

4.1 LAND USE REGULATIONS AND PLANNING

4.1.1 Matamoras Borough and Westfall Township Comprehensive Plan

The Comprehensive Plan Committee, Borough and Township Planning Commissions, Matamoras Borough Council, and Westfall Township Board of Supervisors completed the Matamoras Borough Westfall Township Comprehensive Plan in February 2011. As of October 2024, the Matamoras Borough- Comprehensive Plan is in the process of being updated. The Comprehensive Plan was undertaken by the local officials of both Matamoras Borough and Westfall Township based on the importance of a comprehensive approach to guiding future development and more effectively managing municipal services to provide for the health, safety, convenience, and general welfare of its citizens. As required by Section 301.2 of the PA Municipalities Planning Code, "basic studies" were performed including surveys, studies, and analyses of housing, demographic and economic characteristics and trends; amount, type, and general location of interrelationships of different categories of land use; general location and extent of transportation and community facilities; natural features affecting development; natural, historic, and cultural resources; and the prospect for future growth in the municipality. These basic studies elements also inventory select characteristics of neighboring communities.

The individual sections of the 2011 Comprehensive Plan, when taken as a whole, outline a consistent theme for Matamoras Borough's and Westfall Township's future growth and development. While in previous planning, this area would have been considered rural, it is now classified as a Gateway Community.

Objectives and recommendations include the following:

- "Protect and enhance Matamoras-Westfall Planning Area's quality lifestyle by maintaining the Borough's small town character and the Township's open space; and, recognize forest land and other land as important elements of the local economy, character, and scenic setting"
- "Conserve natural resources and open space and use the resources in a way to sustain the area's economy, including maintaining a strong connection to the Delaware River"
- "Protect historic sites and structures as an important part of the character of the Borough and the Township"
- "Establish and maintain an adequate circulation system to safely and efficiently move people and goods"
- "Develop a Borough-Township coordinated land use plan that integrates all aspects of growth and development including residential, commercial, industrial, and open space"
- "Provide for secure and sound housing in a variety of types and densities"
- "Ensure that community facilities and services are provided to meet the needs of the Matamoras- Westfall Planning Area"
- "Provide adequate recreation facilities and program for Planning Area residents and provide open space open to the public"

Some of the community Facilities and Service goals include the following:

- "Evaluate the extension of any central water supply or central sewage disposal service in terms of stimulating unwanted development"
- "Monitor the need to extend the sewer system to serve new customers as demand dictates and the treatment capacity permits"

- “Monitor the effectiveness of on-lot sewage disposal systems and evaluate central sewage disposal as a means of correcting any widespread problems”
- “Ensure that on-site sewage systems are maintained, and that failing systems are repaired and new systems are installed in accord with DEP standards”

Community Policies:

The community understands that goals of all of the residents in the community are not all the same. As a result, the community planning process seeks to strike a balance between different expectations and develop a shared vision to meet goals of the community.

The comprehensive plan recognizes the importance of maintaining the small town character of the Borough and open space in Westfall Township. It also acknowledges the forest land and other open land as important elements of the local economy, character, and scenic setting.

The community also recognizes importance of careful planning and management of natural resources. These resources have a major role in the local economy quality of life within the community and must be protected, maintained and preserved for future generations. As a result, natural and scenic resources of the area shall be protected, conserved and preserved in an effort to create an environmentally healthy and visually attractive place for current and future residents.

Another policy of the community is to protect historic sites and structures as an important part of character of Matamoras Borough and Westfall Township. Historic buildings are preserved, and new development is encouraged to be consistent with the existing historic character of the planning area.

Westfall Township and Matamoras Borough also recognize the importance of establishing and maintaining roads. They are vital as they provide a means of travel within the community, but also a direct link to the region and beyond. It is important for local officials to provide adequate funding for the improvement and maintenance of municipal roads, especially because of the projected increased traffic as the community grows. If pedestrian circulation is also made safer, the amount of car trips can be reduced.

A land use plan coordinated between Matamoras Borough and Westfall Township is also important as the planning area grows in population.

Another policy of the community is to ensure that there is secure and sound housing for a variety of types and densities. The special needs of young families and senior citizens with fixed incomes are high priorities to be addressed. Matamoras Borough and Westfall Township can employ cooperative zoning to direct housing types and densities to the optimal locations.

The Borough and Township recognize that they must ensure that community facilities and services must meet the needs of the planning area. Some of these services include transportation, education, water supply, sewage disposal, police protection, and other daily living needs. While the municipalities cannot provide all the facilities and services, it is important that it is adequately serving its residents. It is stated that the on-site sewage systems should be repaired and installed in accordance with DEP Standards.

The planning area must provide recreation facilities and open space to the public. Airport Park in

Matamoras serves as a regional park. This Comprehensive Plan enables the Borough and Township to work together to identify any recreation needs and improve and develop new facilities and programs. There are 4,500 acres of public forest land, which provide outdoor recreation opportunities. It is also important to ensure the conservation of this open land.

Land Use Plan:

The Land Use Plan for Westfall Township and Matamoras Borough allows the municipalities to direct the growth and development of the community using land use management ordinances, programming of public facilities, and participation of residents. The Land Use Plan also outlines in more detail the location of land use planning districts and describes how the Township should be developed in the future. Land use in the Matamoras Borough has not changed significantly in the last 20 years because it is a mature community with very little land available for new development. Similar to overall county growth, Westfall Township has seen significant increases in both residential and commercial land. There has also been a noticeable increase in traffic especially on Pennsylvania Avenue and Route 6/209.

A generalized classification of the Township's land base data was compiled from County tax assessment records, recent aerial photographs, and the Planning Committee review. The Delaware River, the bluff line overlooking the River Valley, and the thousands of acres of public and private forest land in Westfall Township are key features of the Planning Area Landscape.

A build-out analysis was conducted to examine the effect of land use policies and implementation strategies. In Table 4.1, the build out plans included in the Comprehensive Plan are shown. The existing land use in Matamoras Borough and Westfall Township as of 2008 is shown. The first build out scenario is shown in Table 4.2, where the land use policies and zoning regulations remained unchanged. The second scenario shown in Table 4.3 would be the projected results if policies and regulation that promote conservation design development and preservation of open space were implemented. Matamoras Borough is unaffected as it is largely built out, but there is a large effect on Westfall Township. A court order was issued in 2009 which made the Katz properties exempt from any changes in zoning ordinances or comprehensive plans. This court order also had an effect on the sewer and water at these properties. The Township was to provide 1,571 EDU of sewage treatment capacity and construct the main sewer line to the property line of Westfall Commercial Property and to the entrance to Rosetown at Rosetown Trail to accommodate the Katz Uses and the Katz Property. The flow amount was later reduced significantly to 340 EDUs (68,000 GPD). Capacity at the MATW WWTP has been reserved, but the land has not been developed.

Table 4.1: Matamoras Borough and Westfall Township Land Use

Land Use	Matamoras Borough		Westfall Township	
	Acres	% of Total	Acres	% of Total
Residential - Single-Family	165.25	37.95%	1321.06	6.97%
Residential - Multi-Family/Townhome	9.42	2.16%	82.07	0.43%
Commercial	14.58	3.35%	390.91	2.06%
Institutional	7.00	1.61%	141.03	0.74%
Forestland/Agriculture	77.68	17.84%	8024.96	42.32%
Recreation (Federal/State/Local/ Community Assoc.)	63.65	14.62%	5817.86	30.68%
Club (Rod & Gun Clubs)	0	0.00%	1828.91	9.64%
Conservation Easement	0	0.00%	662.62	3.49%
Utility/Railroad	0	0.00%	191.53	1.01%
Roadway	97.93	22.49%	503.74	2.66%
Total	435.49	100.00%	18964.69	100.00%

Existing Land Use - 2008 (Source: Consultant/Planning Committee Analysis)

Table 4.2: Existing Zoning Land Use Build-Out

Land Use	Matamoras Borough		Westfall Township	
	Acres	% of Total	Acres	% of Total
Residential - Single-Family	211.16	48.49%	6791.06	35.81%
Residential - Multi-Family/Townhome	9.42	2.16%	82.07	0.43%
Commercial	16.05	3.69%	442.75	2.33%
Institutional	7.00	1.61%	141.03	0.74%
Forestland/Agriculture	30.30	6.96%	2503.12	13.20%
Recreation (Federal/State/Local/ Community Assoc.)	63.65	14.62%	5817.86	30.68%
Club (Rod & Gun Clubs)	0	0.00%	1828.91	9.64%
Conservation Easement	0	0.00%	662.62	3.49%
Utility/Railroad	0	0.00%	191.53	1.01%
Roadway	97.93	22.49%	503.74	2.66%
Total	435.49	100.00%	18964.69	100.00%

Existing Zoning Potential Build-Out

Table 4.3: Conservation Zoning Potential Build-Out

Land Use	Matamoras Borough		Westfall Township	
	Acres	% of Total	Acres	% of Total
Residential - Single-Family	211.16	48.49%	5073.06	26.75%
Residential - Multi-Family/Townhome	9.42	2.16%	82.07	0.43%
Commercial	16.05	3.69%	442.75	2.33%
Institutional	7.00	1.61%	141.03	0.74%
Forestland/Agriculture	30.30	6.96%	4221.12	22.26%
Recreation (Federal/State/Local/ Community Assoc.)	63.65	14.62%	5817.86	30.68%
Club (Rod & Gun Clubs)	0	0.00%	1828.91	9.64%
Conservation Easement	0	0.00%	662.62	3.49%
Utility/Railroad	0	0.00%	191.53	1.01%
Roadway	97.93	22.49%	503.74	2.66%
Total	435.49	100.00%	18964.69	100.00%

Conservation Zoning Potential Build-Out

Wastewater

Most of the wastewater treatment in the planning area and Pike County in general is treated by private, on-lot septic systems. If these systems are not installed or maintained properly, groundwater contamination can occur. Since there is no central sewer system in the Matamoras Borough, commercial growth is limited as only certain types of sizes of business can operate. The Comprehensive Plan notes that central sewer, which would be provided by the Municipal Authority of the Township of Westfall, is a potential option if both financially feasible and widespread on-site sewage system malfunctions occur. The Authority mainly serves the commercial properties within the State Route 209/6 corridor in Westfall Township.

Natural Resources Protection Plan

Since natural resource protection is one of the major goals of Matamoras Borough and Westfall Township, there are a number of natural resource protection objectives which are as follows:

- Conserve open land
- Protect the supply and quality of drinking water and protect surface water quality
- Protect wildlife habitat
- Conserve ridge lines and scenic viewsheds

The most relevant portion of this plan is in regards to water resources. Matamoras Borough and Westfall Township are both part of the Delaware River watershed and are subject to Delaware River Basin Committee (DRBC) regulations. All streams in Pike County are considered be high quality or exceptional value under the Pennsylvania Quality Standards. The DEP has anti-degradation water quality standards for all surface waters. Wastewater treatment plant effluent and other discharges to streams designated as high quality are permitted solely by DEP and only if the discharge is the result of necessary social and economic development, water quality standards are maintained, and all existing uses of stream are protected. Any exceptional quality waters cannot have wastewater discharge to the stream. DRBC approval is required for new and expanding industrial and municipal wastewater treatment plants with an average discharge rate of 10,000 GPD or more. As a result of these goals and regulations, careful planning is required to protect the watershed and surface water quality, so development must be carefully managed.

Groundwater Resources of Pike County concluded that the average groundwater recharge rate in Pike County is 915,000 GPD per square mile. Most groundwater moves from hillside recharge areas down gradient with discharge to streams. Alluvial and glacial deposits are also good recharge areas. No long term decline in groundwater levels have occurred based on the recharge rate to the volumes of groundwater extracted for residential and commercial uses. The average groundwater recharge ranges from 14,800,000 to 19,700,000 GPD. Using the figure of 250 GPD per dwelling unit that is used in the planning area, an estimated 550,000 GPD are used for residential use. While there is plenty of margin, groundwater discharge still needs to be considered as development proceeds.

Wetlands are protected by the Federal Clean Water Act and provide benefits such as groundwater recharge, storm water control, and surface water quality. The Federal regulation basically states that no discharge can be permitted if a practical alternative exists that is less damaging to aquatic environment or if the waters would be significantly degraded. Overall, the wetland regulations will temper but not significantly limit the development of the planning area. The planning area has several regulations for future policies regarding wetlands. Disturbance of

wetlands is prohibited as well as within a 100-foot wetland buffer area. All of wetlands and half of wetland buffer areas are excluded from lot area determination.

4.1.2 Milford Borough Comprehensive Plan

In March 2021, the Milford Borough Comprehensive Plan was adopted after being prepared by the Milford Borough Planning Commission, Milford Borough Council, and the Community Advisor Committee. The plan is an update from the 2006 Milford Borough and Milford Township Joint Comprehensive Plan from 2006. The purpose of the Plan is to guide future development and growth in Milford Borough. The key areas that the Comprehensive Plan evaluated include Land Use, Transportation, Open Space and Recreation, Community Facilities, Resources, Housing, and Economic Development. The stated goals are as follows:

1. Land Use
 - a. "Responsibly manage redevelopment and growth to benefit the Borough's economy while preserving its cultural character and beauty"
2. Transportation
 - a. "Plan for the efficient movement of people, goods and materials. Promote and implement multimodal transportation alternatives"
3. Open Space and Recreation
 - a. "Establish recreational opportunities to serve residents and Borough visitors of all ages and abilities"
4. Community Facilities
 - a. "Provide community and municipal services which will improve the quality of life for Borough residents"
5. Resources
 - a. "Protect and conserve the Borough's historical, cultural and environmental resources."
6. Housing
 - a. "Promote a diverse and affordable housing that meets the needs of the Borough"
7. Economic Development
 - a. "Promote economic development that keeps Milford Borough within the regional marketplace while simultaneously limiting negative effects on the environment and community"

Land Use and Conservation

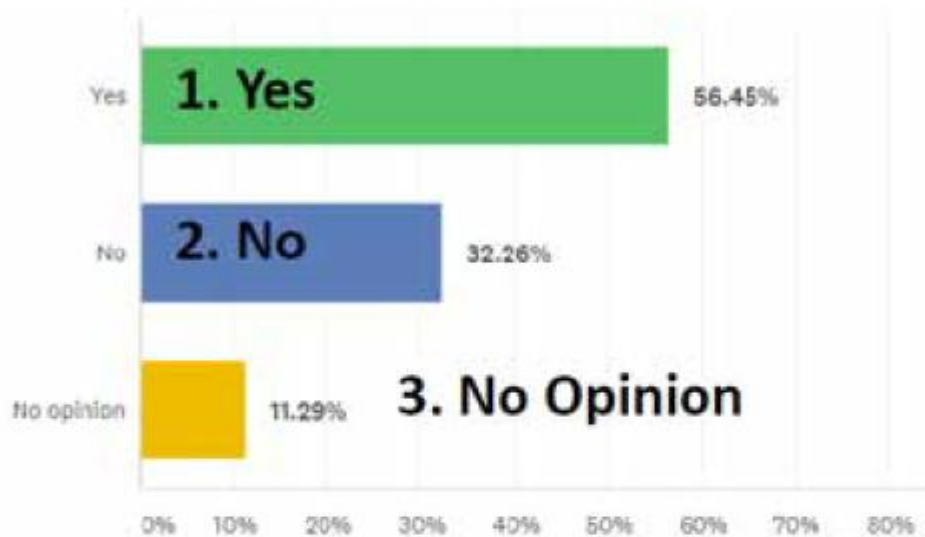
The plan discusses the existing zoning, existing land use and a conceptual future land use map. These land use maps are included in Appendix B. The existing and proposed land use maps generally match the zoning map. There are a few undeveloped lots that previously did not have any land use that are now reserved for Open Space and Recreation.

Community Facilities

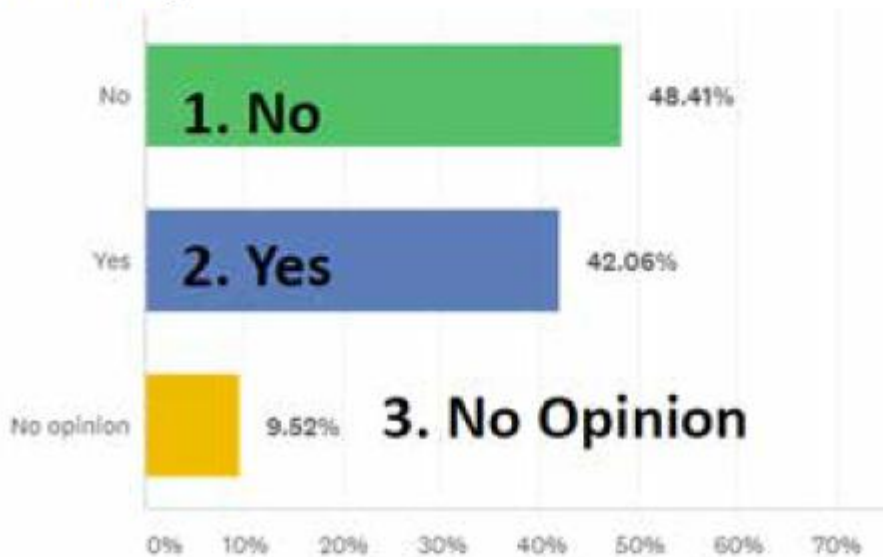
The plan notes that the Borough has historically treated its wastewater through OLDs. The Comprehensive Plan refers to this Regional Act 537 Plan which proposes sanitary sewer alternatives to serve the commercial district in Milford Borough and includes a map that shows the proposed low pressure force main routing. In addition, a public opinion survey result of two questions were included as shown below:

In the public opinion survey, Milford Borough residents offered the following opinions on Borough wastewater treatment:

Do you think it should be a priority for the Borough to provide central sewage collection and treatment in the Commercial District of the Borough?



Do you think it should be a priority for the Borough to provide central sewage collection and treatment in the residential area of the Borough?



According to the public opinion survey results, 56.45% of respondents indicated that they think central sewage collection and treatment should be a priority for the commercial district in the Borough with 32.26% indicating "No" and 11.29% selecting "No Opinion."

Additionally, per the public opinion survey, the majority (48.41%) of respondents indicated that they did not think central sewage collection and treatment should be a priority for the residential area of the Borough, while a lesser 42.06% indicated "Yes" and 9.52% selected "No Opinion."

4.1.3 Pike County Comprehensive Plan

During the Planning Commission Review Period of this Act 537 Plan, the Imagine Pike 2035 Comprehensive Plan was adopted (October 16, 2024). The Pike County Planning Commission reviewed the Act 537 Plan and determined it was consistent with all County Planning (Letter in Appendix L). In November 2006, the Pike County Comprehensive Plan was adopted by the Pike County Board of Commissioners after being prepared by the Pike County Plan Advisory Board, Pike County Planning Commission, Pike County Office of Community Planning, and the Pike County Planning Commission Ad-Hoc Members along with a planning consultant. This plan is an update of the 1993 Pike County Comprehensive Plan in Pennsylvania and will continue to grow over the next several decades. As a result, the Comprehensive Plan was adopted in order to help the County manage the growth while retaining the rural character, promote environmentally sound development, and protect the natural, cultural, scenic, and historic resources. The plan also stressed the importance of Townships and Boroughs to review this plan when they update their own comprehensive plans in order to be consistent. The Plan included the following visioning goals:

- Resource Conservation - Conserve, maintain and enhance the historical, cultural, and environmental resources of Pike County
- Land Use - Provide for properly managed and environmentally sound growth that will benefit the economy while retaining the County's rural character and natural beauty
- Government and Infrastructure - Enhance the services provided to the growing population of Pike County, through government and public participation that is responsive and accountable
- Community Services - Broaden existing and provide new services to Pike County
- Economic Development - Promote economic development while avoiding any negative impact on natural beauty and resources of our community and environment

The Plan's mission is to:

- Manage growth and development pressures
- Stimulate progressive planning and visionary thinking
- Improve County-Municipal partnerships/ cooperation
- Identify infrastructure needs
- Preserve sensitive lands/ open space
- Enhance local land use controls
- Increase housing options
- Enhance economic development
- Enhance tourism opportunities
- Improve on our quality of life

In regards to public sewage disposal, it is noted in the Comprehensive Plan that many of the soils

in Pike County are not suitable for onsite sewage disposal. However, in the Study Area of this Act 537 Plan, the soils are generally suitable. It is also mentioned that many of the streams are classified as high quality of streams which make it harder to use stream discharge for sewage treatment plants. However, the MATW WWTP discharges to the Delaware River which is not classified as high quality or exceptional quality, which is where all proposed Structural Alternatives are proposed to tie into for treatment.

Build-Out Analysis

The following maps represent the build out analysis. For readability and clarity, they are included in Appendix B. The first map is the generalized existing land within the County, based upon Pike County GIS information. The second map shows the buildable and non-buildable lands using the composite existing zoning map as a base. The third map indicates the buildable land, already built land, and non-buildable land. The Build out Maps are included in Appendix B.

Pike County's Build-Out Analysis table is shown below:

PIKE COUNTY BUILD-OUT ANALYSIS

Zones by Buildable Land	Acres	20% Infrastructure	Available Acres	Development Units	Projected Population* Increase	Water Consumption 175 Gpd per Household 475 Gpd/Acre Commercial 700 Gpd/Acre Industrial	Sewage Generated 200 Gpd per Household 500 Gpd/Acre Commercial 750 Gpd/Acre Industrial	P.M. Peak Hr. Vehicle Trips Generated Trips/Unit Trips/Sq. Ft.
Conservation/Open Space (3-5AC)	13,012.42	2,602.48	10,409.94	3469-2081	9123-5473	607,075-364,175 Gpd/Household	693,800-416,200 Gpd/Household	3,503-2,101 Trips/Unit
General Commercial (1AC or >)	1,487.67	297.53	1,190.14	1,190	NA	565,250 Gpd/Acre	595,000 Gpd/Acre	180,672 Trips/Sq. Ft.
Industrial (1AC or >)	309.38	61.88	247.50	247	NA	172,900 gpd/acre	185,250 Gpd/Acre	8,069 Trips/Sq. Ft.
Low Density Residential (1AC)	19,010.00	3,802.00	15,208.00	15,208	39,997	2,661,400 Gpd/Household	3,041,600 Gpd/Household	15,360 Trips/Unit
Medium Density Residential (<1AC)	2,249.07	449.81	1,799.26	1,799	4,731	314,825 Gpd/Household	359,800 Gpd/Household	1,816 Trips/Unit
Mixed Use Residential/Commercial (<1AC)	735.61	147.12	588.49	588	1,546	102,900 Gpd/Household	117,600 Gpd/Household	593 Trips/Unit
Mixed Commercial/Residential (2AC)	16,812.72	3,348.00	13,464.72	6,732	17,705	1,178,100 Gpd/Household	1,346,400 Gpd/Household	6799 Trips/Unit
Neighborhood Commercial (<1AC)	907.32	181.46	725.86	725	NA	344,783 Gpd/Acre	362,930 Gpd/Acre	118,253 Trips/Sq. Ft.
No Zoning (2AC)	21,603.31	4,320.66	17,282.65	8,641	22,725	1,512,175 Gpd/Household	1,728,200 Gpd/Household	8,727 Trips/Unit
Public Parkland (>10AC)	59.72	11.94	47.78	4	10	700 Gpd/Household	800 Gpd/Household	4 Trips/Unit
Rural Residential (2AC)	55,071.15	11,014.23	44,056.92	22,028	57,934	3,854,900 Gpd/Household	4,405,600 Gpd/Household	22,248 Trips/Unit
Total	131,258.38	26,237.13	105,021.25	60632-59,244	153,771-150,121	11315,008-11,072,108 Gpd	12,836,980-12,559,380 Gpd	366,044-364,642 Trips

*Based on an average household size of 2.63.

Besides land use, improving sewage disposal for the growth is also discussed as an action item. The plans states that Pike County intended to work with the County Sewer and Water Task Force, municipalities, DEP, PENNVEST, DCED and users to develop an approach to facilitate construction and/or extension of public sewer and water facilities as necessary within growth areas. The plan also encouraged Municipal Act 537 plans and water supply planning to promote compact, efficient, orderly, and phased development within designated growth areas. This Regional Act 537 Plan is an example of the County's involvement.

Natural Resources

Within the Pike County Comprehensive Plan, there is a Natural and Scenic Resources Protection chapter. One natural resource that is emphasized is groundwater. Groundwater is the sole source of potable water in Pike County. In order to protect the groundwater as development occurs, proper management of the maintenance of both quality and quantity of groundwater is required. It is important to identify key groundwater recharge areas and create protection zones for these areas. It will be required to have wetland delineations and consider buffers for wetlands or other identified primary groundwater discharge areas.

The comprehensive plan also stresses the importance of wetlands and protecting them. It is suggested that buffer areas adjacent to wetland areas supplement state and federal regulations. Ordinance standards should also be provided that require wetland delineations before development.

4.1.4 Zoning

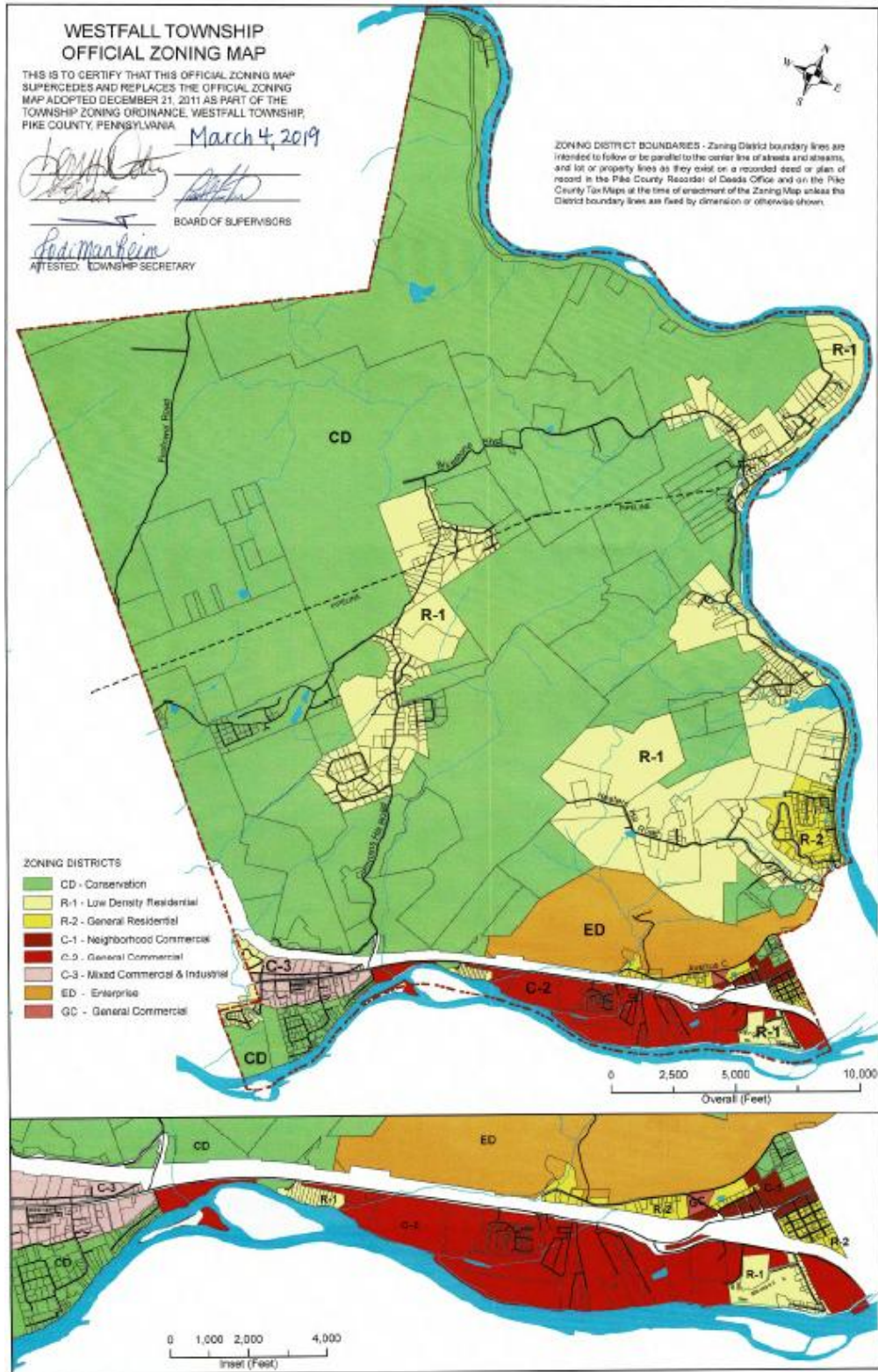
Each municipality within the planning area has zoning ordinances. The maps shown in the Comprehensive Plan are the most recent zoning maps.

Westfall Township

In the 2005 Westfall Township Zoning Ordinance, there are six (6) zoning classifications. CD designates the Conservation Districts. They provide very low-intensity development in areas with significant important features. Many areas have limited road access and are not near existing public water and sewage systems. Another purpose of this zoning classification is to protect water quality and habitats as well as to promote groundwater recharge. R-1 represents the Low Density Residential District, whose purpose is to provide for low density residential neighborhoods. These neighborhoods are primarily single family detached dwellings. This zoning classification promotes clustering on suitable parts of lands while avoiding overly intense development. The R-2 is the General Residential District. It provides medium density residential neighborhoods with a variety of housing types.

C-1 is the neighborhood Commercial District. Its purpose to preserve the scenic rural character of the Township while providing business opportunities. There is a mix of retail, service, office, public, institutional, and residential uses. They should not be obtrusive in landscape or overload the roads. C-2 is the General Commercial District. It provides for a wider range of commercial uses than C-1 such as car washes and gas stations and is on major highways. C-3 is the mixed Commercial and Industrial District, which are for industrial and commercial development. It also important that the development is compatible with nearby homes and does not have significant nuisances or environmental hazards. The ED and GC zoning districts are from the court settlement in Katz v. Westfall Township.

Figure 4.1: Westfall Township Zoning Map



Matamoras Borough

The Matamoras Borough Zoning Ordinance was updated in 2017 and has similar zoning classifications to Westfall Township. There are seven (7) major zoning classifications in Matamoras. They are as follows:

- R: Recreation
- R-1: Single Family Residential
- R-2: General Residential
- C-1: Neighborhood Commercial
- C-2: General Commercial
- I: Industrial
- F: Floodplain

Figure 4.2: Matamoras Borough Zoning Map

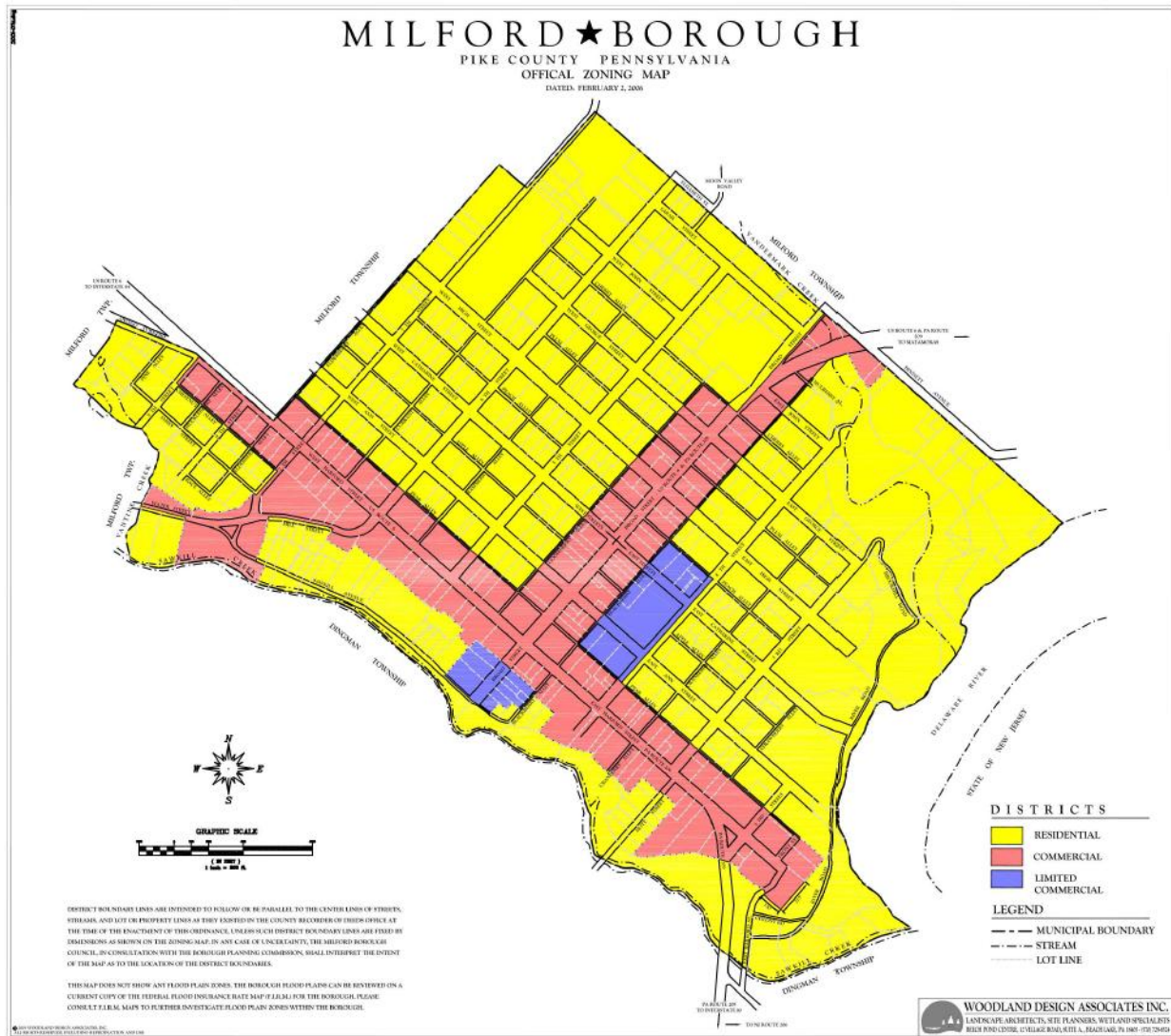


Milford Borough

The Milford Borough Zoning Ordinance was last amended in February 2008. There are three (3) designations for zoning districts. They are as follows:

- R- Residential (yellow)
- C- Commercial (red)
- LC- Limited Commercial (blue)

Figure 4.3: Milford Borough Zoning Map



4.1.5 Municipal Subdivision and Land Development Ordinance

Each municipality within the planning area has its own subdivision and land development ordinance (SALDO). The SALDO for each Township and Borough provides uniform standards and procedures for the regulation of subdivision and land development within each municipality.

Westfall Township

Westfall Township SALDO was most recently updated on November 1, 2007. It set standards for sewage disposal systems. It requires that all centralized sewage disposal system designs are compatible with sewage feasibility studies and plans of Township, comply with the DEP and Township requirements, and be approved by proper agencies before final submission. The required lot sizes for each zoning classification are shown in the Table below:

Table 4.4: Westfall Township Zoning Classifications

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
CD Conservation: <i>See also Open Space Development Option in Section 311, which may allow smaller lot sizes, smaller lot widths and density bonuses.</i>	130,680 (3 acres), unless a larger lot area is required by Section 310.	250	50	50	25	10%	15%
R-1 Low Density Residential District: a) Age Restricted Housing - The provisions for such use in Section 402 shall apply, instead of the provisions of this table. b) Other Allowed Uses <i>See also Open Space Development Option in Section 311, which may each allow smaller lot sizes, smaller lot widths and density bonuses.</i> <i>See also Section 801.C. for minimum length and width of dwellings.</i>	b) 65,000	b) 150	b) 30	b) 30	b) 15	b) 15%	b) 25%

Table 4.5: Westfall Township Zoning Classifications (Continued)

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
R-2 Medium Density Residential District: a) Single family detached dwelling: a1) Without either Township-approved: central water service or central sewage service a2) With Township-approved: central water or central sewage service a3) With both Township-approved: central water and central sewage services: b) For Twin dwelling units (2 dwelling units): b1) Without either Township-approved: central water service or central sewage service b2) With Township-approved: central water or central sewage service b3) With both Township-approved: central water and central sewage services: c) Age Restricted Housing - The provisions for such use in Section 402 shall apply, instead of the provisions in this table. d) Other allowed principal use <i>See Open Space Development Option in Section 311, which may allow smaller minimum lot sizes, smaller lot widths, greater varieties in housing types and density bonuses.</i>	a1) 43,560 (1 acre) a2) 39,000 a3) 30,000 b1) 2 acres b2) 78,000 b3) 40,000 d) 43,460 (1 acre)	a1) 150 a2) 150 a3) 120 b1) 300 b2) 300 b3) 200 d) 150	a), b) and d): 30	a), b) and d): 25	a), b) and d): 15	a), b) and d): 30	a), b) and d): 50

Table 4.6: Westfall Township Zoning Classifications (Continued)

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage	Maximum Percent ImperVIOUS Coverage
<p>C-1 Neighborhood Commercial and C-2 General Commercial Districts:</p> <p>a) For single family detached dwellings (which are allowed in C-1 not C-2) and twin dwellings (in C-1 and C-2), the provisions in this Section 307 for the R-2 district shall apply, instead of the regulations of the C-1 or C-2 district.</p> <p>b) The following housing types, each of which shall require Township-approved central water <i>and</i> Township-approved central sewage services if they have a density of more than dwelling unit per acre: b1) Townhouse b2) Apartments, which shall be detached from commercial and industrial buildings. b3) Manufactured home parks shall meet the requirements for such use as stated in Section 402, instead of the requirements of this Section, and provided such use is not allowed in C-1.</p> <p>c) Age Restricted Housing - The provisions for such use in Section 402 shall apply, instead of the provisions of this table.</p> <p>d) Allowed Industrial use</p> <p>e) Other allowed use</p>	<p>b1) and b2) minimum average of 15,000 per dwelling unit (Note B). See density bonuses in Section 307.D.</p> <p>d) 87,120 (2 acres) e) 43,560 (1 acre)</p>	<p>b1) 24 feet per interior dwelling unit and 40 per each end unit b2) 150</p> <p>d) 150</p> <p>e) 150</p>	<p>b1) and b2) 30, except 25 from a new interior street. d) and e): 30, except 50 feet where off-street parking will exist between the principal building and an arterial street.</p>	<p>b1) and b2) 30</p> <p>d and e): 25 (Note A)</p>	<p>b1) and b2) 20, except 0 at the shared lot line of lawfully attached dwellings</p> <p>d) 15 (Note A) e) 20 (Note A)</p>	<p>a) through e) 40%</p>	<p>a) through e) 70%</p>

Table 4.7: Westfall Township Zoning Classifications (Continued)

Zoning District: Type of Use	Min. Lot Area (sq.ft.)	Min. Lot Width Measured at Min. Building Setback Line (ft.)	Min. Front Yard Setback (ft.)	Min. Rear Yard Setback (ft.) **	Min. Side Yard Setback ** (each) (ft.)	Maximum Percent Building Coverage	Maximum Percent ImperVIOUS Coverage
<p>C-3 Commercial/Industrial District:</p> <p>a) For single family detached and twin dwellings, the provisions in this Section 307 for the R-2 district shall apply, instead of the regulations of the C-3 district.</p> <p>b) Manufactured/mobile home park, which shall require Township-approved central water <i>and</i> Township-approved central sewage services if it has a density of more than 1 acre per dwelling unit. Manufactured/mobile home park shall meet the requirements for such use as stated in Section 402, instead of the requirements of this Section.</p> <p>c) Industrial use</p> <p>d) Other allowed use</p>	<p>c) 87,120 (2 acres) d) 43,560 (1 acre)</p>	<p>c) 150</p> <p>d) 150</p>	<p>c and d): 30, except 50 feet where off-street parking will exist between the principal building and an arterial street.</p>	<p>c and d): 25 (Note A)</p>	<p>c) 15 (Note A) d) 20 (Note A)</p>	<p>c) 40%</p> <p>d) 40%</p>	<p>c) 40%</p> <p>d) 70%</p>

Matamoras Borough

The Matamoras Borough SALDO was updated in 1985. In Section 3.5, the SALDO addresses sewage treatment. It required that all subdivision and land developments are provided with an adequate sewage disposal system. Residential lots must contain either suitable areas for OLDS or be served by an approved off-site sewage disposal system. On-site systems must be in accordance with DEP standards. The Borough SEO determines the suitability of the site and its soils. Matamoras Borough does not have required lot sizes in its Zoning Ordinance or SALDO.

Milford Borough

The Milford Borough SALDO was updated in June 2000. It requires that when any land is being proposed for development, a sewage module must be completed with approval from the Borough SEO. The Milford Borough SALDO has lot area and dimension standards for lots depending on the water and sewage system. However, that has since been updated with a schedule of Development Standards Ordinance (Ordinance No. 488) which was amended in January 2024. The required lot sizes for residential and commercial are shown on Tables 4.8 and 4.9 respectively.

Table 4.8: Milford Borough Residential District Standard Lot Sizes

Residential District
(See § 312-15C)

(Note: Larger lot sizes, increased setbacks and other more restrictive standards may be required by other chapter sections.)

	Minimum Lot		Minimum Yards (setbacks)			Maximum	
	Area (square feet)	Width (feet)	Front* (feet)	Rear (feet)	Each Side (feet)	Building Height (stories/feet)	% Lot Coverage
Any Lot Served by Public Water and/or Public Sewage							
Single-family dwellings	9,600	55	20	20	5	2.5/35	35
Single-family dwelling with garage apartment	19,200	100	20	20	5	2.5/35	40
Two-family dwellings	19,200	100	20	20	5	2.5/35	40
Other allowed uses	20,800	100	40	30	10	3/40	65
Any Other Lot							
Single-family dwellings	20,000	90	20	20	5	2.5/35	35
Two-family dwellings	25,000	120	20	20	5	2.5/35	40
Other allowed uses	40,000	120	40	30	10	3/40	65

* Front yards shall be measured from the adjoining road street right-of-way.

Table 4.9: Milford Borough Commercial District Standard Lot Sizes

**Limited Commercial District All Uses and
Commercial District Principal Permitted Uses - Class I
Conditional Uses - Special Exceptions**

	Minimum Lot		Minimum Yards (setbacks)			Maximum	
	Area (square feet)	Width (feet)	Front* (feet)	Rear (feet)	Each Side (feet)	Building Height (stories/feet)	% Lot Coverage
Any Lot Served by Central Water and/or Central Sewage							
Nonresidential uses	9,600	60	15**	15	5	3/35	75
Single-family dwellings	9,600	55	20	20	5	2.5/35	35
Single-family dwelling with garage apartment	14,400	60	20	20	5	2.5/35	40
Two-family dwellings	14,400	60	20	20	5	2.5/35	40
All Other Lots							
Nonresidential uses	19,200	60	15**	25	5	3/35	75
Single-family dwellings	20,000	90	20	25	5	2.5/35	35
Two-family dwellings	25,000	120	20	25	5	2.5/35	40
Multifamily dwellings	See the following Multifamily Schedule						

* Front yards shall be measured from the adjoining road street right-of-way.

** The minimum front yard (setback) for nonresidential uses fronting on Broad Street or Harford Street in C and LC Districts shall be zero feet. However, no building shall be less than five feet from any adjoining alley.

4.1.6 Pike County Storm Water Management Plan

In compliance with Act 167, the Pennsylvania Storm Water Management Act, Pike County prepared a Storm Water Management Draft Ordinance in July 2010, for all watersheds of Pike County. This Storm water Management Plan serves as a framework and information source to assist all municipalities within Pike County in planning for and managing the increased runoff associated with development and future population growth. There are no projected limitations, but the requirements shall be followed. A floodplains map is shown on Map 2 in Appendix C. Very minimal portions of the proposed alternatives are located in the floodplains and proper precautions will be taken such as watertight manholes and no soil stockpiling.

4.2 GROWTH AREAS IDENTIFIED BY PREVIOUS PLANNING

The 2011 Westfall Township and Matamoras Borough Comprehensive Plan has indicated that nearly all of the Matamoras Borough's lots have been filled. It was noted that there is commercial growth expected in Westfall Township along Route 6/209. However, the Route 6/209 Corridor in Westfall Township is largely built out now. The Milford Borough Comprehensive Plan identifies that nearly all of the lots have been developed or have been reserved for open space.

4.3 EXISTING AND FUTURE GROWTH AREAS

In consulting the involved municipalities, no planned areas of substantial development were reported within the 5-10 year future planning window (specifically across the Study Area) at the time of this Plan. As previously indicated, both Matamoras and Milford Boroughs have the majority of lots occupied or slated for open space, while relatively limited new commercial activity is anticipated in Westfall Township. Notwithstanding, Section 4.4 below presents data that supports a minimal growth (population) trend over time.

4.4 GROWTH PROJECTIONS

Most of the municipal comprehensive plans do not project population beyond the year 2010. As a result, Census data was used to project the future populations for 2030 and 2040 based upon trends using data from 2000, 2010, and 2020. Since there is no detailed population breakdown within the specific planning area of Westfall Township, the overall Township population was used. The percentage change in growth between each successive decade is shown in parentheses. For all three municipalities, the growth rates were assumed be the net average growth rate from 2000 to 2020.

Table 4.10: Population History and Projections

Municipality	Year 2000 Population	Year 2010 Population	Year 2020 Population	Year 2030 Projected Population	Year 2040 Projected Population
Matamoras Borough	2,312	2,469 (6.8%)	2,362 (-4.3%)	2,391 (1.25%)	2,420 (1.25%)
Milford Borough	1,104	1,021 (-7.5%)	1,103 (8.0%)	1,106 (0.25%)	1,109 (0.25%)
Westfall Township	2,430	2,323 (-4.4%)	2,537 (9.2%)	2,598 (2.4%)	2,660 (2.4%)

These population growth projections are reflected in the wastewater flow projections discussed in Section 4.5.

4.5 WASTEWATER FLOW PROJECTIONS

As part of the preparation of this Plan, flow projections were determined based on providing public sanitary sewer facilities to existing properties within the four (4) potential sewer service areas currently served by OLDS, COLDS, or private wastewater treatment facilities. These potential sewer

service areas were delineated based on Municipal Borders within the Planning Area. The economic feasibility of providing public sanitary sewer facilities to the Planning Areas is discussed in Chapter 5.

The wastewater flow projections developed for this Plan were based on the following conditions and assumptions:

- Wastewater flows generated for all Structural Alternatives are based on 200 GPD per equivalent dwelling unit (EDU).
 - The 2023 MATW Chapter 94 Report indicates a five-year annual average flow per EDU is 77 GPD per EDU.
 - While this is lower than typical, the MATW system is nearly entirely pressurized force main and initial system was not constructed until the 1990's.
 - The water billing data from Milford Water Authority and Matamoras Municipal Authority also indicate that single-family homes water usage was under 100 GPD.
 - 200 GPD was used conservatively as a planning number.
- Delaware Valley High School connection is based on an annual average flow of **18,000 GPD, per the Component 3M Sewage Planning Module submitted in 2024.**
- Milford Senior Care Rehabilitation Center connection is based on an annual average flow of 15,000 GPD, per review of their existing flow records.
- For Milford Borough, the existing water meter usage was used to project wastewater flow for commercial buildings.
- For Matamoras Borough, Matamoras Municipal Authority provided water meter usage data, which was used to project wastewater flow for non-residential buildings.
- For Westfall Township, PA Title 25 Chapter 73: Standards for On Lot Sewage Treatment Facilities was used to project wastewater flow for non-residential buildings.
- Each residential building was assumed to be equivalent to one EDU.

As presented in Table 4.11, all projected flows are proposed to be served by MATW. Future connections represent connections along proposed alternatives in Milford Borough and Westfall Township that would not be required to connect to the system due to distance of the property from the proposed conveyance lines but may in the future. In addition, future flows are based on the population projection growth rates detailed in Section 4.4 and for the 5 to 10-year planning window (growth by 2035). The EDUs projected for each alternative were multiplied by the projected growth rate to calculate the estimated EDUs in 2030 and 2040. The final EDU count for the 10-year planning was the average between the EDUs projected in 2030 and 2040. The projected growth rates were used in accordance with Table 4.10. More detailed projected flows are shown in Appendix E, which provides a detailed breakdown on which specific properties are projected to connect. The Alternatives are fully discussed in Chapter 5 and included as exhibits in Appendix I.

Table 4.11: Estimated Wastewater Flow Scenarios by Alternative

Potential Service Area	Municipality/ Study Area	Initial EDUs	Future EDUs for Year 2035	Initial Flow (GPD)	Future Flow for Year 2035 (GPD)
Alternative 1A-1B	Matamoras Borough	308	316	61,600	63,200
Alternative 2A-2B	Matamoras Borough	1,163	1,193	232,600	238,600
Alternative 3A-3B	Westfall Township Southwest	219	225	43,800	45,000
Alternative 4A-4B	Milford Borough	284	296	56,800	59,200

A hydraulic capacity analysis was performed for Chapter 5, and it was determined that the existing MATW WWTP has the capacity to accept the anticipated future flows with the selected alternatives.

4.6 SUMMARY OF WASTEWATER PLANNING NEEDS

As previously stated, Westfall Township is served in part by MATW, privately owned OLDS, and packaged wastewater treatment facilities. Milford Borough and Matamoras Borough are served entirely by OLDS and COLDS.

As a result of existing OLDS malfunctions previously described in Chapter 3 and the commercial demand and potential growth, the Municipalities are evaluating the following wastewater planning needs:

1. Solutions to provide public sewer facilities to the Matamoras Borough Study Area should be considered as forty-nine (49) percent of OLDS inspected had suspected or confirmed malfunctions plus there is a need to address commercial demand. Therefore, the Matamoras Study Area is considered a needs area. In the older portion of the Borough, there were areas targeted based on failing OLDs which are targeted along with Pennsylvania Avenue in Alternatives 1A and 1B. Alternatives for providing improved sewage facilities are investigated in Chapter 5.
2. Solutions to provide public sewer facilities to the Westfall Township Southwest Study Area should be considered as forty-one (41) percent of OLDS inspected had potential, suspected, or confirmed malfunctions and the need to address development and commercial demand. The Westfall Township Southwest Study Area is considered a needs area. Alternatives for providing improved sewage facilities are investigated in Chapter 5.
3. Solutions to provide public sewer facilities to the Milford Borough Study Areas should be

considered. Fifty-nine (59) percent of OLDS inspected in Milford Borough had potential, suspected, or confirmed malfunctions. In addition, there is the need to address anticipated growth and development and commercial demand. Milford Borough Study Areas are considered a needs area, specifically the commercial district. Alternatives for providing improved sewage facilities are investigated in Chapter 5.

4. Solutions to provide adequate OLDS management in the non-sewered areas of the three Municipalities where public sewer facilities are not feasible.

4.6.1 Extension of Public Sewers to New Development Areas

In conjunction with each Municipality's Subdivision and Land Development Ordinance, new developments must be planned for sewage facilities by including either OLDS or public sewage facilities. Where public sewers are not reasonably accessible as determined by each Municipality, OLDS in accordance with Pennsylvania's Sewage Facilities Act may be installed in areas with suitable soils. At the time of this Plan, there are no projected new development areas, so the extension of public sewers is only proposed for existing development areas.

4.6.2 Extension of Public Sewers to Existing Development Areas

Sanitary sewer surveys conducted as part of this Act 537 Plan update have revealed a confirmed malfunction rate in the Study Area of 4%. Alternatives for improved sewage facilities within the Planning Area are presented in Chapter 5.