good competitive position in relation to existing and other proposed commercial establishments.

Industrial

Recognizing the need for the diversification of commercial and industrial enterprise throughout Jackson Township thereby providing an increased number and variety of job opportunities, the reservation of a portion of the Township's land for industrial use is recommended. The physical requirements for land to be developed for industrial use include: (1) a very stable underlying geologic structure and soil that provides a good building base to support the large, heavy structures usually associated with industrial operations; (2) a slope of from three percent (3%) to eight percent (8%); (3) good natural drainage; (4) natural buffers between industrial areas and other adjacent uses; (5) adequate area for landscaping, parking, and future expansion; (6) fronting upon existing public highways or streets; and (7) good ingress and egress.

The locational factors that influence the positioning of the industrial areas in relation to the other land uses throughout the Township include: (1) availability of public utilities including water and sewer; (2) availability of community facilities such as fire and police protection; (3) good access to major highways, railroads, and/or water ways; (4) a favorable competitive position with existing industries; access to major markets and suppliers.

Conservation

A majority of land placed in this category is usually not economically or physically feasible to develop at the present time. This is due to a number of factors. Primary among these, within Jackson Township, is that some of the mountainous land possesses a slope of over twenty-four percent (24%). Refer to Topography and Slope Map 4 in the Physiography Study section for an indication of those areas of steep slope.

Environmentally sensitive areas which require special protection such as aquifer recharge areas, wetlands, floodplains, heritage resources, scenic viewsheds, etc., should also be placed in this land use category. Other areas placed in the open space category may be poorly drained, are in the 100 Year Floodplain, are wetlands, or have unstable underlying geologic structure. Still other areas are those without accessibility to the existing highway and street network or are in public ownership such as State Parks and State Game Lands. Whatever the characteristics of the land placed in this category are, and any type of development whether residential, commercial, or industrial should be discouraged.

These areas are and will continue to be a great asset to Jackson Township. This land will perform some of the most important and necessary functions in the future of Jackson Township. Important among these are: (1) the provision of passive recreation areas for picnicking and hiking; (2) the preservation of potential water retention areas; (3) provision of light, air, and open space throughout the community; (4) the preservation of sites of historical interest or significance; (5) the preservation of scenic viewsheds; and (6) the provision of buffer areas between different land uses, generally making the Township a visually attractive place in which to live and work.

The Development Constraints Map illustrates the areas of Jackson Township that are not suitable for development.

The Map on page 134 illustrates the areas of Jackson Township that are the best suited for development. These areas are categorized as Designated Growth Areas and Future Growth Areas. The Designated Growth Areas are defined by the Pennsylvania Municipalities Planning Code as:

“A region within a county or counties described in a municipal or multi-municipal 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 land institutional uses are permitted or planned for and public infrastructure services are provided or planned.”

Future Growth Areas are defined as:

An area of a municipal or multi-municipal 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.”

For an indication of the recommended spatial distribution of land use for Jackson Township, refer to Map 13, Future Land Use on page 134.

Distribution and Recommendations

Refer to the location and distribution of land use visually displayed upon Map 6, Existing Land Use and Map 13, Future Land Use Map. The following presents a summary of the future distribution and recommendations of the Future Land Use Plan and Map:

Residential

Future residential development is recommended to be infill development throughout existing residential areas and the extension of existing residential areas into immediately adjacent currently undeveloped areas. These areas are comprised primarily of infill development within Jackson Township and within the villages and other development concentrations of the Township. Extensions of those existing residential areas within and around the Vinco area are recommended immediately adjacent to existing development. Other areas suitable for residential development include areas of Dishong Mountain Road (when infrastructure becomes available), Fairview, Mundys Corners, and along Fords Corner Road.

Public/Semi Public

Existing areas throughout the Jackson Township to be utilized as Public/Semi Public use in the future include: the Jackson Township Municipal Building, Jackson Township Elementary School, Jackson Township Sewer Authority, the District Magistrate Office, other smaller park and recreation areas, cemeteries, sportsman’s clubs, churches, etc. Refer to Map 16, the Future Community Facilities Map, and the Community Facilities Plan Element for an indication of areas and facilities which should be enhanced and expanded.

INSERT DEVELOPMENT CONSTRAINTS MAP

INSERT GROWTH AREAS MAP

INSERT FUTURE LAND USE MAP

Commercial

Commercial development is recommended to concentrate within and immediately within and adjacent to the existing commercial areas. Future commercial areas should be concentrated within the intersection of U.S. 22 and S.R. 271, along the Route 271 Corridor, particularly around the village of Vinco, and around the intersection of Chickaree Hill Road (S.R. 3045), and U.S. Route 22. Please refer to the Economic Development Plan Element for a detailed explanation of these sites, and also the Future Land Use Map for their locations.

Industrial

Potential industrial areas are limited throughout the Township. Those areas to be encouraged for industry in the future are situated primarily within or adjacent to existing commercial and industrial concentrations, and at two sites just off of Chickaree Hill Road, one across from the entrance of the landfill, and one along the Route 22 Corridor. Refer to the Future Land Use Map for these locations and the Economic Development Plan Element for a detailed explanation of these sites.

Natural Areas/Open Space

Those lands to be reserved as conservation areas include primarily the following areas: steep slope (>25%), floodways and floodplains (100 yr), wetlands, areas where accessibility is difficult or cost-prohibitive, and state owned land. These areas are primarily located in the southeast and southwest portions of the Township.

Implementation of the Land Use Plan

The Land Use Plan Element is presented as a guide for the future orderly growth and development of the Township of Jackson. The Plan has no legal enforcement status to ensure its implementation. The wholehearted support of the Plan by the Township Planning Commission, elected and appointed officials, citizen organizations, and the general citizenry is, therefore, most imperative.

In addition to this support, there are a number of other tools which can be used to implement the Land Use Plan. These include:

-
- **Zoning Ordinance:** The Township of Jackson has an existing Zoning Ordinance; the Township should amend the existing Zoning Ordinance and Map once the new Comprehensive Plan is completed and adopted to reflect the recommendations and proposals of the Land Use Element of the Township Comprehensive Plan and the latest amendments to the Pennsylvania Municipalities Planning Code. The Zoning Ordinance will accomplish much toward implementing the Land Use Plan Element as well as achieving the Goals and Objectives of the Comprehensive Plan.
 - **Subdivision and Land Development Ordinance:** The Township of Jackson has an existing Subdivision and Land Development Ordinance. Following the completion and adoption of the Comprehensive Plan, this Ordinance should be reviewed and amended to include the Statement of Goals and Objectives of the new Comprehensive Plan as well as consistency and compliance with the latest amendments to the Pennsylvania Municipalities Planning Code, Act 247 as amended.

With the administration of this ordinance, developers and potential subdividers have definite indication of the minimum standards required to protect the health, safety, and welfare of the residents of the community. This Ordinance will also act to guide their efforts in consistency with the Jackson Township Comprehensive Plan and Land Use Plan Element as well as currently accepted site design principles.

- **Community Conservation:** A community-wide program of community conservation and rehabilitation should be undertaken. Both residential and commercial structures should be included. Under this program, steps should be taken to prevent areas of presently sound structures from falling into blight. These steps include the strict and vigorous enforcement of building, housing, and health quality standards. Programs should be established to rehabilitate deteriorating structures as well as a program to demolish dilapidated structures.
- **Capital Improvements Program (CIP):** The Capital Improvements Program is a listing of future municipal projects with their assigned priority, estimated cost, and proposed method of financing and assignment of responsibility for implementation. The program covers a period of five (5) years into the future. Through this program, the recommendations of the Transportation Plan, Community Facilities Plan, Public Utilities Plan, and Housing Plan can be accomplished and financed thereby in turn also contributing to the implementation of the Proposed Land Use Plan.

Through the use of the foregoing, the Land Use Plan Element can be successfully implemented throughout the coming years.

D. HOUSING PLAN ELEMENT

A Housing Plan is an important element of a Comprehensive Plan. This Plan Element provides an agenda for conservation and rehabilitation of the housing stock in Jackson Township. The Housing Plan also provides municipal government with the essential information needed to implement housing rehabilitation programs, and providing the residents of Jackson Township quality, affordable housing options. Through the undertaking of a resolute rehabilitation effort, Jackson Township will be able to upgrade its housing stock, raise property values, improve the tax base, and eliminate properties which are having a negative impact on the housing market in the Township.

The tasks concerning Jackson Township's housing include (1) affordable housing for the elderly, (2) the rehabilitation of deteriorated housing of owner occupied and rental properties, and (3) to encourage infill development in existing neighborhoods to preserve the natural setting of the Township, and to cut unneeded, costly infrastructure expansions.

Housing Conditions

One of the steps in determining the condition of the existing housing stock was to conduct a windshield survey which examined and evaluated housing conditions. This survey focused on the major structural components which were apparent from the exterior. Features such as the condition of the foundation, exterior walls, doors, windows, and roof were noted. While the survey is not comprehensive it does provide an overview of the general housing conditions. It is likely that there are homes with code violations, internal flaws, and other hidden deficiencies which are not visible to the surveyors from an external point of view. There are also other structures in the Township that would benefit from improvements and rehabilitation to improve the quality of the housing stock in the Township.

Housing in Jackson Township varies depending on location. The residential aspect of the Township is typical to many of the rural areas of Pennsylvania; widely scattered homes on large tracts of land, farms with agricultural buildings, and clusters of homes, and villages scattered throughout the Township. The majority of the residential development is located around Route 271 corridor. Overall the condition of the housing stock in Jackson Township is very good. However, there are a few properties in the Township that are in various states of deterioration. Some of these properties are located along Wagner Road, Benshoff Hill Road, Pike Road, Whitetail Road, and Lyle Street.

Some of the structures in the Township are in need of major rehabilitation and some just need to be cleaned up. A detailed study should be undertaken to identify structures that should be demolished as opposed to the structures that are in need of rehabilitation.

Improving Residential Neighborhoods

The appearance of a community is one of the most important factors of choosing a place to live. A clean, attractive neighborhood will attract people to move there and build new homes, which in turn will increase the property values and the tax base in the area.

Actions to Be Taken:

- Encourage homeowners to maintain their homes and outdoor spaces.
- Encourage owners, property managers, and residents to maintain their properties and improve conditions of their properties.
- Encourage homeowners to maintain their properties as single family dwellings rather than dividing them into multi-family rental units.
- Encourage the construction of different types of housing units including townhouses, patio style apartments, and other types of multi-family units to expand the variety of available housing types in the Township.
- Protect residential areas from non-residential development.
- Ensure consistent enforcement of all codes involving the upkeep of residential neighborhoods, and follow through with appropriate actions when violations of codes are found.
- Reserve open space in residential neighborhoods.
- Schedule community clean-up days and have waste haulers remove large unwanted items such as appliances, furniture, tires, etc. for a reduced fee.
- Encourage the organization of a neighborhood crime watch program.

Historic Preservation Activities

Jackson Township should be actively supporting historic preservation activities in the Township. There are a number of historic sites and buildings located within Jackson Township. These sites and buildings add to the Township's historic character and charm. The character, the ambiance, and the historic entities of the Township should be preserved.

Actions to Be Taken:

- Identify historic homes and buildings and provide a history for each.
- Encourage the preservation architectural integrity of historic homes.
- Educate the public regarding the potential for adaptive reuse of homes and other historic properties.

New Housing

Jackson Township should set standards for new housing subdivisions to encourage open space and the clustering of new housing construction near existing infrastructure. The Township should also encourage infill development in existing villages and neighborhoods.

In the interest of providing a wide variety of affordable housing, the construction of some multi-family housing units could be desirable for certain areas of the Township. With the hope for future growth, existing housing and rehabilitation measures may not be sufficient to meet future demand. If priced accordingly, a development can serve as affordable housing for senior citizens. Other housing units can be built to attract new families to locate to the Township. Housing for young families and young adults, especially professional, can persuade new residents to move to Jackson Township.

Actions to Be Taken:

- Review the Subdivision and Land Development Ordinance to ensure that new development complements existing development.
- Whenever possible, consider adopting the traditional neighborhood design for new construction. This can be accomplished by extending the street grid, scale and development in appropriate areas, particularly in the Vinco area.
- New subdivisions should be built in appropriate areas to avoid steep slopes, flood plains, and wetlands. Please refer to the Development Constraints Map for locations of these areas.
- Meet the existing need for multi-family residential housing needs by identifying areas that are suitable for the development of garden-style apartments, multi-family housing for families and rent-assisted housing for senior citizens.

Housing Rehabilitation

One of the steps that can be taken to determine the condition of existing housing stock is to conduct a housing survey which examines and evaluates each house to determine its condition. This survey of housing condition should focus on the major structural components which are discernible from the exterior. Features such as the condition of the foundation, exterior walls, doors, windows, and roof are noted. Cracks in the foundation, loose or missing roof coverings, and deteriorated walls are some of the major deficiency factors. A housing survey is usually not concerned with cosmetic deficiencies such as faded or peeling paint, but focuses on basic structural deficiencies.

The focus of the survey is on deficiencies visible from outside the structure. There are likely to be homes with code violations (if the BOCA Code or the new statewide Building Code were applied), internal flaws, and other hidden deficiencies which are not clearly evident from an external point of view. If these particular homes enter the housing rehabilitation program, these internal flaws will then be identified and addressed.

Actions to Be Taken:

- Jackson Township should consider applying for funds for an owner-occupied housing rehabilitation program.
- Following receipt of housing rehabilitation grant monies, advertise that housing monies are available for homeowners to rehabilitate their housing units.
- Compile a master list of interested homeowners. Following completion of applications, qualify those who meet income guidelines.
- Administer the housing rehabilitation program, follow grant guidelines, inspect properties in the program, complete program reports, and fulfill other requirements of the housing rehabilitation program.

In formulating a housing rehabilitation program, both external and eventually internal conditions need to be addressed. Further, a given dollar amount or ceiling for funding needs to be established on a per-unit basis. Because the homes found to have major structural deficiencies will be expensive to repair, the maximum dollar amount available for rehabilitation will have to be set fairly high, e.g., \$18,500 per housing unit. Anything over this figure would need to come from the homeowner or through his lender.

Renovation of Single-Family Homes into Rental Units, thereby increasing the Number of Absentee Landlords

In communities with a large senior citizens population (17.2%), properties more often become available for sale. Since children frequently move away from their home communities of origin to seek employment opportunities, larger homes are often placed on the real estate market as part of estate settlements. Some of these larger homes are attractive for renovation into apartments. This pattern creates a more dense occupancy than former single homes, sometimes creating traffic, parking, and other associated problems for the neighborhood in which they are located. Another potential problem is the tendency to create a pattern of absentee landlords.

Actions to Be Taken:

- Apply to PA DCED for grant monies to finance the housing rehabilitation programs.
- Following grant approval, qualify those eligible to utilize funds according to program guidelines.
- Discourage the conversion of former single-family homes into apartments.
- Ensure that any conversion meets the requirements of the zoning ordinance, building codes, and other applicable requirements.
- Pass a Rental Inspection Ordinance to ensure that rental properties meet basic health, safety, and housing code standards. Establish a rental property fee to cover the costs of rental inspections.
- Enlist the assistance of the Cambria County Housing Authority in advancing the foregoing activities focused on improving the housing stock in Jackson Township.

Updating of the Regulatory Environment

Jackson Township should update their Zoning Ordinances and Map (adopted in 2001) and their Subdivision Land Development Ordinance (adopted in 1980). This should ensure consistency between the Zoning Ordinance, the Subdivision Land Development Ordinance and the new Township Comprehensive Plan. This will help to reduce land use conflicts, provide for the appropriate use of available vacant land, encourage infill development, and ensure that new development is compatible with the development goals and objectives of the Township.

Zoning Ordinance and Subdivision and Land Development Ordinance: The revised and updated Subdivision and Land Development Ordinance and Zoning Ordinance and Map should promote affordable housing, encourage new housing to be constructed, preserve existing sound housing, and provide for the demolition of blighted structures. The ordinance update process will take approximately six (6) months to complete and should involve substantial public input and discussion.

Funding for Housing Rehabilitation Programs

Housing rehabilitation can be funded by utilizing a variety of Federal and State grant programs in combination with local resources. The two (2) most widely used are the Pennsylvania Community Development Block Grant (CDBG) and the Pennsylvania HOME Investment Partnership Grant Program. Both of these programs are administered through the Pennsylvania Department of Community and Economic Development (DCED).

The PA CDBG program provides funds to address a wide variety of community needs such as street improvements, water and sewer improvements, housing rehabilitation, meeting ADA requirements, as well as many other community-related activities. There are three (3) ways to obtain funding:

1. Because Jackson Township is a PA CDBG “nonentitlement” community, the Township has to apply for entitlement funds that can be utilized for housing rehabilitation purposes.
2. The Township can apply directly to the Pennsylvania Department of Community and Economic Development for “competitive” CDBG funds. These funds are set aside for communities which are both “entitlement” and “non-entitlement communities.” There is competition for these funds and the amount of money is limited to approximately \$5 to \$6 million statewide in any given state fiscal year.
3. The Pennsylvania HOME Partnership Program is a competitive program which provides funds to communities for housing rehabilitation assistance. Jackson Township can apply for up to \$500,000 for any given state fiscal year. Application must be made to the Department of Community and Economic Development (DCED).

In addition to these programs, there is now a new grant initiative called the New Communities Program which might also be used for housing rehabilitation.

Both the Federal Department of Housing and Urban Development and the Pennsylvania Housing Finance Agency also have programs which provide monies for rehabilitation of multi-family homes and rental properties. It is recommended that the County also investigate these programs. These programs tend to involve a more complicated application process, involve the participation of the building or landlord owner, may require the participation of other entities such as Housing and/or Redevelopment Authorities, and are competitive.

Proposed Housing Rehabilitation Program Guidelines

To be eligible for the funding of the CDBG and HOME Programs, the local Housing Rehabilitation Program must provide services to low/moderate income families according to State and Federal income guidelines. Grants should be made available to low/moderate income households to rehabilitate their housing units, and should be limited to owner-occupied housing.

Conditions for participation in the program should include the following:

- Homeowners must have resided in their homes for at least one (1) year prior to making application for rehabilitation assistance.
- The owner must continue to live in the property and maintain it in accordance with Section 8 Housing Quality Standards of the U.S. Department of Housing and Urban Development (HUD) for five (5) years to receive the full benefit of the forgiveness loan as a grant.
- Eligibility for the loans is based on the eligibility income range from the following table:

TABLE 36

SECTION 8 INCOME LIMITS: Cambria County 2005								
Income Classification	1 Per	2 Per	3 Per	4 Per	5 Per	6 Per	7 Per	8+ Per
30% of Median	\$10,200	\$11,650	\$13,100	\$14,550	\$15,700	\$16,900	\$18,050	\$19,200
Very Low Income	\$16,950	\$19,400	\$21,800	\$24,250	\$26,150	\$28,100	\$30,050	\$32,000
Low Income	\$27,150	\$31,050	\$34,900	\$38,800	\$41,900	\$45,000	\$48,100	\$51,200
SOURCE: U.S. Department of Housing and Urban Development (HUD) 2005								

If the owner of a dwelling is eligible for a forgiveness loan, he must “borrow” the full amount of the loan. As long as the owner remains in and maintains the property as determined by an annual inspection by the Housing Rehabilitation administrating agency, one-fifth of the amount of the loan will be forgiven annually for five (5) years. After five (5) years the entire loan is considered a grant.

If the owner sells or transfers the property in less than five (5) years, the outstanding amount of the loan will be paid from the proceeds of the sale. The funds which are recovered are then available to fund additional rehabilitation activities. Loans should be given to rectify deficiencies and to weatherize the property. Critical deficiencies must be addressed first.

Loans are to be made up to \$18,500. If balances of the \$18,500 maximum remains after eligible repairs are made, then those funds can be spent for other code deficiencies and weatherization improvements. It is important to note that when a unit is eligible for rehabilitation assistance, the unit must be brought up to the HUD Section 8 Quality Standards. If the maximum amount of the loan is not sufficient to cover these expenses, the owner of the home must provide the additional amount needed to bring the unit into compliance.

Housing Rehabilitation Needs

Housing units showing moderate to slight deterioration will be the more likely candidates for the rehabilitation program. A cost estimate for a program to rehabilitate those units is as follows:

Project Cost Estimate Housing Rehabilitation Program: First (1st) Year

EXAMPLE PROGRAM

For the Jackson Township Rehabilitation of an initial twelve (12) housing units @ \$18,500 per unit:	\$222,000
Administration @ \$950 per housing unit including: Work write-up awarding contracts, construction observation, and reporting:	\$11,400
General Administration @ 7%:	\$16,338
Total:	\$249,738

Estimating that approximately twelve (12) housing units could be determined to be deteriorated, it could be expected that more than this number of households would apply for the housing rehabilitation program. Each house will have to be examined before it is to be included in the program. The homeowner's income must be verified and qualified. Subject to successful qualification, selection would be on a first come, first served basis. Work write-ups and cost estimates need to be prepared for those units which are to receive funds.

Work Write-ups and Administration

Technical assistance for the work write-ups and follow-through on administrative details could be provided by the Cambria County Redevelopment and/or Housing Authority.

Implementation

The first step in implementing any housing rehabilitation program is to secure the needed funds. The applications, PA CDBG and HOME Investment Partnership, which must be prepared, are rather lengthy and involved. It is recommended that an individual or an agency which is experienced with the application preparation procedures for these programs be retained to prepare the applications.

Jackson Township will be responsible for reviewing the qualifications of applicants for the program, reviewing work write-ups, securing bids from contractors, and then monitoring and inspecting the housing units when the work is completed. More applications may be received than there are funds available; applications will have to be made in subsequent years for additional funds. Following the foregoing program will most certainly improve the quality of housing throughout Jackson Township.

Affordable Housing

There is a general belief at every level of government that every family should have a choice of affordable housing available to them. The housing goal outlined in the Goals and Objectives section of this Plan reflects this belief as well.

Affordable Housing Law

Several laws at all levels of government were created to deal with the provision of affordable housing. The Federal Fair Housing Act (as amended 1990) was created to ensure that every family would have a decent home in a suitable environment available to them. There is a growing body of both statutory and case law which pertains to affordable housing.

Commonwealth of Pennsylvania Laws Regarding Affordable Housing

The Pennsylvania Municipalities Planning Code Section 301 (2.1) states that each municipal zoning ordinance is designed to provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing. These forms include single family and two family dwellings, a reasonable range of multi-family dwelling units in various arrangement, mobile homes, and mobile home parks. However, no zoning ordinance will be deemed invalid for the failure to provide for any specific dwelling type. Basically, this provision discourages exclusionary zoning and promotes affordable housing.

Affordable housing programs

Several strategies are available to promote affordable housing. As previously outlined in this section of the Comprehensive Plan, rehabilitation of existing homes can be used to provide sound affordable housing.

Weatherization is a form of housing rehabilitation that involves reducing the energy costs of a low income household. Both owner-occupied and rental dwellings are eligible for weatherization service. The weatherization program is funded through the Federal Department of Energy and has received a portion of Low Income Home Energy Assistance Program funds provided by the Department of Health and Human Services. The Bureau of Human Resources should be contacted for more information.

Funding Sources for Affordable Housing

U.S. Department of Housing and Urban Development (HUD): HUD is the base funding source of many Housing Programs. Their funds are used for developing affordable housing and purchasing mortgages (Fannie MAE, Ginny MAE, and Freddie MAC) and for rehabilitation and weatherization. The primary source of direct funding for housing is the Community Development Block Grant (CDBG) Program.

Pennsylvania Department of Community and Economic Development: The Pennsylvania Department of Community and Economic Development offer several programs that utilize CDBG monies as a funding source. They are: “entitlement” CDBG funds, “competitive” CDBG, Communities of Opportunities Program, and the HOME Program.

Community Development Block Grants (CDBG)

A funding source for housing is the CDBG program. Both “entitlement” and “competitive” funds are eligible for this activity. The CDBG Competitive grants are usually due in March. The current maximum grant amount for housing rehabilitation is \$500,000. Applications for funding should be submitted to the Pennsylvania Department of Community and Economic Development through the Single Application process. It is possible to reapply for additional funding to continue the housing program after the first grant funds are expended.

Other State and Federal Affordable Housing Programs

Most Federal and State programs for housing are targeted to low and moderate income families or individuals. To address the needs of affordable housing, rehabilitation of existing housing and future housing needs, it is recommended that these Federal and State programs be examined and possibly implemented.

HOME - Home Investment Partnership Program (HUD, DCED): This program offers funding and general guidelines to municipal governments, while allowing the local government the freedom to tailor implementation strategies for providing affordable housing to their own communities. This program contains the following Goals:

- Provide affordable housing to low to very low income Pennsylvanians (80 % of median income).
- Assist local governments in achieving adequate supplies of affordable housing.
- To foster and strengthen partnerships between the public and private sectors which will increase the production and management of affordable housing.

Community Service Block Grant Program and Employment and Community Conservation Program: These programs are administered through the Department of Community and Economic Development, Bureau of Human Resources. These programs are targeted toward wider scale (community and neighborhood) type activities. In addition, this Bureau funds the Neighborhood Assistance Program (NAP) which has the following components:

- Housing Initiative
 - Weatherization
 - Local Initiative
 - Progressive Readiness Employment Program (PREP) and
 - Enterprise Zone Extension Credit Program
-

E. ECONOMIC DEVELOPMENT PLAN

Economic development is a top priority of most municipalities. A healthy and growing community needs a broad range of employment opportunities that are within a practical commuting distance for the residents of the area. A lack of regional employment opportunities tends to create high unemployment rates, low income levels, out-migration, a decreased tax base, and in the long-term, disinvestment in the community.

Regional employment opportunities are based on many factors. Geography, natural resources, available sites, availability of infrastructure, transportation facilities, skill level of the labor force, tax abatement incentives, and quality of life in the area are some of the critical factors which most companies seek when making decisions about the locating their businesses. County, regional, and state development programs and policies may have much more impact on these factors than local government.

This is not to suggest that the Township government should not concern itself with the generation of regional employment opportunities; only that their impacts will be less and that larger entities are better equipped to take the lead in most direct economic development programs. Many of those factors are not amenable to change and are not under the control of local municipal government. Most minor civil divisions in Pennsylvania are small in size and do not control the resources to have a large impact upon regional economic development patterns and trends; even with their own municipality.

Even where regional employment opportunities exist in sufficient quantity to assure population stability and growth, it is beneficial for a community to encourage both residential and nonresidential growth and balance residential development with the development of other income producing properties. Industrial and commercial properties tend to generate higher tax revenues, which have a positive impact on the fiscal solvency of local government.

Regional and County Economic Development Efforts

Jackson Township needs to strengthen its relationship with the state, regional, and county economic development agencies. Jackson Township should encourage membership and participation regarding the economic development activities of Southern Alleghenies Planning and Development Commission, the Cambria County Industrial Development Corporation, the Cambria County Planning Commission, and the Cambria County Redevelopment Authority.

Jackson Township should assign community representatives to participate and encourage support for the regional and local economic development priorities. This effort should forward the regional and local agendas through county wide marketing of the local industrial and commercial assets. These professional relationships should also build coalitions to support regional and local economic development efforts.

Improvements to Concentrated Retail/Commercial Areas

Since Jackson Township, like many other townships throughout Pennsylvania, does not have a traditional Central Business District, it should concentrate on enhancing and expanding the areas that already contain commercial development. This will prevent the mixing of potentially incompatible land uses and cut down on the cost of constructing new infrastructure such as new roads and unnecessary sewer and water service extensions. Improvements to these areas can have a positive effect upon both business retention and business expansion. Actions to improve the business climate, to encourage residents to shop in local stores, and to make these areas attractive places in which to live work, and shop will encourage improvements to the concentrated retail/commercial areas, and community wide improvements.

Please refer to Map 14, the Economic Generators Map on page 151 for the locations of all of the existing businesses in Jackson Township. The list of business names shown on the Economic Generators Map immediately follows the Map.

Actions to Be Taken:

- Strengthen relationships with the county, regional and state planning and economic development agencies.
- Cluster retail, commercial and industrial development within identified appropriate areas within the Township.
- Prepare an annual Capital Improvement Program to finance community improvements.
- Secure grant monies for community improvements through a coordinated grantsmanship program.
- Encourage “infill” construction on vacant or under utilized land. Second story floor space above stores may be renovated for commercial, professional and residential uses.

-
- Study existing traffic and parking patterns. Provide adequate parking and safe ingress and egress to and from all retail areas.
 - Establish a Farmers Market in an appropriate area, possibly the Jackson Township Senior Center or the Parking lot of the Vinco Shopping Plaza. This would provide an outlet for agricultural products, and also support an important sector of the local economy.
 - Consider the development of a Town Center situated around the Jackson Township Municipal Building. Included in this development would be an area of mixed use development including commercial, residential and public/semi-public uses. Refer to the Future Land Use Map for the location of this area.

Activities to Grow and Expand Business

The main economic development concern of Jackson Township should be to stimulate economic growth. One of the major development concerns should be to expand existing businesses and encourage the new development of business in the Township. Additional retail commercial could be desirable if the development is scaled for the needs of the Township and is built as a planned cluster and not as commercial strip type development. Encouraging new business development on the Route 22 Corridor should be a priority. The development along the Route 22 Corridor should be concentrated around the Route 271 Interchange and around the interchange of Route 22 and Chickaree Hill Rd. (SR 3045). Strip development should be strongly discouraged along Route 22. Commercial services and retail development on the Route 271 Corridor, particularly around Vinco, and Mundys Corner should also be encouraged.

Actions to Be Taken:

- To encourage retail and commercial development in appropriate locations within the Township. These businesses will increase the tax base as well as providing employment opportunities and meet the needs of the residents.
- Encourage local residents to patronize and support local businesses.
- Plan for adaptive reuse of abandoned buildings for professional office space, businesses, and retail space.

INSERT ECONOMIC GENERATORS MAP

JACKSON TOWNSHIP ECONOMIC GENERATORS

1. Laurel Highlands Landfill
2. Laurel Sand and Stone Co.
3. G.E. Medical Systems
4. Jeff Deshong Trucking
5. Tops-It-Off Custom Cabinets/Harper & Gallo Inc.
6. Pagano's Equipment Service
7. Mining/Quarrying
8. Molnar Upholstery
9. Direct Value Outlet
10. Sheetz
11. Route 271 Plaza
12. The Big Stone Inn
13. Snyder Excavating
14. Allstate Insurance/Elias Chiropractic
15. Sewing and Mending Shop
16. Mundys Corner Restaurant
17. Qwik Fill
18. Unidentified Commercial
19. T.W. Rummel Construction
20. C&R Service Center
21. Espe Chiropractic/Tee Time/T.P.'s Trains
22. Napa Auto Parts
23. Dolan's Welding and Steel Fabrication
24. Wyse Cemetery Memorials/Notary Public
25. Former Blarney Stone Personal Care Home (Now Vacant)
26. Warren Oil Co./PBF Online Billing
27. Construction Equipment Services
28. Martin Marine Sales
29. Dulashaw Farm and Home Center
30. Unidentified Commercial
31. Holly's Daycare
32. Unidentified Commercial
33. Gilkey Pools
34. Hildebrand Reloading and Supply
35. Henry's Taxidermy
36. Bob's Used Cars/Butler Auto and Truck Sales
37. MEC Chemicals Inc.
38. The Right Cut
39. Rose Excavating
40. Unidentified Commercial
41. Naugle's Car and Truck Sales
42. Deetscreek Construction
43. Vinco Storage

-
44. Knecht Builders Inc.
 45. Gaboda Building and Remodeling
 46. Thomas Kaschalk and Son Construction
 47. Gillin's Auto and Truck Salvage
 48. Indoor Yard Sale
 49. Singer Hill Cabinets
 50. Jack Houston Construction
 51. Alliance Quality Flooring
 52. G.P. Portable Johns/Kamzik Septic Service
 53. Vinco Pharmacy
 54. Salvage Antiques/Yurasek & Sons Trucking
 55. Tobacco Outlet
 56. Vinco Service Station/Uhaul
 57. Vinco Pizza
 58. Donald M. Leckey Optomologist
 59. Final Touch Nail Salon
 60. Hagerich Auto Sales/ Vinco Tire & Auto
 61. Vinco Shopping Plaza
 62. Vinco Hardware/BK's Kar Heaven
 63. Body Connection
 64. Conrad's Auto Sales and Service
 65. Royal Auto Refinishing
 66. Aurandt Motor Company Inc.
 67. Route 271 Auto and Diesel
 68. All The Right Movies
 69. Tipton Electric Inc.
 70. Mining/Quarrying
 71. Crusan's Auto Mart

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- Create a page on the Jackson Township website to market the region. Include maps, and information on available development sites with infrastructure and tax or other incentives to attract potential developers, businesses and industry.
 - Review the Zoning Ordinance and update the criteria regarding home businesses, especially those involving the use of the internet and technology including software development, computer services, computer training, hardware services, web site creation, and e-business.
 - Amend the Zoning Ordinance to accommodate new commercial/industrial areas around the Route 271 Interchange and along Route 22.

The developing areas should be built to minimize the congestion associated with strip type retail development. Since the primary need for new commercial space in the future development of the Township will be for highway serving activities, it is suggested that these be incorporated into the plans of major subdividers and developers. Where this is not possible, the Future Land Use Plan Element gives an indication of the location of appropriate highway-related centers.

In order to assure that retail commercial development takes place in a manner which is consistent with good planning practices, the Subdivision and Land Development Ordinance should require developers of major retail sites to provide access via service roads or a very limited number of curb-cuts. Developers should also be encouraged to cluster retail buildings in a harmonious manner which provides adequate green space as well as space for building and parking.

Industrial Development

Jackson Township wants to maintain the health of its municipal finances and provide well paying employment opportunities for its residents. In order to do this, it will be necessary to encourage growth in sectors other than residential. In particular, light manufacturing, and warehousing and distribution activities are seen as desirable.

Site Availability

In order to assure that space is available for future industrial development, certain areas of the Township should be reserved for light manufacturing and industrial/business parks. The Future Land Use Plan Element indicates specific areas recommended for these uses. In all, approximately 5% of the remaining developable land in the Township should be reserved for economic activities.

The location of new economic activity is also very important. Designating a large tract of land with poor access and no infrastructure for office or business park development will assure that such a parcel will not be developed in the short term.

With improved accessibility and traffic flow, the reconstruction of Route 22 into a four lane divided highway spanning the breadth of Jackson Township could provide the opportunity to establish a business/industrial park somewhere in the Township within close proximity to Route 22. There is a small area between Route 22 and Pike Road that could be developed into a small business/light industrial park. This area is already served by public water and sewer and it is already zoned for industrial uses. Also in the same vicinity there is a tract of land which is presently, partially occupied by the Warren Oil Company, just off of Pike Road, (Pennzoil Drive) that could be further developed for industrial use. This tract of land is presently served by municipal water and sewer.

Another area zoned for industrial use is just off of Route 22 on Chickaree Hill Road (S.R. 3045). Presently this is the location of the Laurel Highlands Land Fill, but portions of the backfilled land and a parcel of land directly across the street from the entrance of the land fill could potentially be developed into a business/industrial park. However, there are setbacks associated with this site. There is no municipal water and sewer service in this area and extending infrastructure to this area would be quite costly. If the opportunity arises to develop this area into an industrial park, there are funding and loan programs available from organizations such as; PENNVEST, the Department of Economic Development (DCED), and the Pennsylvania Department of Environmental Protection (DEP) to extend and improve infrastructure and infrastructure related facilities. Jackson Township should also consider establishing an Enterprise Zone Designation for this site. Enterprise Zones are special districts created by local taxing bodies (county, municipality, and school district) where property taxes are abated for a specific time period to encourage economic development.

The reconstruction of Route 22 could provide a potential site for an industrial/business park located along Route 22 between Chickaree Hill Road (S.R. 3045) and Dishong Mountain Road (S.R. 3041). If this site were to be developed, municipal water and sewer service would have to be extended to serve the park. The Jackson Township Zoning Ordinance would also have to be amended if the area is to be developed for industrial uses.

Actions to Be Taken:

- Locate appropriate areas, which are in agreement with the Township Zoning Ordinance, to be developed into industrial uses.
- Develop areas that are already served by, or are in close proximity to, municipal water and sewer services to cut unnecessary construction costs.

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- Market Jackson Township to potential businesses/industries, highlighting positive aspects of the Township.
 - Secure grant monies or loans to assist in developing areas that are not presently served by municipal sewer and water service.
 - Secure grant monies or loans to assist in the construction, and site development of a business/industrial park.

Funding Programs

There are a number of state and federal funding programs available that can help people start businesses and for business expansion. There are also programs available that fund infrastructure improvements such as water and sewer system extensions. Below is a listing of some of the funding programs available for funding various types of projects.

Building PA

Provides mezzanine capital for developers for real estate assets in small to mid-sized Pennsylvania communities.

Uses: Real estate development in small to mid-sized PA communities

Where to Apply: Through issuance of request for qualification (will be advertised in Pennsylvania Bulletin)

More Information: <http://www.newpa.com/programDetail.aspx?id=38>

Business in Our Sites Grants and Loans

Empowers communities to attract growing and expanding businesses by helping them build an inventory of ready sites.

Uses: All site development activities required to make a site "shovel ready"; For speculative projects only.

Applications and More Information:

<http://www.newpa.com/programDetail.aspx?id=39>

Infrastructure Development Program

Grant and low-interest loan financing for public and private infrastructure improvements.

Uses: Transportation facilities, airports; Clearing and preparation of land and environmental remediation; Water and sewer systems, storm sewers; Energy facilities; Parking facilities; Bridges, waterways; Rail and Port facilities; At former industrial sites only: land and building acquisition, construction and renovation by private developers; Telecommunications infrastructure.

Where to Apply: Industrial Development Corporation and Authorities; Municipalities; Municipal authorities; Redevelopment authorities; Local development districts.

More Information: <http://www.newpa.com/programDetail.aspx?id=26>

Opportunity Grant Program

Grant funds to create or preserve jobs within the Commonwealth.

Uses: Machinery and equipment; Working Capital; Job Training; Infrastructure; Land and building improvements; Environmental assessment and remediation; Acquisition of land, buildings and right-of-ways; Site preparation, demolition and clearance.

Where to Apply: Letter of Intent. DCED Center for Business Financing, Grants Division.

More Information: <http://www.newpa.com/programDetail.aspx?id=41>

Pennsylvania Economic Development Financing Authority (PEDFA)

Tax-exempt and taxable bonds, both in pooled transactions and stand-alone transactions, to be used to finance land, building, equipment, working capital and refinancings.

Uses: Land and building acquisition; Building renovation and new construction; Machinery and equipment acquisition and installation; Designated infrastructure; Refinancing; Working capital.

Where to Apply: Industrial Development Authorities and Corporations

More Information: <http://www.newpa.com/programDetail.aspx?id=30>

Pennsylvania Industrial Development Authority (PIDA)

Low-interest loan financing through Industrial Development Corporations for land and building acquisition, construction and renovation, resulting in the creation or retention of jobs.

Uses: Land and building acquisition; Building construction and renovation; Industrial park development; Multi-tenant spec building construction, acquisition and renovation.

Where to Apply: Local Industrial Development Corporations

More Information: <http://www.newpa.com/programDetail.aspx?id=49>

Pennsylvania Infrastructure Investment Authority (PennVEST)

Low-interest loans for design, engineering and construction of publicly and privately owned drinking water distribution and treatment facilities, storm water conveyance and wastewater treatment and collection systems.

Uses: Design, engineering and construction costs associated with publicly and privately owned drinking water distribution and treatment facilities, storm water conveyance and wastewater collection, conveyance, treatment facilities and Brownfield site remediation.

Where to Apply: www.pennvest.state.pa.us

More Information: <http://www.newpa.com/programDetail.aspx?id=42>

Community Economic Development Loan Program

Low-interest loans for projects in distressed communities, stimulating self-help initiatives and helping people build assets at the individual, family and community levels.

Uses: Land and building acquisition; Building, construction and renovation; Machinery and equipment acquisition and installation; Working Capital.

Where to Apply: Local Area Loan Organization

More Information: <http://www.newpa.com/programDetail.aspx?id=27>

Pennsylvania Capital Access Program (PennCAP)

Loan guarantee through participating banks to be used to support a wide variety of business purposes.

Uses: Land, building, equipment, working capital

Where to Apply: Participating Banks: Fidelity Deposit & Discount Bank. Contact: Doreen Santorsa 570-504-2211; PNC Bank, N.W. Contact: Marie Hansen, 215-749-6578; AmeriServ Financial. Contact: John Kubinsky, 814-533-5205; Sovereign Bank. Contact: Susan M. Corkery, 610-526-6306

More Information: <http://www.newpa.com/programDetail.aspx?id=48>

Small Business First

Funding for small businesses, including: low-interest loan financing for land and building acquisition and construction; machinery and equipment purchases and working capital.

Uses: Land and building acquisition and construction; Machinery and equipment purchase and upgrades; Working capital; Environmental compliance/pollution prevention.

Where to Apply: Area Loan Organizations

More Information: <http://www.newpa.com/programDetail.aspx?id=33>

Customized Job Training Program (CJT)

Grants for specialized job training to existing or newly hired employees.

Uses: Instructional costs; Supplies; Consumable materials; Contracted services; Relevant travel costs for local education agency project coordinators

More Information: <http://www.newpa.com/programDetail.aspx?id=65>

Work Force Development

The residents of Jackson Township, both adults and students, should be encouraged to enroll in the programs offered by the Penn State Altoona Campus, Mount Aloysius College, the University of Pittsburgh at Johnstown, Pennsylvania Highlands Community College, Saint Francis University, Indiana University of Pennsylvania, and other colleges and universities. Postsecondary education has a positive impact upon the skills of the labor force.

Actions to Be Taken:

- Jackson Township should cooperate with the postsecondary educational institution, the vocational-technical schools, and the local high schools regarding planning for the education needs of the work force in the area.
- Encourage the educational community to provide customized job training to meet the needs of local business and industry.

F. TRANSPORTATION PLAN ELEMENT

The efficient movement of people and goods is the objective of the Transportation Plan. One of the major goals of this Planning Program is the provision of a plan for the expeditious and safe movement of traffic within and through Jackson Township. Having examined the existing roads and traffic, it is now possible to formulate a plan for the future traffic circulation in the Township.

Based upon the stated Goals and Objectives, the Transportation Study and interviews with Township Supervisors and Regional Planners, the following transportation improvements are recommended. Refer to Map 15, Transportation Improvements on page 162 for a visual indication of the location of existing and proposed future transportation projects.

Highways and Roads

- **U.S. 22.** This four-lane, highway reconstruction project, currently in the construction phase is scheduled completion in 2007. This reconstruction will bring improved access to Jackson Township and provide opportunities for both industrial and commercial development in the Township.

The improvements to U.S. Route 22, which is slated to be completed in 2007 include: the reconstruction of a two lane highway to a four lane highway including an east-bound truck climbing lane consisting of superpave wearing, binder and base Courses on subbase, paved shoulders, type 1-SP, improved signalization, highway lighting of all Route 22 Cambria County interchanges and jug handles, 2-span P/S concrete I-beam bridge, precast concrete box culverts, weather station relocation, waterline relocation, drainage improvements, new pavement markings, new guide rails, and other miscellaneous construction.

There have been a few changes to the construction plans of U.S. Route 22 in Jackson Township. Originally there were to be restrictions on left turns and traffic crossings at the intersections of Chickaree Hill Road (S.R. 3045), and Fords Corner Road (T-428). Recent amendments to the construction plans will allow open unrestricted access across these intersections, there will be flashing traffic signals and advanced warning signals (wig-wags) installed at these intersections to safely allow left turns and cross traffic. Jackson Township is responsible for the electrification and the maintenance of these signals.

Please refer to Figures 5 and 6 on pages 163 and 164 for detailed schematic diagrams of the Route 22 reconstruction. These drawings were obtained from The Pennsylvania Department of Transportation (PennDOT).

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- **Route 22/271 Interchange ramps.** Ramp reconstruction
 - **S.R. 3047 (Plank Road) reconstruction.** Resurface and upgrade S.R. 3047 (Plank Road) from Vintondale Borough to PA Route 271.
 - **Pike Road reconstruction.** Install paved shoulders and drainage facilities along Pike Road from Swingle Mountain Road to US Route 22. Improve turning radius near the intersection of Pike Road and US Route 22.
 - **S.R. 3045 (Chickaree Hill Road) reconstruction.** Complete the reconstruction of US Route 22 west and make improvements to the S.R. 3045 intersection. Improve the shoulders and drainage features along S.R. 3045 from US Route 22 to the landfill site.
 - **Whitetail Road (T-717) bridge replacement.** Existing culvert pipe is undersized and in poor condition.
 - **S.R. 3039 Benshoff Hill Road.** Roadway realignment to eliminate a hazardous “S” curve near the Middle Taylor Township line.

INSERT TRANSPORTATION IMPORVEMENTS MAP

INSERT FIGURE 5 (11x17 landscape, fit to page)

INSERT FIGURE 6 (11x17 landscape, fit to page)

Access Management

An access management program could be beneficial to improve traffic flow and safety in some portions of Jackson Township. The Transportation Research Board's (<http://www.trb.org>) *Access Management Manual* defines access management as the systematic control of the location, spacing, design, and operation of driveways, median openings, interchanges, and street connections to a roadway. It also involves roadway design applications, such as median treatments and auxiliary lanes, and the appropriate spacing of traffic signals. The purpose of access management is to provide vehicular access to land development in a manner that preserves the safety and efficiency of the transportation system. It incorporates the delicate balance between constitutional rights, private property rights and state regulations. The principles of access management seek to limit and consolidate access along major roadways, while promoting a supporting street system and unified access and circulation systems for development.

An access management program along S.R. 271 should be considered. Some appropriate access management measures along S.R. 271 may include: the construction of left hand turning lanes, the improvement of safe sight distances, the implementation of shared driveways for new housing development, and increased driveway radii for new housing and commercial developments.

Intersections

- **US 22 and S.R. 3045 Intersection improvement.**
- **S.R. 271 and T-482 intersection improvement.** This realignment will provide improved sight distance when turning onto S.R. 271 from T-482.

Township Roads

The Township should continue to improve roadside drainage on local roads throughout the Township.

In addition to the foregoing major highway and intersection construction projects, a pavement management plan should be instituted. A pavement management plan is designed to maintain and improve local and regional roads by regular, scheduled resurfacing of Township roads. A pavement management plan should be started.

Actions to be Taken:

- Create a list of roads and their characteristics (see Transportation Background Study).
- Evaluate and rate condition of each road (rate based on surface/subsurface conditions).
- A priority list of road resurfacing projects should be made. The list should be created from a field survey and evaluation of surface and subsurface conditions of existing roads.
- Maintenance lines need to be painted to establish center lines, edge of pavement, passing lanes, etc., on State and Township Roads.
- Resurface collector roads every five (5) years.
- Resurface minor roads every fifteen (15) years.
- All future roads and streets should be constructed to the standards as set forth by PennDOT.

OTHER TRANSPORTATION NETWORK**Rail**

There is a small portion of active railways in the Township.

Air

The John Murtha Johnstown-Cambria County Airport and the Ebensburg Airport provide an adequate level of service at the present time.

Public Transportation

The Cambria County Transit Authority appears to provide an adequate level of service to the residents of Jackson Township.

G. COMMUNITY FACILITIES PLAN ELEMENT

In the Community Facilities Study the basic facilities and services that are presently provided to the residents of Jackson Township were inventoried and examined. We are now in the position to make the recommendations necessary to improve the availability, quality, and adequacy of these services as well as providing for future needs as a result of future development. In certain cases, a comparison with nationally accepted standards will determine where deficiencies exist. In other cases, recommendations will be closely related to the implementation of the proposals presented in the other plan elements of this Comprehensive Plan.

The following Plan will include a set of goals and objectives and recommendations for the improvement of the services, such as fire and police protection, and human services. This Plan will also give specific recommendations for the improvements/expansion of facilities, such as parks/recreational facilities, municipal buildings, and schools of Jackson Township.

Police Protection

Calculating the need for police protection is based upon a number of factors that include community size, population density, the street and highway network, land use patterns, and socio-economic factors, such as poverty levels. Each of these factors are interrelated and have various levels of influence within Jackson Township. The Institute of Local Government at the University of Pittsburgh has established the following general guidelines which can be applied in determining the size of a municipal police force and the suggested number of officers.

POLICE PROTECTION STANDARDS¹

- 1.75 to 2.0 police officer per every 1,000 persons
- At least one patrol car per every 5,000 persons

As stated in the Community Facilities Background Study, Jackson Township has one police chief and seven (7) officers. With Jackson Township's population of 4,925, (according to the 2000 U.S. Census) the number of officers serving Jackson Township is adequate at the present time. The Pennsylvania State Police out of the Ebensburg Barracks also assist the Jackson Township police force.

¹ These standards were developed for urban areas and are somewhat higher than would be needed in a less densely population municipality such as Jackson Township.

Jackson Township has identified areas for future commercial, industrial, and residential growth. A majority of the new commercial and industrial growth will take place along Route 22, and most of the residential growth will take place in areas between State Routes 271 and 3043, in the central and southern portions of the Township. This new development will necessitate the potential for an expansion of the existing police force by one or two officers. A yearly systematic assessment of the situation should be made. The recommendations to accomplish the reappraisals are:

- Jackson Township should keep records of pertinent data in map form for each year. This information should include: location of traffic accidents and fatalities; location of robberies, burglaries and other types of crimes; place of residence of persons involved (if in Township), etc.
- A method to meet the minimum guidelines for police protection in the Township should be explored. This option should be further explored periodically in the future, as the police protection needs of the Township increase.
- An evaluation of the effectiveness of the police force operation should be made at the end of each fiscal year to assess the costs, quality and coverage of the police services. Steps should then be taken to correct any identified deficiencies.

Fire Protection

Fire protection in Jackson Township is provided by the Jackson Township Volunteer Fire Company and is dispatched through the Cambria County 911 system.

The most widely accepted standards for evaluating the effectiveness of the fire protection facilities of a community are those set forth by the National Board of Fire Underwriters.² The local fire protection associations may wish to participate in the process. Recommendations from such an evaluation could be very useful in identifying areas that need improvement and to secure grant monies for any identified needs and for long range planning purposes.

Some of the recommendations from the National Board of Fire Underwriters include the improvement of departmental organization, drills, and training. The National Board of Fire Underwriters also encourages the local fire departments to consider the replacement of their apparatus on a 20 year life expectancy basis.

² The National Board of Fire Underwriters (NBFU) developed these standards for the insurance industry.

In view of future development, the areas proposed for residential, commercial, and industrial development that is described in the Future Land Use Plan must be provided with appropriate fire protection facilities and services. Growth in Jackson Township may necessitate that the Jackson Township Volunteer Fire Company expand their equipment and services including the recruitment of an adequate number of fire fighters to meet future needs.

Ambulance Service

The Jackson Township EMS service provides an adequate level of service to the residents of the Township.

Libraries

Jackson Township is served by the Ebensburg and Nanty Glo libraries. Jackson Township should explore opening a library to serve its residents. This library could be located in the Vinco, or as a portion to the recommended municipal building/ recreation center complex mentioned later in this plan.

Schools

The Central Cambria School District provides an adequate level of education for the children of Jackson Township.

Jackson Township should continue to work closely with the School District to further educational programs offered by the School District. The School District should continue to upgrade its facilities and technology to assure the children of Jackson Township and all of the municipalities of the School District receive the best education possible.

Parks and Recreation

There are a number of recreational and park facilities in Jackson Township. Included in this inventory are Mitchell Park, Leidy Park, Loraine Park, and the Jackson Township Veterans Memorial Park. Jackson Township also has a senior center that offers a number of recreational opportunities to the senior citizens of the area. These facilities are described in detail in the Community Facilities Background Study. Refer to Map 8, the Community Facilities Map.

For the purpose of classifying the recreational areas of Jackson Township according to their type of use, the following categories are identified by the National Recreation Association (NRA). The Facilities commonly associated with each category are presented in the following table.

TABLE 37

COMMONLY PROVIDED RECREATIONAL FACILITIES			
Type of Area	Age Group Served	Facilities Provided	Ideal Size
Park	All Age Groups	Areas for picnics, hiking, fishing, ice skating, and swimming; cook stoves; shelters; toilets; playgrounds, and playfields	40-100 acres
Playground (including playlot)	Pre-school and 6-14 years	(1) Swings, sliding boards, sand boxes, jungle gyms, open fields, a paved section (2) Courts for tennis, basketball, and volleyball	2-4 acres
Playfields	All Ages	Areas for football, baseball/softball, soccer	10-15 acres

By classifying the existing recreational facilities according to the classifications set forth in the preceding table, deficiencies can be identified within the parks in Jackson Township, recommendations for future expansions and new facilities can then be made.

The largest park in Jackson Township is Mitchell Park. Mitchell Park has an area of approximately 69 acres, which falls within the ideal size for a park set forth by the NRA. There are also expansions under consideration for this park which include additional pavilions and hiking/walking trails. Taking into account the proposed expansions, Mitchell Park should provide an adequate recreational facility for the existing and future residents of Jackson Township.

Leidy Park has an area of just over 5 acres; this is an adequate size for a neighborhood park. There are expansions such as a walking track around the park in planning stages, and more upgrades are planned for the future. It is recommended that Jackson Township try and acquire some of the wooded land directly behind the park for expansions. This land could be acquired by obtaining grant monies from a DCNR C2P2 grant to help with the costs of obtaining this land from its current owner and developing the land when acquired. Some of the expansions that might be taken into consideration include: a community swimming pool, hiking trails, a bmx/skateboard park, a basketball court, tennis courts, etc.

Currently there are no facilities at Loraine Park. It is just an open field where residents play baseball. Walking trails and pavilions are under consideration in the future. Being that there are no facilities at this location Loraine Park has an almost unlimited potential for development. The Jackson Township Recreation Commission should consider distributing a community wide survey or hold a series of public meetings to determine what the residents of the Township would like to have happen with Loraine Park, and then applying for a DCNR C2P2 Grant for funding of the desired development.

Veterans Memorial Park is attached to the Jackson Township Senior Center. Combined with the Senior center this facility occupies approximately 3 acres. This facility is less than ten years old and serves as an adequate facility for the senior citizens of Jackson Township.

The Jackson Township Recreation Commission should conduct an extensive review of all of the park and recreational facilities in the Township. This review should inventory all of the equipment and amenities in the parks and keep detailed maintenance records of the facilities and conditions of the equipment. A yearly or bi-yearly accession can then be made, and it can be determined if the facility needs upgrading or if the equipment needs replaced. Also, a Master Recreation Plan for Jackson Township should be prepared with a list of projects, time frames, funding sources, etc. to address unmet recreational needs of the Township.

Refer to the Future Community Facilities Map (Map 16) on the following page for the location of the proposed expansions to the Community Facilities in Jackson Township.

INSERT FUTURE COMMUNITY FACILITIES MAP (MAP `16)

Municipal Buildings and Municipal Management

The Jackson Township Municipal Building while adequate at the present time, will probably not meet the future needs of the Township when then the growth envisioned for the Township becomes a reality. Jackson Township should consider the construction of a new building that would house all governing bodies, commissions and authorities of the Township and the police department in the same building. The construction of a new building would also provide more room for record storage and office space as well as creating a better working environment for the Township employees. In addition to office facilities the Township should take advantage of the available space it has around the existing municipal building and expand the building into a community center that has space available for outdoor recreational activities, as well as an indoor space that could be used for community functions such as youth dances, and community gatherings. A library would also be a welcomed addition to this facility.

Jackson Township should be sure all of their municipal building and all of the facilities are in compliance with American Disabilities Act (ADA) requirements to adequately serve the residents of the Township. New buildings and facilities should have these accommodations integrated as an integral part of the design process.

Jackson Township should consider the development of a town center. A town center is an area of mixed use development that would act like a town square or central meeting point in the community. This area could consist of retail businesses, and service commercial uses, multi-family residential uses, and public/semi-public uses. A town center, which could be centered around the existing municipal building, or adjacent to the municipal office complex/recreation center. This area could provide a wide variety of uses and give the residents of the Township an area in which to gather, hold community events, and possibly a recreational area. The development of a town center would also provide the residents of the township a greater sense of community.

Human Services

A copy of the Cambria County Human Services Directory or list of agencies and organizations which provide services, eligibility requirements, and information regarding procedures to access services should be available in the Township office. A list of Hot Line numbers should be posted on a bulletin board or other prominent area which is readily accessible by the public.

H. PUBLIC UTILITIES PLAN

A viable and growing population requires certain basic services and facilities. This and an array of environmental considerations warrant the provision and improvement of a utility infrastructure. Anticipating future utility needs is a complex matter that takes many variables into account, such as development patterns, population changes, and economic changes. This chapter will provide recommendations to Jackson Township concerning how it can maximize the effectiveness of its public utility resources, both today and tomorrow.

Water Supply

Public water systems generally expand the amount of development that a given area can support. The Jackson Township Water Authority has overseen numerous expansion projects and now provides public water service to nearly all concentrations of development. Furthermore, a water main has been constructed to tie into the nearby Ebensburg Water System and once it is operational, the Township will have a supply of water in the event of an emergency. The line will also serve additional customers.

The Cambria County Redevelopment Authority is currently overseeing a water expansion project in the western portion of the Township along Wagner Road, (T-445), and on Chickaree Hill Road (S.R. 3045) from Vintondale to U.S. 22. This project could add as many as 50 customers. Refer to the Future Utilities Map (Map 17) on the following page for the location of this expansion.

An area of the Township without water service is the Benshoff Hill area in the south central region of the Township. Currently there are no plans to extend water service to this area. It is not financially feasible to extend lines to this area, as it is simply too costly to build the lines and the customer potential is not there to justify the investment.

A similar issue exists in the southeastern region, along Swigle Mountain Road. There are approximately 20 homes with poor producing wells. The Jackson Township Water Authority has discussed potential projects with adjacent Croyle Township; however, there is simply not an economically feasible solution to provide public water service to this area. The population of the area is not low income, making grant monies unlikely.

INSERT MAP 17, FUTURE UTILITIES

The Dishong Mountain Road area in the southwestern portion of the Township also does not have public water service. There are no major issues with water in this area. However Dishong Mountain Road is identified as a Future Growth Area due to the fact there is a planned public sewer line expansion along this road. The extension of the public water system would add to the attractiveness to this area after the sewer system is implemented.

In summary, while there are areas of the Township without public water service, the water supply in the Township is currently sufficient to serve the Township. Planned water system expansion will further promote economical development and an increased tax base. The water supply system is in no way inhibiting economic growth in the Township.

The Township should continue to ensure there are no restrictions to water supply along the U.S. 22 corridor and the areas identified as Designated and Future Growth Areas. Maintaining an unrestricted water supply from Nanty Glo will ensure the long term viability and increased economic development around S.R. 22/S.R. 271 interchange. Lastly, the Township should not abandon potential projects that are currently stagnated by a lack of economic feasibility.

Actions to be Taken:

- Maintain and improve the water distribution systems serving the residents of Jackson Township.
- Wherever possible, require new commercial, industrial, and residential development to be connected to public water systems.
- Extend water service to all of Designated and Future Growth Areas that are not presently served by public water, and are proposed in the Land Use Plan Element of this Comprehensive Plan.
- Ensure that there are no water supply restrictions along the U.S. Route 22 Corridor.

Sanitary Sewers

The safe, sanitary collection, treatment, and disposal of sewage is a primary concern to every community in Pennsylvania, but especially to those experiencing growth. With the reconstruction of U.S. Route 22, the expected growth in Jackson Township will soon become a reality. It is necessary to plan ahead for this growth. Public sewer systems play an essential part in attracting commercial and industrial development. In this section of the Public Utilities Plan Element, recommendations on expanding/enhancing public sewer service will be presented.

The existing sanitary sewer provided to residents of the Township appears to be generally adequate at the present time. The current network of sewer mains provides sewer service to most of the developed areas of the Township, particularly along the S.R. 271 corridor. Map 12, Designated Growth Areas Map and Map 13, the Future Land Use Map identify areas of the Township where new development is likely to occur.

Upon examination of these maps, along with Map 10 the Existing Sewer Service Areas Map, the existence of several areas not served by public sewer can be identified. The need for sewage service within these areas can be expected in the future, particularly along the U.S. Route 22 Corridor. The improved U.S. 22 Corridor is the area in the Township that will have the most potential for economic development in the Township. Extending public sewer service along this highway will greatly aid in attracting businesses and industry to Jackson Township.

There are several areas where there are already plans to extend the public sewer system. These areas are; from just below the landfill, following U.S. 22 and continuing on Dishong Mountain Road to the southern boundary of the Township, and along Ford's Corner Road (T-424) from the northern Township boundary to U.S. 22, also included in the planned Ford's Corner expansion are Loraine Road (T-437) to the Nanty Glo boundary and Finntown Road (T-440) to the Nanty Glo boundary. Refer to Map 17, on page 175 the Future Utilities Service Area Map for the locations of planned sewer and water service area expansions.

The existing Johnstown Sewage Treatment Plant has an adequate capacity to meet the needs of Jackson Township. The plant was designed to meet future capacity requirements of existing development in adjacent municipalities.

The following recommendations are intended to: (1) improve the operation of the existing sewer system and (2) provide for future sewer service needs. These recommendations are:

Actions to be Taken:

- Reduce the infiltration of groundwater into sewer system. This should be accomplished by initiating ongoing program to locate and repair all leaks within the existing system. In the construction of all new lines, every effort should be made to ensure watertight joints.

-
- The elimination of the entrance of storm water runoff into the sanitary sewerage system. This can be accomplished by the removal of all roof downspouts, foundation drains, depressed manholes, and cross connectors from discharging into the sanitary sewerage system.
 - The construction of separate sanitary and storm sewer systems in all future sewer system extensions.
 - Update the Act 537 Sewage Facilities Plan on a periodic basis to meet the changing needs of the Township. A plan review should be performed every five (5) years in consideration of changing conditions and the possibility of changing legislation.
 - Follow the recommendations of the Township's Act 537 Plan.
 - Wherever possible, require new commercial, industrial, and residential development to be connected to public sewer systems.
 - Require all new development not served by public sewer systems to meet percolation tests and be constructed in accordance with DEP standards.
 - Continue to monitor and inspect on-lot systems and require remedial actions to avoid health hazards and to ensure the protection of the environment.
 - Extend water service to all of Designated and Future Growth Areas that are not presently served by public water, and are proposed in the Land Use Plan Element of this Comprehensive Plan.
 - Extend public sewer service along the entire Route 22 Corridor.

Stormwater Management

Storm drainage facilities exist throughout the township consisting of road side ditches/swales, natural drainage (i.e. streams) and constructed systems (inlets and pipes around the Vinco area). Future development should incorporate stormwater management designs into the site development to prevent increased flows to the existing systems. Where appropriate these facilities should be evaluated during the design process to ensure their capacity is not exceeded.

There are two ordinances that govern stormwater management in Jackson Township: Ordinances # 94 and #132. Ordinance 94 provides engineering design requirements and Ordinance 132 identifies best management practices for compliance with the Little Conemaugh River Act 167 Stormwater Management Plan and the MS4 NPDES permit. These ordinances should be combined to provide one all inclusive ordinance which will be easier for the public to understand and the township to enforce.

Municipal Waste Disposal

Municipal waste disposal in Jackson Township is handled by Waste Management Inc. Municipal waste collection in Jackson Township is excellent, therefore there are no recommendations being made in this Public Utilities Plan Element.

Recycling

The recycling program in Jackson Township is voluntary at the present time. It is recommended that recycling become mandatory. Jackson Township should consider formulating an agreement with Waste Management Inc. to collect recycling with the weekly garbage collection.

I. PLAN COMPONENT INTERRELATIONSHIP STATEMENT

The synthesis of interrelated activities to resolve issues and problems is the driving force of community planning. In this regard, there are linkages among the elements of this Comprehensive Plan's Goals, Objectives, and Recommendations. Furthermore, all of these elements share the common end of maintaining a rural region with complementary and orderly development. This clearly underlies all of this plan's land use recommendations, which attempt to protect environmental features, preserve agriculture, discourage sprawl, and sustain the Township's most valuable open space.

Housing recommendations not only come to terms with demographic trends, rehabilitation needs, and existing housing conditions, but also further the goals of low-intensity, complementary residential development and the conservation of the existing way of life. Transportation recommendations not only address safety issues and strengthen the existing transportation system, but also seek to enhance economic development as well.

The following list demonstrates how each of this plan's recommendations relate to the other plan components.

<u>RECOMMENDATIONS</u>	<u>AFFECTED PLAN ELEMENTS</u>
Encourage quality development and redevelopment, which are sensitive to environmental protection issues.	Natural Resources, Land Use, and Housing
Preserve open space by concentrating new development within the designated growth areas.	Natural Resources, Land Use, Housing, and Economic Development
Create an inventory of buildings and structures that are eligible for placement on the National Register of Historic Places.	Historic and Cultural Resources, Housing, Economic Development
Arrange the variety of land uses in such a manner that they are compatible, complementary, and stable.	Land Use, Housing, Economic Development, Community Facilities

Concentrate future development where infrastructure (water service, sewer service and streets and roads) are currently available.

Land Use, Public Utilities, Transportation, Housing, Community Facilities

Encourage “in-fill” development throughout the Township for example the areas of Vinco and Fairview and other development concentrations throughout the Township.

Land Use, Housing, Public Utilities, Economic Development

Protect and preserve the value of the existing residential areas of the Township. By preventing or reversing the indiscriminate spread of spot commercial, multi-family occupation of single-family residences, low-density residential development, and other less desirable development patterns which may be scattered throughout the neighborhoods of the Township.

Land Use and Housing

Provide oversight of subdivision and land development, and to update the Zoning and Subdivision and Land Development Ordinances to insure that public concerns with accessibility, storm water management, water supply, sewage disposal, and other pertinent and unique factors are adequately considered.

Land Use, Public Utilities, Transportation, Housing, and Natural Resources

Whenever possible, consider adopting the traditional neighborhood design for new construction. This can be accomplished by extending the street grid, scale and development in appropriate areas, particularly in the Vinco area.

Land Use, Housing, Transportation, and Public Utilities

New subdivisions should be built in appropriate areas to avoid steep slopes, flood plains, and wetlands. Please refer to the Development Constraints Map for locations of these areas.

Housing, Natural Resources, and Land Use

Cluster retail, commercial and industrial development within appropriate areas within the Township.

Economic Development, Public Utilities, Transportation, and Land Use

Prepare an annual Capital Improvement Program to finance community improvements.

Public Utilities, Transportation, Economic Development, Housing, and Community Facilities

Study existing traffic and parking patterns. Provide adequate parking and safe ingress and egress to and from all retail areas.

Economic Development and Transportation

Consider the development of a Town Center situated around the Jackson Township Municipal Building. Included in this development would be an area of mixed use development including commercial, residential and public/semi-public uses. Please refer to the Land Use Plan Element and Future Land Use Map for detailed explanation and the location of this area.

Community Facilities, Economic Development, and Land Use

Wherever possible, require new commercial, industrial, and residential development to be connected to public water and sewer systems

Public Utilities, Land Use, Housing, Economic Development,

Extend water and sewer service to all of Designated and Future Growth Areas that are not presently served by public water and sewer, and are proposed in the Land Use Plan Element of this Comprehensive Plan.

Public Utilities, Land Use, Housing, Economic Development, Community Facilities

Require all new development not served by public sewer systems to meet percolation tests and are constructed in accordance with DEP standards.

Public utilities, Housing, Natural Resources

J. CONTIGIOUS MUNICIPALITIES RELATIONSHIP STATEMENT

Jackson Township is bordered by a number of municipalities. These municipalities in Cambria County include: West, Middle, and East Taylor Townships; Cryole, Cambria and Blacklick Townships; Vintondale and Nanty Glo Boroughs; and in Indiana County, East Wheatfield Township.

Cambria County Municipalities

TABLE 38

CAMBRIA COUNTY LAND USE REGULATIONS					
Municipality	Planning Commission	Comprehensive Plan	Zoning Ordinance	Subdivision Ordinance	Building Permits
Blacklick Township	NO	NO	NO	YES	YES
Cambria Township	YES	YES	YES	YES	YES
Croyle Township	YES	NO	NO	YES	YES
East Taylor Township	NO	NO	YES	NO	YES
Middle Taylor Township	YES	YES	YES	YES	YES
Nanty Glo Borough	YES	YES	YES	NO	YES
Vintondale Borough	NO	NO	NO	NO	YES
West Taylor Township	NO	NO	NO	YES	NO
SOURCE: Cambria County Planning Commission					

Indiana County

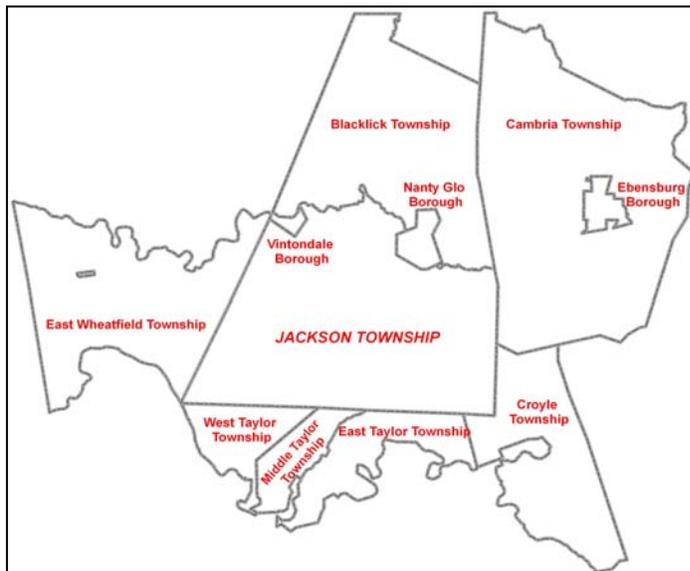
East Wheatfield Township – No Comprehensive Plan

Both Cambria County and Indiana County are currently involved in planning processes to update their County Comprehensive Plans.

- Cambria County has recently completed its Comprehensive Policy Plan, and the formulation of the technical aspect of their Comprehensive Plan is currently underway.
- Indiana County is in the process of updating its Comprehensive Plan

The recommendations and proposals for future growth and development and land use in the completed Comprehensive Plan for Jackson Township are generally consistent with the existing municipal, regional and County Comprehensive Plans. Since the County plans are currently in the process of being completed, the overall coordination and consistency between local level and county planning can be forwarded.

FIGURE 7



Jackson Township is expecting to experience growth pressures in the near future. The area has growth potential due to the major reconstruction of the Route 22 Corridor spanning the breadth of Jackson Township. The proposed economic development along the improved Route 22 Corridor is generally consistent with these plans. The infrastructure extensions and improvements to support the proposed development for Jackson Township are generally consistent with the overall plans for supporting growth in the region.

PHASE IV. IMPLEMENTATION TOOLS AND STRATEGIES

The success of the Comprehensive Plan for Jackson Township will be dependent to a large measure upon the effective implementation of the proposals and recommendations presented within the Comprehensive Plan. The process of implementation is to translate “plans” into “action.” The Township Planning Commission is not constituted with the authority or the responsibility to directly implement these proposals and recommendations. The capability rests with the Jackson Township Supervisors. Paramount in the implementation process is the reflection of the needs and desires of the general citizenry in the everyday planning and development decisions. The confidence that the Township Supervisors and citizenry have in the Comprehensive Planning Process will do much to lay the groundwork for the implementation of the recommendations and proposals of the Comprehensive Plan.

There are a number of tools or strategies available to those charged with the responsibility of implementing the recommendations and proposals of the Comprehensive Plan. These include: (1) Updating the Subdivision and Land Development Ordinance; (2) Updating of the Zoning Ordinance; (3) Capital Improvements Program; (4) Comprehensive Plan Implementation Schedule; (5) Review process, and (6) Miscellaneous Implementation Strategies.

The following is a presentation and discussion of six (6) of the major strategies which Jackson Township can employ in the effectuation of the recommendations and proposals of the Comprehensive Plan.

Subdivision and Land Development Ordinance

A Subdivision and Land Development Ordinance affords a means for the guidance of the manner by which lands and open acreage are transformed into urban development for residential, commercial, institutional, and industrial purposes. This ordinance includes design standards and procedures to guide the transformation of lands and acreage uses in a logical and orderly manner which is in the best interest of the Township.

The primary purposes of the Subdivision and Land Development Ordinance are to: (1) provide for the orderly transformation of open lands and acreage into urban development; (2) establish design standards and procedures for the subdivision and development of land; (3) insure the provision of basic community services of water, sewer, solid waste disposal, streets, sidewalks, curbs, gutters, and park, recreation, and open space areas to the inhabitants of all new developments; (4) assure that the purchaser of a lot in a new development is buying a commodity that is suitable for its intended use; (5) insure that all future development is consistent with the Comprehensive Plan for Jackson Township;

(6) promote the public health, safety, convenience, comfort, prosperity, and general welfare of the community in which the development takes place; and (7) generally ensure the future orderly growth and development of Jackson Township.

Jackson Township's current Subdivision and Land Development Ordinance was adopted in 1980 and needs to be updated to reflect the latest changes to the Pennsylvania Municipalities Planning Code (MPC) and to be consistent with the Goals and Objectives from the newly adopted Comprehensive Plan.

Zoning Ordinance

A zoning ordinance is a device for the legal regulation of the use of land. The intentions of such an ordinance are to: (1) designate the use of each parcel of land within the community in such a manner as to ensure its best possible utilization; (2) prevent the mixing of incompatible land uses and undesirable land use relationships; (3) act as a tool for the effectuation of the Land Use Plan Element of the Comprehensive Plan; and (4) generally, promote the health, safety, morals, convenience, and general welfare of the Township.

To accomplish these intentions, the ordinance establishes the boundaries or districts for residential, commercial, industrial, open space and conservation, and other uses within the Township. Included for each of these districts are restrictions upon building height and bulk, and other building characteristics as found appropriate. A zoning ordinance includes two (2) major parts: the zoning text of the ordinance which presents the districts with accompanying standards and restrictions; and the zoning map which delineates the districts to which the regulations apply.

Ideally, the boundaries of the zoning districts should be closely related to the proposed Land Use Plan Element of the Comprehensive Plan. In this manner, the zoning ordinance has a sound basis in Comprehensive Planning since the proposed Land Use Plan has been created from a careful study of past, present, and forecasted community features, conditions, and activity areas. Additionally, the Zoning Ordinance incorporates the community development Goals and Objectives Statement from the Comprehensive Plan as the technical and legal basis for zoning.

Jackson Township's current Zoning Ordinance and Official Map were adopted in 2001 and should updated after the Comprehensive Plan is adopted to be consistent with the Goals and Objectives and the areas that are recommended for future development in the newly formulated Comprehensive Plan.

Capital Improvements Program

The Capital Improvements Program should be a listing of all proposed and recommended improvements that are presented in the Comprehensive Plan for Jackson Township. These projects are listed by type of project according to a system of priorities. The agency responsible for implementing the project and the method by which the project can be financed will both be presented. The intent of the Capital Improvements Program is to provide a logical and orderly sequence for undertaking the recommendations of the Plan. Consideration has been given to the scheduling of projects in such a manner as to distribute their costs realistically over a number of years.

Within the framework of the Capital Improvements Program for Jackson Township (long-range) a five-year Capital budget will be developed. The Capital Budget contains those projects which are recommended for accomplishment in the next five (5) years.

Recognizing the scarcity of the local financial resources, and recognizing the increased competition for the tax dollar, the Capital Improvements Program for Jackson Township will make every attempt to maximize the various financial resources available to the individual municipalities. These resources include not only tax sources at the local level but the many State and Federal aid programs now being brought to bear upon the problems of communities throughout the Commonwealth and the Nation.

The Capital Improvement Program for Jackson Township will be divided into five (5) major classifications:

- A.** Housing Improvements
- B.** Transportation Improvements
- C.** Infrastructure Improvements
- D.** Community Facility Improvements
- E.** Economic Development Projects

Comprehensive Plan Implementation Schedule

The Implementation Schedule for the Comprehensive Plan arranges recommended projects and programs by the functional classifications of the following plan elements: Planning and Programming, Land Use, Housing, Transportation, Community Facilities, Public Utilities, Economic Development, Physical Environment, and Historic Preservation. The recommended projects and programs are arranged by priority groupings of: immediate 12 to 24 months,

short-term 24 to 48 months, and Ongoing. This Implementation Schedule accompanied by an Annual Measure of Attainment can act as a most effective tool in implementing the proposals and recommendations of the Comprehensive Plan.

(Insert Implementation Schedule) Figure 8

Review Process

The Jackson Township Planning Commission is responsible to review and comment upon proposed development projects throughout the Township. In the future these reviews can include applications for Federal and State loans or grants to assist in carrying out such activities as: the planning and construction of libraries, water supply and distribution facilities, sewerage systems and waste treatment facilities, highways, other transportation facilities, and water development and other related public projects throughout the Township. In making these reviews, the Planning Commission, as the review agency, provide comments and recommendations concerning the extent to which the project under review is consistent with Comprehensive Planning being advanced for the Township, and the extent to which the project under review contributes to the fulfillment of such planning.

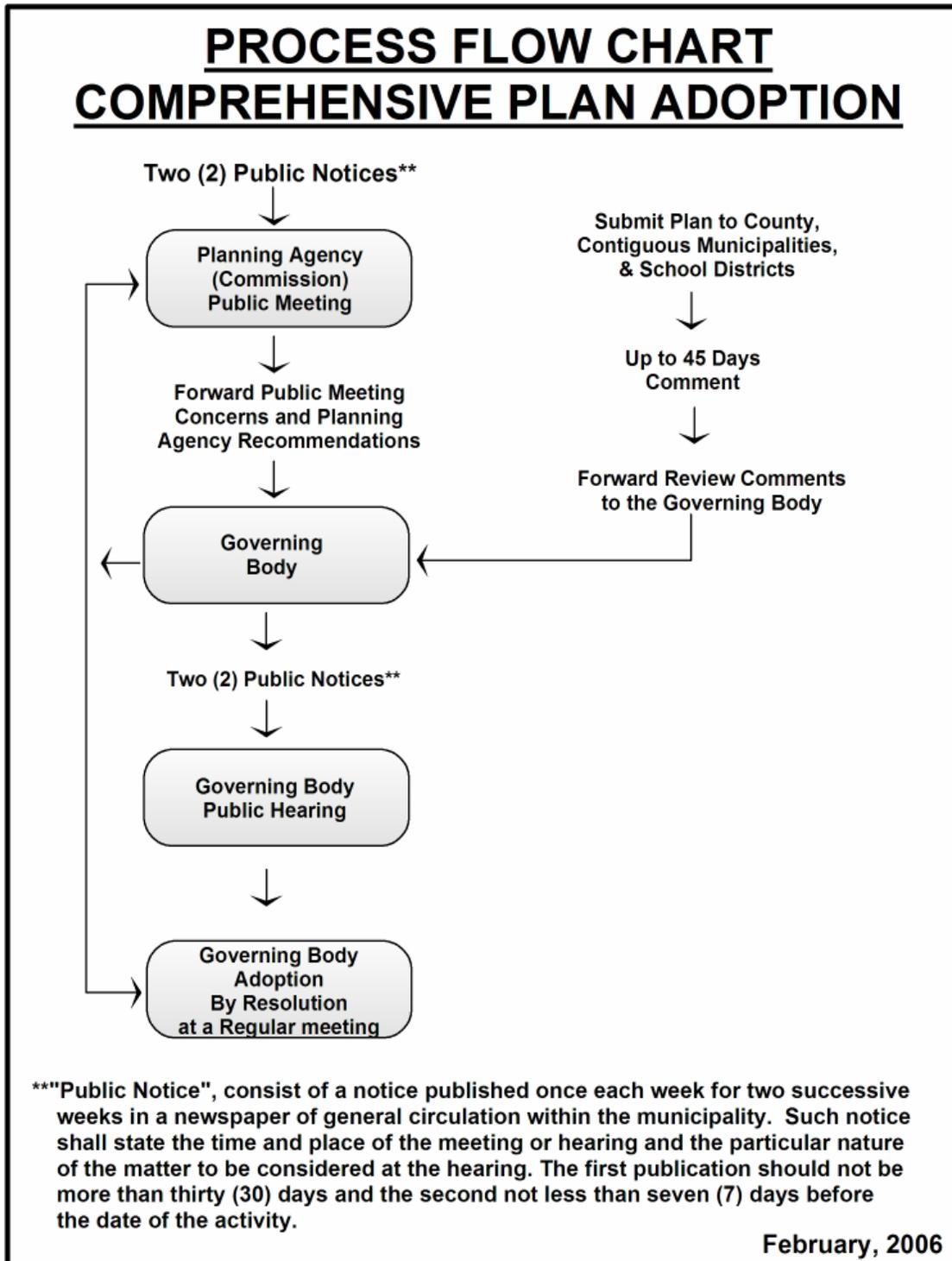
It is the belief of the Planning Commission that as the review agency, it can aid substantially in the interrelation and coordination of Federal and State programs for Jackson Township and will in turn contribute measurably to guiding the orderly growth and development throughout the Township. It is for this reason that the review process is a most important tool in implementing the recommendations and intent of the Jackson Township Comprehensive Plan.

The review of and comments on future Federal and State aid projects will be related to the recommendations and proposals contained in the Comprehensive Plan and information will be presented concerning how and to what extent the proposed project is *consistent* with the Jackson Township Comprehensive Plan.

Miscellaneous Means

Other means of implementing Plan proposals and recommendations include: advisory service to the municipalities; creation of intergovernmental agreement and memorandums of understanding, review of planning and development projects; preparation of an Annual Measure of Attainment; public education; citizen participation, and generally increasing public awareness of the necessity for planning on a continuing basis.

FIGURE 9



**COMMUNITYWIDE CITIZENS SURVEY
JACKSON TOWNSHIP, PA**

Kindly indicate your answers to the following questions:

Place an "X" in the appropriate box under one of the five headings in the columns to the left indicating your level of agreement with each statement below.	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
LAND USE:					
1. The type and distribution of Land Use has a direct affect upon the quality of life throughout Jackson Township.	121	123	7	8	3
2. Land Use controls, e.g. the Zoning Ordinance and Subdivision and Land Development Ordinance should be uniformly enforced to guide future development throughout the Township.	97	114	16	25	12
3. Future development should be concentrated within (filling in vacant parcels and lots first) and immediately adjacent to existing development concentrations.	39	105	54	48	12
4. Growth boundaries (the geographic limits of future development) should be established throughout the Township as a means of guiding future growth.	51	126	37	32	7
5. Every new development should set aside areas of undeveloped land e.g. (open space) for conservation.	87	110	31	20	7
HOUSING					
1. Housing is available for families with young children, not including mobile homes.	38	108	48	52	15
2. Housing is available for retired persons and the elderly.	37	101	40	69	14
3. The homes in my neighborhood are well maintained and attractive; if not, should they have to be?	96	113	20	19	13
4. There are housing options available for all sectors of the community including low/moderate income families.	24	108	58	55	15
5. There are rental and home ownership opportunities available in the community.	31	143	43	36	10
6. Housing rehabilitation programs are needed.	45	123	47	27	8
7. Suitable land with municipal water and sewer service are	46	126	25	45	11

available to encourage the development of new housing within the community.					
8. Other: <i>(write in your own comments)</i>					
Place an “X” in the appropriate box under one of the five headings in the columns to the left indicating your level of agreement with each statement below.	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
ECONOMIC DEVELOPMENT					
1. There are adequate job opportunities within Jackson Township.	12	27	34	138	48
2. There are adequate job opportunities within Cambria County and the surrounding region.	15	82	13	108	40
3. The business climate is conducive to keeping existing business in the Township as well as for attracting new business.	14	95	50	76	26
4. There is adequate planning for future economic growth.	19	71	91	62	18
5. Shopping services located in the area meet the needs of local citizens.	19	127	20	72	18
6. Other: <i>(write in your own comments)</i>					
7. What industry do the employed persons in your household consider themselves to work in? <i>(Place and “x” next to each that apply below)</i>					
a. Agriculture, forestry, fisheries	10				
b. Mining	11				
c. Construction	32				
d. Manufacturing, nondurable	11				
e. Manufacturing, durable	10				
f. Transportation	20				
g. Communications; public utilities	8				
h. Wholesale trade	7				
i. Retail trade	31				
j. Finance, insurance, real estate	15				
k. Business and repair services	19				
l. Personal services	15				
m. Entertainment, recreation services	2				

n. Health Care	54
o. Educational services	27
p. Other professional and related services	39
q. Public administration	6
10. What occupation do the employed persons in your household consider themselves to work in? (<i>Place and "x" next to each that apply below</i>)	
a. Managerial and professional specialty	66
b. Technical, sales, and administrative	38
c. Farming, forestry, and fishing	7
d. Precision production, craft, and repair	13
e. Services-Household, Protection, and other	13
f. Operators, fabricators, and laborers	28
g. Transportation	12

Place an "X" in the appropriate box under one of the five headings in the columns to the left indicating your level of agreement with each statement below.	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
TRANSPORTATION					
1. Highways and roads are adequate throughout the Township.	33	188	10	30	11
2. Local roads are well-maintained in winter and summer.	42	172	5	34	14
3. State highways and roads are well maintained.	32	183	10	32	7
4. Public transportation (bus, van, etc.) is available to residents of the Township.	22	118	71	46	11
5. Adequate traffic control facilities e.g. traffic signals, warning blinkers, signage, etc.) are provided throughout the Township.	26	170	26	33	6
6. Traffic regulations e.g. speed control, turning, parking, etc. are enforced.	27	146	40	39	12
7. Bridges throughout the Township are adequate.	18	157	83	7	3
8. Informational signs, and directional signs, are attractive.	14	153	64	26	5
COMMUNITY FACILITIES					
1. I feel safe in my neighborhood.	65	178	8	15	5
2. Police protection is adequate.	46	169	22	23	4
3. Emergency medical services are responsive.	104	144	22	0	2
4. Fire protection is adequate.	106	148	15	2	0
5. Medical care is accessible.	58	160	28	24	2
6. Dental care is accessible.	47	154	42	18	1
7. Services to treat drug and alcohol abuse are available.	10	61	143	45	11

8. Noise levels within the community are acceptable.	30	170	29	31	16
9. Community has access to health and welfare services.	18	130	82	24	7
10. Community recreation facilities are a convenient place to spend leisure time.	36	138	48	36	7
11. The number of organized recreation activities for youth is adequate.	20	87	64	66	24
Place an "X" in the appropriate box under one of the five headings in the columns to the left indicating your level of agreement with each statement below.	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
12. The number of organized recreation activities for adults is adequate.	9	85	77	70	12
13. Development of a hiking/biking/walking trail would be a good recreational addition to the Township.	81	130	33	14	5
14. The overall appearance and ambience of the community is appealing.	32	160	26	42	3
15. Entrances to the Township are adequately marked and attractive.	15	140	54	53	7
16. The condition of neighborhoods reflect that properties are well maintained.	23	148	26	60	7
17. Historic preservation of homes should be encouraged.	39	122	75	16	5
18. Social problems impacting upon the youth of the community are concerns, such as teen pregnancy, drug use, vandalism, truancy, etc.	55	96	71	27	8
19. Job training and employment services are available.	5	42	90	105	23
20. The local school district is well supported (facilities, buildings, etc.)	55	160	33	14	2
21. The school district is adequately preparing our children for the future.	47	151	41	17	8
22. Our children are safe in their schools.	47	166	39	10	3
23. There are adequate and varied opportunities for civic and community activities.	18	132	66	39	6
24. There are a variety of active organizations which provide opportunities for social events and cultural activities.	16	116	74	51	7
25. There are a variety of opportunities for volunteerism and public service in the community.	23	150	61	30	3

26. The public library resources and programs are adequate.	9	62	91	76	22
27. Newcomers are welcomed into civic and community events/activities.	5	100	113	35	14
28. What ideas do you have to improve or solve current issues having to do with quality of life in the area? <i>(write your own comments)</i>					
Place an "X" in the appropriate box under one of the five headings in the columns to the left indicating your level of agreement with each statement below.	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
29. Services such as counseling, domestic violence, and enrichment programs for children, etc., for individuals, families and children are accessible.	6	48	122	57	19
30. Other: <i>(write your own comments)</i>					
PUBLIC UTILITIES					
1. Water service is adequate.	55	157	19	16	14
2. Sanitary sewage collection and treatment is adequate.	46	136	27	36	17
3. Storm water management is adequate.	30	136	42	35	15
4. Garbage collection is adequate.	71	162	7	11	10
5. Community recycling programs are utilized by my family.	84	114	37	17	9
6. Electric service is reliable.	65	176	11	11	4
7. Cable service is reliable and adequate.	33	133	50	28	20
8. Telephone service is adequate (locally).	48	179	17	13	5
9. Unsanitary conditions exist throughout the Township. If so, where?	22	39	107	29	10
10. Local streams are affected by water pollution. If so, where?	11	26	131	34	5
11. Other: <i>(write in your own comments here)</i> .					

**Please continue with completing information on the next page of the survey.*

RCS&A, INC., 2005

**The rest of this page has been left blank for your additional comments.*

OTHER INFORMATION

1. Why do you choose Jackson Township as a place in which to live? (Please check as many items as may apply).

114 Born or raised here

63 Low Taxes

172 Safe place to live

21 Good place to work

168 Good school district

93 Good place to retire

118 Affordable housing

155 Good place to raise children

51 Community spirit

167 Quality of life associated with small town atmosphere

30 Availability of infrastructure and services

113 Friendliness and support system provided by local people

_____ Other (please state):

2. Please tell us which on of the following issues should be important to the Township in the next 20 years by placing a yes or no beside each category.

198 Economic development

112 Historic Preservation

173 Housing for retirees

69 Tourism

172 Housing for young families

132 Cultural and civic activities

214 Local job opportunities

178 Community services

181 Recreation Opportunities

137 Population growth/development

158 Beautification activities

201 Neighborhood Improvements

RCS&A, INC., 2005

1. Are you a native of the community? 133 yes 142 no

Is your spouse a native of the community? 85 yes 151 no

2. I work in the community? 39 yes 205 no

My spouse works in the community 29 yes 180 no

3. I live in the community and commute _____ miles round-trip per day to my job.

My spouse commutes _____miles round-trip per day to their job. (See additional comments.)

4. Age: 11 18-30 61 31-44 113 45-65 72 65+

5. Educational Background:

MYSELF

MY SPOUSE

12 Less than high school graduate

10 Less than high school graduate

112 High school graduate

112 High school graduate

88 Some college and/or technical training

78 Some college and/or technical training

57 College degree

42 College degree

24 Post-graduate degree

9 Post-graduate degree

6. Family income: 16 Below \$15,000
 70 \$15,000-\$35,000
 61 \$35,000-\$50,000
 74 Above \$50,000

-
7. Description of family status: 25 single 202 married 11 divorced 7 living with children
 8. My housing status: 9 rent 230 own my home
 9. Number of persons in my household ____ (See additional comments.)

ADDITIONAL COMMENTS

Please feel free to make any other comments you think are important to community input regarding the future of the community. Space is provided below for your convenience.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Number of Persons in my Household							
1	2	3	4	5	6	7	8
29	116	50	32	12	0	1	1

Miles Commute to Work						
0-25	25-50	51-75	76-100	100+	150	300
94	38	13	2	5	2	1

Miles Spouse Commutes to Work						
0-25	25-50	51-75	76-100	100+	150	300
85	24	6	1	1	1	1

CONCLUSION

Since no names are requested with this survey, your anonymity is assured. Thank you for your cooperation in completing this community survey.

The Jackson Township Board of Supervisors wishes again to thank you for your participation and assistance in planning for the future of Jackson Township and laying the groundwork for making the Township a good place to live and work.

Kindly return this survey in the enclosed, preaddressed, prestamped envelope on or before: Monday, October 31, 2005.

The collective summaries of the results of this survey will be placed upon the Township website www.jacksontwppa.com. Additionally, hard copies will be available at the Jackson Township office.

GLOSSARY OF COMMUNITY PLANNING TERMS

Adaptive Reuse - The development of a new use for an existing building or for a building originally designed for another special or specific purpose that of the new use than.

Affordable Housing - As defined in Section 502-A of the Municipalities Planning Code, affordable housing is that which is available with rents or mortgage payments, including property taxes and insurance, that do not exceed 30 percent of the adjusted gross annual income of households within the Metropolitan Statistical Area (MSA) or the county in which the housing unit is located.

Background Studies - Information gathering, study, synthesis, and analysis of the existing demographic, social, economic, and physical conditions of the community.

Brownfield's - Abandoned industrial sites left unused or underused, often because of the presence of environmental contaminates. These abandoned properties once, remediated, can provide viable spaces for sustainable industries, commercial uses, and even parklands and open spaces.

Capital Improvements Program (CIP) - A list or schedule of public projects that a municipality intends to undertake over a period of time, usually one year, but sometimes up to five years. Projects are prioritized, costs are estimated, and methods of financing are outlined. The capital improvements program should be consistent with policies in the Comprehensive Plan and should be updated annually.

Central Business District (CBD) or Downtown Commercial Area - the largest, most intensively developed, mixed use area within a community usually a concentration of commercial, business, government, recreational, cultural, and other services, frequently located in a central area surrounded by residential neighborhoods.

Cluster - A form of development that permits a reduction in lot area and bulk requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land area is devoted to open space, active recreation, preservation of environmentally sensitive area, or agriculture.

Cluster Development - This technique provides flexibility in housing density on a parcel as a means of integrating at least a minimal amount of open space into new subdivisions.

Cohort - A group or association, closed company, retinue or crowd. Typically used for discussions regarding demographic information. Example age cohort refers to all the people who are included in that particular grouping by age 5 to 10 years, 10 to 15 years, etc...

Comprehensive Plan - A Comprehensive Plan is a document to guide the future growth, development, land use, and community character. Comprehensive planning is a key component and basic building block of a sound land use strategy in any community. It is advisory and not a regulatory ordinance. The Comprehensive Plan should be used by elected officials and other decision makers to guide the daily decision making regarding the future growth and development of the community.

Conservation Easement - A legal document that provides specific land-use rights to a secondary party. A perpetual conservation easement usually grants conservation and management rights to a party in perpetuity.

Designated Growth Area - A region within a county or counties described in a municipal or multi-municipal 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 land institutional uses are permitted or planned for and public infrastructure services are provided or planned.

Enterprise Zone - Special districts created by local taxing bodies (county, municipality, and school district) where property taxes are abated for a specific time period to encourage economic development.

Family- A family consisting of a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption.

Floodplains - A low-lying area near a river or stream that can be expected to flood following heavy rains and snowmelt.

Functional Plan Components - The formulated plan components provide direction for the orderly growth and development of the community. The recommendations of the functional plan components provide direction for the guiding growth and development of historical and cultural resources, natural resources, land use, housing, economic development, transportation, community facilities, and public utilities. These plan components, taken together, provide a holistic approach to community conservation, community revitalization, and economic development.

Future Growth Area- An area of a municipal or multi-municipal 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 and provision of public infrastructure services.

Goals - Goals are defined as a general value statement of long-range direction or ideal, unconstrained by time, which identify desired state of affairs toward which activities and resources can be directed. Goals reflect the community's needs and values and give meaning, purpose, and direction to the day-to-day planning and development decisions being made by the municipality of the study area and other local decision-makers. Progress toward the achievement of Goals can be accomplished through the application of policies and the attainment of short and long-range objectives and the accomplishment of corresponding projects and programs.

Geographic Information System (GIS) - A computerized system of compiling, presenting and analyzing spatial or geographic-based data.

Greenway - A linear open space established along either a natural corridor, such as a riverfront, stream valley, or ridge line, or over land along a railroad right of way converted to recreational use; a canal, a scenic road, or other route. Any natural or landscaped course for pedestrian or bicycle passage; an open space connector linking parks, natural reserves, cultural features, or historic sites with each other and with populated areas; and locally, certain strip or linear parks designated as a parkway or greenbelt.

Growing Greener - Former Governor Tom Ridge's recent legislative initiative (December 15, 1999) to invest nearly \$650 million to preserve open space and support farmland preservation in the Commonwealth. Also refers to an initiative of the Department of Conservation and Natural Resources, Natural Lands Trust, and others, to promulgate conservation design strategies, which allow a community to shape growth around special natural and cultural features found in each community.

Growth Boundary - A line delineated on the Official Map that indicates a growth area within which public infrastructure will be provided to serve future development.

Growth Management - A system of land use regulations designed to influence the location, timing, intensity, and character development.

Historic District - One or more historic sites and intervening or surrounding property united historically or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

Historic Site - Any real property, man-made structure, natural object or configuration or any portion or groups of the foregoing which has been formally designed by the state, county, or municipality as being of historical, archaeological, cultural, scenic or architectural significance.

Household- A household includes all the persons who occupy a housing unit. The occupants may be single family, one person living alone, two or more families living together or any other group of related or unrelated persons who share living arrangements.

Infill Construction - The construction or development of new housing or other buildings on scattered vacant sites in a built-up area.

Implementation Strategies - Selected strategies, actions to be taken, recommendations, and policies to be formulated to implement the Goals and Objectives of the Comprehensive Plan.

Inter-jurisdictional - An action or activity that involves the cooperative interaction between two or more political jurisdictions. It may include, but is not limited to, interacting among various political jurisdictions within a level of government, or among several levels of government.

Land Development - The improvement of one lot or two or more contiguous lots, tracts or parcels of land for any purpose.

Multi-Family Housing - A building which includes more than one (1) dwelling space. These types of housing units could include townhouses, apartment buildings, efficiency apartments and duplexes. These units are sometimes designed for specific groups such as seniors, handicapped, persons with disabilities, young professionals, and family starter homes.

Municipalities Planning Code (MPC) - Also known as Act 247 of 1968, as amended, the MPC is the state law which governs planning, zoning, subdivision and land development and other aspects of land use planning in all jurisdictions of the Commonwealth, with the exceptions of Philadelphia and Pittsburgh.

National Register of Historic Places - The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Objectives - Objectives are defined as measurable or quantifiable statements which are constrained by time. They are very specific in nature and are indicated for accomplishment within specified and limited time frames, i. e., one (1) year and three (3) years, etc. The attainment of groupings of Objectives will ultimately result in positive progress toward the achievement of a given Goal.

Open Space - Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space. An open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, state, or county agency, other public body for recreational or conservation uses.

Ordinance - A law enacted by a municipality at a public meeting, after proper advertisement. A land use ordinance, such as a Zoning Ordinance or Subdivision and Land Development Ordinance, or a Planned Residential Development provision, is subject to special provisions in the Municipalities Planning Code, Articles IV, V, VI, and VII.

Planned Residential Development (PRD) - A defined in Section 107 of the Municipalities Planning Code, PDR is “an area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, or combination of residential and nonresidential uses, the development plan for which does not correspond in lot size, bulk, type of dwelling, or use, density, or intensity, or coverage and required open space to the regulations established in any one district created from time to time, under the provision of a municipal zoning ordinance.”

Policy - Policies are defined as definite courses or methods of action uniquely tailored to aide in the formulation and guiding of the community planning and development decision-making process. For the effective advancement toward the attainment of Goals and Objectives and their corresponding projects and programs, specifically designed Policies must be formulated. To be most effective, Policies must be formulated in light of existing and anticipated conditions and must be applied uniformly and consistently over time. It is through the implementation of Policies (the means) that it is intended to achieve the Goals and Objectives (the ends).

Recreational Open Space - Open space, whether publicly or privately owned, improved or unimproved, set aside, dedicated, designated or reserved for recreational use and enjoyment.

Right-of-Way - A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road,

railroad, electric transmission lines, oil or gas or oil pipeline, waterline, sanitary storm sewer and other similar use; generally, the right of one to pass over the property of another.

Scenic Corridor - An area associated with highway, waterway, or major hiking, biking, or equestrian trail of significant scenic value usually of a linear configuration.

Shared Service Agreements - The mutually agreed upon ways that neighboring municipalities can share the costs of services and equipment.

Streetscape - A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character including buildings frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings and marquess, signs, and lighting.

Strip Development - A mixed commercial/retail zone, usually only one lot deep, that occurs along one or both sides of a main street or road.

Traditional Neighborhood Design (TND) - Traditional neighborhood design is found in most densely developed areas of older communities. The typical street grid, standard street set backs of homes and other buildings, the tree row in front of properties, the curbs and sidewalks which is typical of such communities.

Traffic - Calming - Techniques intended to slow traffic by altering the street design to encourage safer driving speeds in residential or commercial neighborhoods.

Vacant Housing Unit - A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. So, by definition, all seasonal homes or hunting/fishing camps are considered vacant.

Viewshed - The area that is visible from a specific location, e. g. a ridge top or building location, considering obstructions to sight caused by terrain and other physical features. Viewshed or visible area analysis is useful for planning locations of unsightly facilities such as smokestacks, or surveillance facilities such as fire towers, or transmission facilities.

Visioning - Series of activities undertaken by a community groups often as part of a planning process to identify those aspects of the community valued by the residents. The results of such activities frequently culminate in the drafting of a Vision Statement for the future of the community.

Wetland - The land transition between water and land systems where the water table is usually at or near the surface or the land is covered by shallow water, including swamps, marshes, bogs, riparian area, salt flats and vernal pools.

Zoning - The delineation of district and the establishment of regulations governing the use, placement, spacing, and size of land and the size and bulk of buildings.