

# Lehman Township Open Space and Recreation Plan DRAFT

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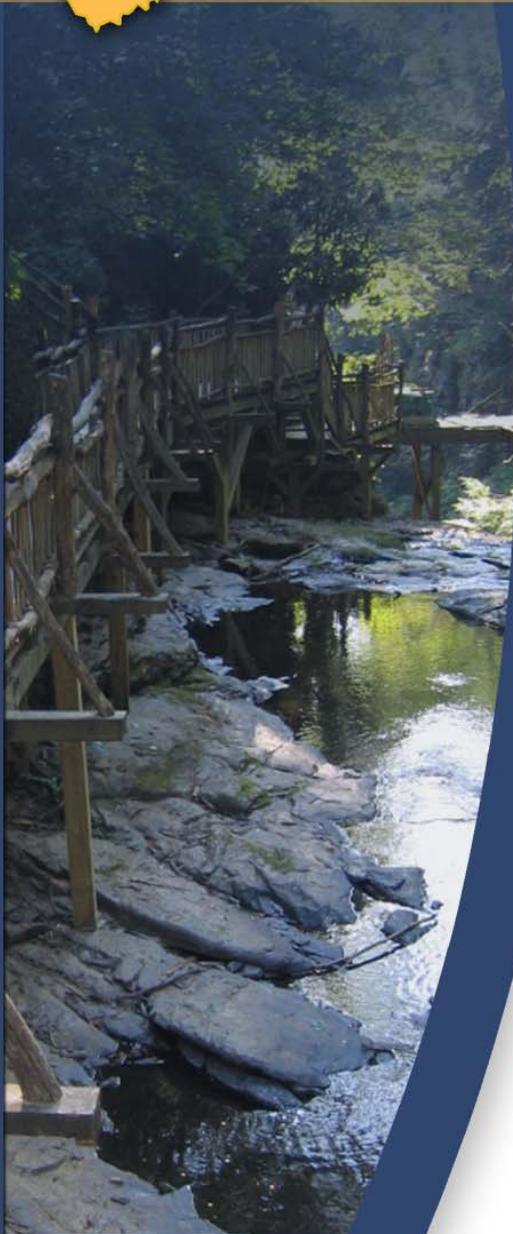


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# 1.0 Introduction



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*Bridge at Bushkill Falls*

# Introduction

Open space and recreation facilities provide powerful tools for guiding a community's future. These amenities can help Lehman Township improve the quality of life of residents, strengthen the local economy, and reinforce the character of the community. To harness these resources, Lehman is refocusing on its natural environment including the identification and protection of its ecological systems and habitat corridors. The township aims to market the inherent beauty of its natural environment and capitalize on the growing ecotourism industry. To achieve this goal Lehman will partner with local communities, businesses, neighboring townships, Pike County, the Department of Conservation and Natural Resources, and the federal government.

The opportunity for Lehman to protect and promote its natural resources is at present. The township's population has doubled each decade for the past four consecutive decades and will likely double again in the next decade. Scenic woodlands and natural systems are being lost without a firm understanding of what exists or a plan to prioritize preservation. Similarly, as growth continues and community amenities and infrastructure systems are improved they are done in reaction to growth and not with a plan for the township's recreation and natural environment needs. Lehman Township seeks to guide improvements to their communities through this plan to ensure that when a new community is planned or a road is built it is done with long-term objectives beyond basic engineering. The implementation of this plan will be one of the key tools that the township uses to achieve its growth goals.

## 1. Introduction

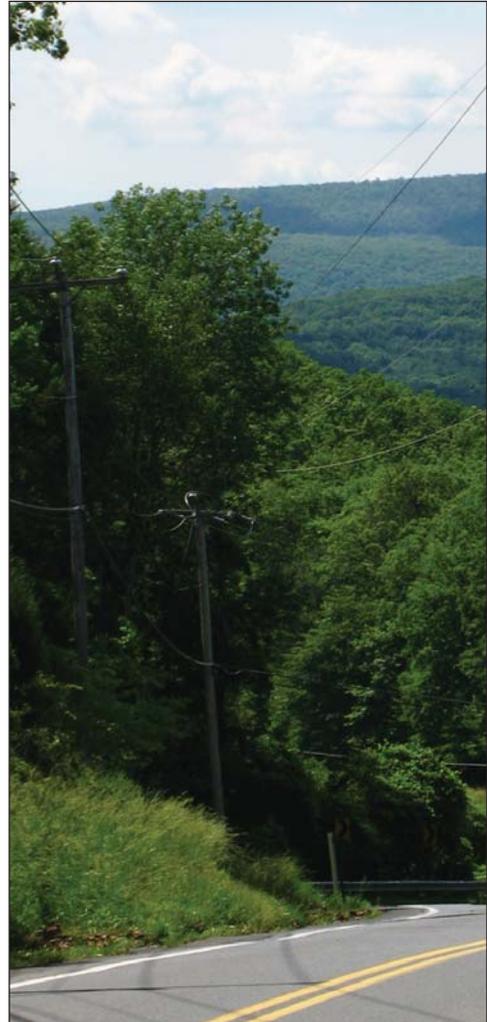
### 1.1 Relationship to other plans and agencies

Open spaces and recreation are just one aspect of the many physical, social, political, and financial considerations that a municipality must consider and coordinate in guiding its future. It is critical that the recommendations in this plan are closely coordinated with other planning documents, regulations, capital improvement budgets, and other efforts both within the township and with neighboring governments and agencies. If coordination does not occur it will undermine the efforts proposed in this document and the efforts of others. If this plan is carefully coordinated, however, the impact will likely be greater than it would have been on its own. Plans and regulations for Lehman Township, neighboring municipalities, Pike County, the Pennsylvania Bureau of Forestry, and the US Department of the Interior's National Park Service are described herein.

#### Lehman Township

The Lehman Township Comprehensive Plan, adopted in 2001, addresses Future Land Use and Housing, Environmental Conservation, Transportation, and Historic Preservation. The goals that the comprehensive plan establishes and its recommendations are supported in this plan. For example, both plans include recommendations to better protect sensitive environmental features (wetlands, steep slopes, woodlands, and similar areas). Additionally, a stated goal in the comprehensive plan, "Protect the sensitive natural features that characterize so much of Lehman's natural landscape," has also been included in this plan.

There are two important ways in which this plan differs from the comprehensive plan, however. First, this plan makes recommendations to better identify and map natural resources. This is a detailed task that requires expertise in delineating natural habitats, identification of ecological systems and endangered or threatened species. Secondly, this plan suggests that natural areas are in-



*View on Saw Creek Road toward New Jersey*

tegral to the township's economy and community and should be used as a cornerstone to the local ecotourism industry. These approaches are important investments which can attract outside funding.

The Lehman Township Zoning Ordinance and Subdivision and Land Development Ordinance (SALDO) form the basis for the township's land use controls. The zoning ordinance provides standards for the land use, bulk, area, and intensity of development allowed in individual districts within the township. A variety of zoning districts that provide for residential, commercial, industrial, institutional, and other uses.

In respect to open space regulations, the zoning ordinance provides a "Conservation Design Development" conditional use and an "Optional Transfer of Development Rights (TDR)." The Conservation Design Development is meant to preserve open space in exchange for increased density. The TDR option has not been used. Both are good concepts and improvements are recommended in this plan to make these techniques more effective.

The zoning ordinance also provides a series of environmental protection standards. This plan recommends strengthening these standards.

The Lehman Township SALDO sets the procedures and requirements for development applications to ensure "orderly" development patterns within the township. A series of design standards are provided for infrastructure improvements including streets, utilities, and storm drainage. Recommendations are made in this plan to amend the SALDO and reduce the impact on environmental resources. This is especially important for stormwater control which is the key to ensuring that Lehman's ground and surface waters remain at exceptional levels.

## 1. Introduction

### Porter Township

Porter Township, located immediately to the west, is a critical partner for Lehman Township. There are a number of large tracts of lands (hunt clubs) that border both townships. The townships should collectively plan for the future use of these tracts. Porter is unusual in that the majority of its lands are owned by the Bureau of Forestry and fall within the Delaware State Forest. Because there is so little private land, Porter's population only stands at about 320 individuals. The township has just started to develop a comprehensive plan. This plan should be coordinated with Lehman's planning efforts including the township's comprehensive and open space plans, especially as it addresses open spaces and recreation.

### Delaware Township

Delaware Township, to the north, and Lehman Township are growing communities that share similar characteristics, including large tracts of public lands (Delaware Water Gap National Recreation Area and the Delaware State Forest), large residential developments, and large hunt clubs. Perhaps the greatest difference in the two communities is that Delaware Township has a bridge to New Jersey at Dingmans Ferry. No formal planning relationship exists between the two municipalities.

Delaware Township's Comprehensive plan was updated in 2006. Their Comprehensive Plan addresses planning for open space. The township is also currently updating its zoning and subdivision and land development ordinance.

Camp Akenac is Delaware Township's most recent open space acquisition, purchased in January 2007. The 198 acres was purchased for \$1,070,000 according to discussions with township officials. In compliance with their comprehensive plan 55 acres of the property was allotted to be the town center with the remaining 143 acres to remain as a campground and park.



*Dingmans Ferry Bridge (C. Anzman; posted on Picasa)*





*Brook Trout are among the fish stocked in the Little Bushkill Creek*

A number of buildings exist on the property and have been converted to support the township's needs. The former care-takers house at Akenac now houses a library in half of the building and the historic society in the other half. A second house on the property is now used as an advanced life support building facilitated by the Delaware Volunteer Ambulance Corp. An existing maintenance garage continues to be used.

Delaware Township has an Environmental Advisory Council (EAC). Authorized through Act 177 of 1996, originally Act 148 of 1973, local elected officials may appoint 3-7 community residents to serve on an Environmental Advisory Council. EACs advise the local planning commission, park and recreation board and elected officials on the protection, conservation, management, promotion and use of natural resources within its territorial limits. The Delaware EAC is charged with:

- Identification of natural resources within the Township.
- Identification of environmental problems.
- Preparation of an index of all areas, public or privately owned, including but not limited to, flood prone areas, swamps, and other unique natural areas.
- Recommendation of laws and programs for promotion and conservation of the natural resources and for the protection and improvement of the quality of the environment within the Township.
- Making recommendations as to the possible use of open lands within the Township.
- Promotion of a community environmental program.
- Advise regarding acquisition of property.

## 1. Introduction

### Middle Smithfield Township

Middle Smithfield is located in Monroe County. Both Middle Smithfield and Monroe County have open space recommendations outlined in their individual planning documents. In Monroe County, the Open Space Advisory Board was formed when the County adopted the County Comprehensive Plan (“Monroe 2020”) with ambitious open space preservation goals. Monroe County passed an open space bond referendum 1998. The advisory board drafted The Monroe County Open Space Plan (2001) to address land use priorities directly. The plan aims to guide land use concurrently with county-wide objectives to prioritize open space funds and supports local open space planning. The plan is guided by four main goals:

- Identifying the most important and threatened open space
- Applying the “Growing Greener” approach to land planning by adding conservation requirements into local plans and ordinances
- Preparing a needs assessment for County and/or regional parks including recommendations and standards for development and management of the spaces
- Advancing the proposal put forth in the Monroe Greenway Project Feasibility Study.

Middle Smithfield Township’s Comprehensive Plan was updated in 2007. The township has goals similar to Lehman’s and seeks to integrate its plans with neighboring townships. The objectives in their comprehensive plan update focus on persevering natural, scenic, cultural and historic resources, transportation, economic vitality, defining the character of commercial areas, tourism and infrastructure improvements that provide water and sewer services in an environmentally sensitive manner.





*Environmental Education at Promised Land Park  
(DCNR Parks)*

## Pike County

Pike County adopted “Growing...Naturally” as their Open Space, Greenways and Recreation Plan in August of 2008. The document outlines Pike County’s existing natural and social resources. These resources are identified in order to support the preservation of the county’s current rural character while encouraging economic growth in commercial and tourist markets as well as providing for the growing population. It presents recommendations to enhance the existing open space, greenways and recreation areas.

The plan’s recommendations address areas within Lehman Township such as the Delaware River Greenway, the Little Bushkill Greenway and the Route 209 Scenic Byway. These areas are elements identified within the Open Space, Greenway and Recreation Network in Chapter 4. It goes on to discuss how visitors who visit outdoor recreation sites are also inclined to visit a heritage site. Pike County is rich in historic sites though, according to the plan, many suffer from neglect and lack of funds. Including the preservation of historic buildings with historic landscapes may provide an opportunity for funding. This may be an approach to structures in Lehman Township along the Rt. 209 Scenic Byway.

Pike County’s Scenic Rural Character Preservation Program’s (SRCP) mission is “to provide for the protection of drinking water; wildlife habitat; preservation of scenic ridges and critical open space; protection of water quality of rivers, lakes and streams; parks and recreational areas; improved county and municipal planning; and related acquisitions of real property or interests therein from willing sellers on a voluntary basis and to provide education, outreach and the provision of funds for such purposes.”

The SRCP aims to create a framework for acquiring conservation easements or properties that meet the criteria set by the SRCP Board as determined from information and mapping developed by the County’s open space plan.

# 1. Introduction

## Delaware State Forest

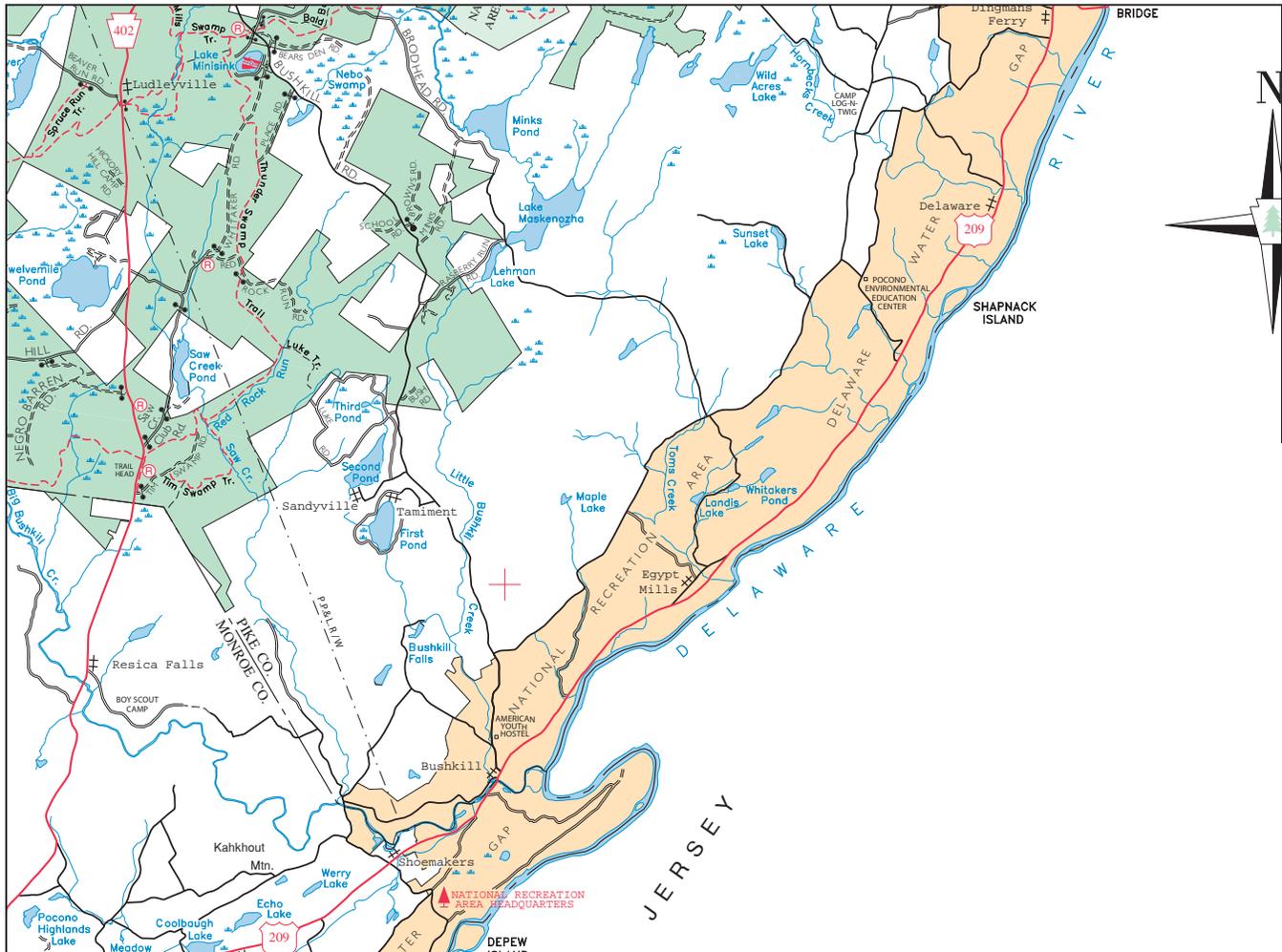
The Pennsylvania Department of Conservation and Natural Resources (DCNR) and the Bureau of Forestry manage the Delaware State Forest. State Forests are divided into districts that each “protect the state forest land from fire, destructive insects and disease, while managing timber, habitat, water and visitors’ recreational needs.” The Bureau of Forestry’s main focus in their mission is to manage resources for the benefit of all people, including generations to come.

Each state forest, including the Delaware State Forest has a management plan that address ecosystem management, promoting biological diversity, providing pure water, providing for low density



Sign posting the Delaware State Forest on Bushkill Falls Road.

Figure 1.1 Delaware State Forest



recreation, planning for sustained yields of timber, conserving the native flora and fauna and securing environmentally responsible use of mineral resources. The Bureau of Forestry offers assistance to communities in education on forest management and promoting the stewardship and utilization of forest resources. The management plan for the Delaware State Forest was requested but a copy was not furnished.

*"Delaware Water Gap National Recreation Area* was originally established to provide 'for public outdoor recreation use and enjoyment of the proposed Tocks Island Reservoir and lands adjacent thereto ... and for the preservation of the scenic, scientific and historic features contributing to public enjoyment of such lands and waters' (Public Law 89-158). The original legislation assumed that the U.S. Army Corps of Engineers would build and manage the reservoir and that the National Park Service would administer the surrounding recreation area. However, questions about the environmental and economic feasibility of the reservoir have caused the project to be postponed indefinitely. In 1978 all federal lands that had been acquired for the Tocks Island reservoir were transferred from the Corps of Engineers to the National Park Service, and planning proceeded for the development of a national recreation area. Also in 1978 the Delaware River within the recreation area was designated as a scenic and recreational river under the Wild and Scenic Rivers Act." Delaware Water Gap General Management Plan (1987)

### Delaware Water Gap National Recreation Area

Delaware Water Gap National Recreation Area (DWGNRA) has been set aside by Congress for public use and the preservation of scenic, scientific, and historic resources. The DWGNRA is managed by the National Park Service and has a management plan from 1987 with a ten-year time frame. The establishing legislation requires that the plan specifically provide for, "in order of priority:

1. public outdoor recreation benefits;
2. preservation of scenic, scientific, and historic features contributing to public enjoyment; and
3. such utilization of natural resources as in the judgement of the Secretary of the Interior is consistent with, and does not significantly impair, public recreation and protection of scenic, scientific, and historic features contributing to public enjoyment.

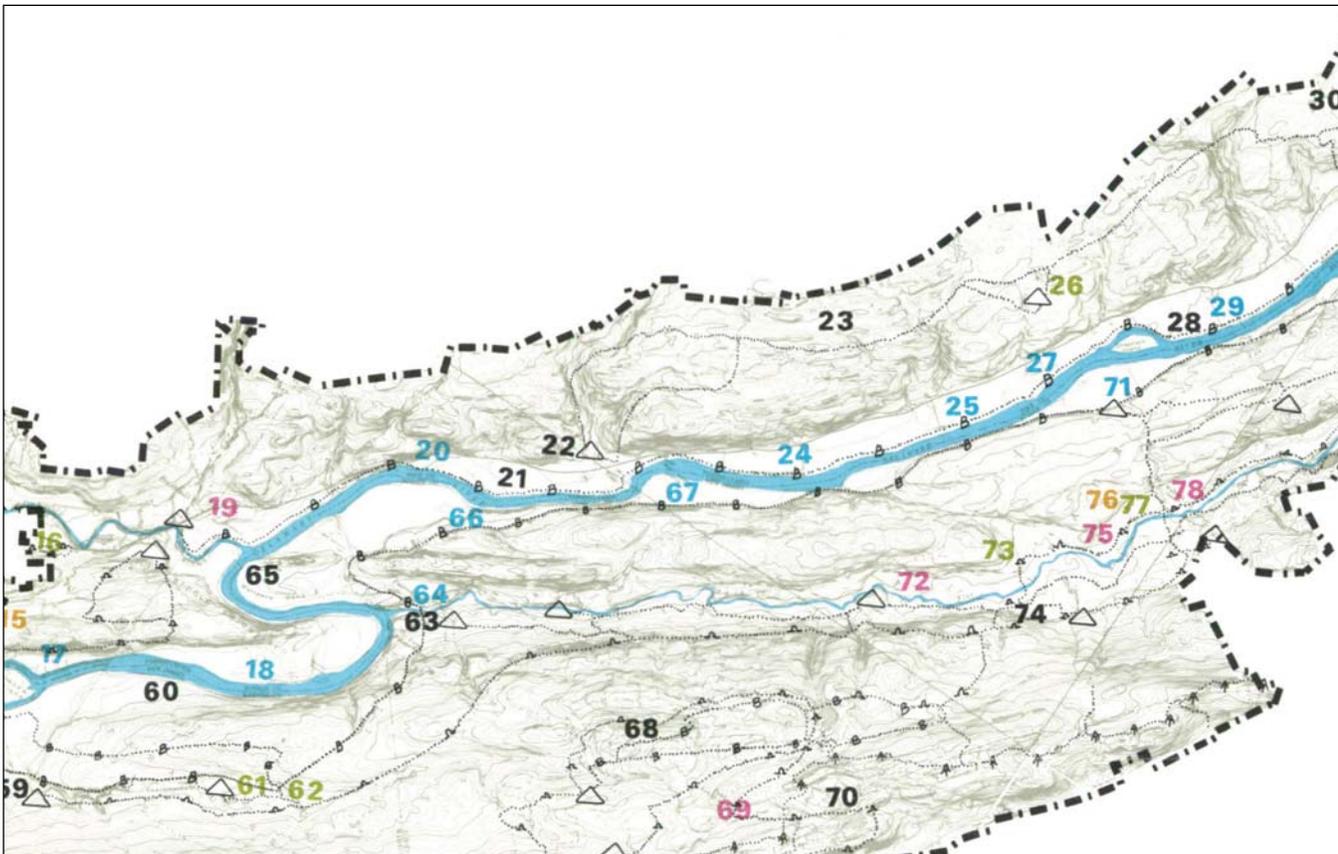
According to the Park Service web site, "The General Management Plan will guide the overall management and use of the area's resources over the next 10 years, and it will help ensure the perpetuation of the area's natural and cultural resources and the scenic setting for present and future public enjoyment. The plan will also provide the foundation for subsequent detailed implementation plans, programs, and operations."

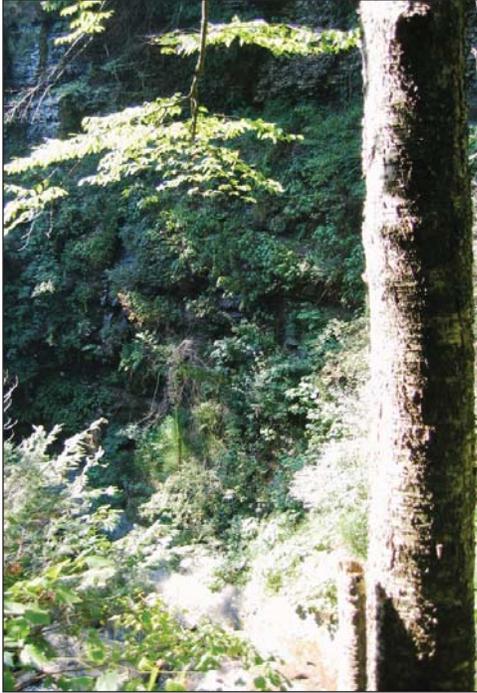
Despite being more than 20 years old, the Management Plan is still relevant and provides a framework through which Lehman Township and the NPS can collaborate on open space and recreation priorities. A complete discussion of recreation facilities available in the park is included in Section 2.

# 1. Introduction

- 19 BUSHKILL**  
Preserve historic structures  
Continue privately operated commercial activities  
Continue use of Bushkill schoolhouse as river district ranger/naturalist station
- 20 BUSHKILL ACCESS**  
Relocate fishing boat/canoe launch  
Relocate 15-car parking area and expand to 30 cars/boat trailers  
Upgrade entrance road  
Construct 2 toilet facilities
- 21 VALLEY VIEW**  
Upgrade and expand 5 canoe campsites (8 persons/site) to 20 sites and 2 canoe group campsites (25 persons/site)  
Construct 7 toilet facilities
- 22 TOMS CREEK PICNIC AREA**  
Maintain 7 picnic sites and expand 10-car parking area to 35-car trailhead parking
- 23 STUCKI POND**  
Construct 15 picnic sites, 20-car parking area, and 1 toilet facility
- 24 ESHBACK**  
Construct picnic shelter, 50 picnic sites, and open playfield; expand 15-car parking area to 75 cars  
Improve canoe put-in  
Replace 2 portable toilets with 4 toilet facilities  
Upgrade entrance road
- 25 POCONO ACCESS**  
Upgrade canoe put-in to fishing boat/canoe launch  
Construct 15-car/boat trailer parking area  
Install 1 toilet facility
- 26 POCONO ENVIRONMENTAL EDUCATION CENTER**  
Continue privately operated center with open playfield, 15 picnic sites, 50-car/3-bus parking area, and lodging for 250 people  
Upgrade roads
- 27 SHAPNACK ACCESS**  
Maintain canoe put-in and 1 Clivus Multrum toilet facility  
Construct 10-car parking area
- 28 HORNBECK**  
Upgrade and expand 20 canoe campsites to 25 sites (4 persons/site)  
Replace Clivus Multrum toilet with 4 toilet facilities
- 29 HORNBECK CREEK ACCESS**  
Construct 1 canoe put-in and 10-car parking area

Figure 1.2 Section from the DWGNRA General Development Map





*One the sides of the deep ravines formed from the falls  
in Lehman Township.*

## 1.2 Planning Process

Lehman Township residents have diverse ideas and concerns about the future of open spaces and recreation facilities. Residents that have lived in the township for several decades remember a much quieter area that was dominated by hunt clubs and camps. Newer residents typically come from urban areas and are generally satisfied with the significant community common areas and the recreation opportunities provided within their individual community associations. Public lands attract heated discussions, specifically that many feel the DWGNRA has taken the townships best lands and provided little in return. As the township's population continues to grow and priorities evolve, legitimate concerns must be addressed and included in a comprehensive effort moving forward.

The process that developed this plan was guided by a diverse steering committee of 11 members including 8 committed township residents and 3 interested stakeholders, specifically a representative from the National Park Service, the Pike County Department of Community Planning, and the Delaware Highlands Conservancy. The committee met four times and was further guided by comments from three public meetings. Meeting agendas and notes are included in Appendix A. The committee's involvement will continue to be important as Lehman Township moves to implement this plan.

## 1. Introduction

### 1.3 Structure of this plan

Township officials will use this policy document to guide the direction of their open space preservation efforts and to make regulatory changes in land use ordinances. Stakeholders, residents and developers will find this plan a helpful tool in making strategic decisions on the future of their community. Because of the diverse interests that use the plan it is important the document is transparent in its intent and clear in its recommendations. To this end, the plan is broken down into following sections, which are interrelated.

Section 1. The Introduction provides the background information and context for this plan. It is useful to policy makers and others to better understand the history of open space planning in Lehman Township and surrounding municipalities.

Section 2. Existing Conditions sets important bench marks for the status of physical features and regulatory controls. It is used as a basis to understand the strengths and opportunities in the township and to target recommendations.

Section 3. Goals and Objectives contains a series of desired outcomes that are meant to provide a vision for open space and recreation facilities in the future and guide the recommendations developed in Section 4.

Section 4. Recommendations responds to each objective from Section 3 with specific actions that the township or appropriate stakeholders should take. These recommendations, though targeted, are somewhat general. This allows flexibility in their implementation and avoids potential conflicts with the plan and future actions or regulatory changes.

Section 5. Implementation is the most important section of the plan and should be used by township officials as a strategic planning tool. An implementation table summarizes each recommendation, suggests which entity should be responsible for the recommendation, estimates a cost and provides potential funding sources. Priorities are described as short, near, and long-term.

This plan should be adopted by the Lehman Township Board of Supervisors as an amendment to their comprehensive plan as enabled by Article III of the Pennsylvania Municipalities Planning Code. As such, it carries the support of the township administration and sets the path for changes to the townships code and other physical and capital improvements. It is important to note that the plan does not legally compel the township or others to take any specific action, however, consistency between planning and zoning is increasingly important in Pennsylvania and Lehman Township. The township's zoning ordinance and other parts of its code should be clearly supported by planning to ensure clarity through the development process.

# 1. Introduction



# 2.0 Existing Conditions





# Existing Conditions

## 2.1 Township Profile

Lehman Township is a rapidly developing township with exceptional natural amenities and recreational opportunities. It is in the Poconos Region of Northeast Pennsylvania and includes 7,500 acres of the Delaware Water Gap National Recreation Area (DWGNRA). Six major residential communities are in the township: Pine Ridge, Pocono Ranchlands, Pocono Mountain Lake Estates, Saw Creek Estates, and The Glen at Tamiment. The majority of the population lives within these communities, which maintain recreation facilities and open space as part of their home owner associations.



Figure 2.1 - Regional Context Map

The township encompasses about 31,300 acres or 49 square miles. It is located in the southern tip of Pike County and is neighbored by Delaware Township to the north, Porter Township to the west and Middle Smithfield Township, Monroe County to the south. Sussex County, N.J. is across the Delaware River to the east, but there is no direct access from Lehman. The township is approximately 12 miles north of Stroudsburg, 30 miles south of Port Jervis N.Y., and is within a 90-minute commute of New York City. U.S. Route 209 is the major roadway serving the township and provides a connection to I-84 to the north and I-80 to the south. Route 209 is entirely within the Delaware Water Gap National Recreation Area which restricts the use of commercial vehicles on this roadway.



Figure 2.2 - Context Map

## 2. Existing Conditions

### 2.2 Demographic Conditions and Trends

#### Population

According to the US Census Bureau, Lehman Township had a population of 7,515 residents in 2000, up from 3,055 in 1990. This rise represents a remarkable increase of 146% which, similar to other Pike County municipalities, far outpaced the Pennsylvania average municipal growth rate of 3.4%. The 1990's was the fourth consecutive decade in which Lehman experienced triple digit growth. Its 1960 population of 318 has increased over 2,000% in 40 years.

**Table 2.1 - Lehman Township Population Change**

Year	Population	Number Change	Percent Change
1960	318	-	-
1970	624	306	96.2%
1980	1,448	824	132.1%
1990	3,055	1,607	111.0%
2000	7,515	4,450	146.0%

Source: US Census

The growth in Lehman Township outpaced Pike County and neighboring Monroe County, which are respectively ranked number one and two as the fastest growing counties in Pennsylvania. Pike County has seen an increase of 18,336 people from 1990 to 2000 or 66%. This made Pike County the 48th fastest growing county in the United States and the fastest growing county in Pennsylvania. Lehman Township makes up around 16% of the total population of Pike County and had the county's highest growth rate from 1990- 2000. According to the US Census, Pike County's 2007 population is estimated to be 58,633 and is expected to approach 69,347 by 2010. (See Table 2.2)

**Table 2.2 - Population Change within Pike County**

	2000	% of County Population	% of Change 1990 -2000	2007 Population Estimates	% of Change 2000- 2007
Delaware Twp.	6,319	13.6%	79.2%	8,371	32.5 %
Porter Twp.	385	0.8%	136.2%	441	14.5 %
Lehman Twp.	7,515	16.2%	146%	10,190	35.6 %
Pike County	46,302	100%	65.6%	58,633	26.6 %
Monroe County	138,687	100%	44.9%	164,722	18.8%
Middle Smithfield Twp.	11,495	8.3%	80.1%	14,773	28.5%

Source: US Census

### Age Distribution

Residents 25 to 44 years of age represented 30.3% of Lehman’s population in 2000. This age group is a leading indicator of a rapidly growing community, and is largely composed of married couples. Children under the age of 18 represented 32.4% of the population suggesting the need for recreational facilities that target school-aged children. This demographic was also the fastest growing sector of the Lehman population in the 1990s. The median age in 2000 was 36.9 compared to 39.6 for Pike County and 38.0 for Pennsylvania as a whole.

**Table 2.3 - Age Distribution Change 1980 - 2000**

Age	1990	Percent	2000	Percent	Percent Increase
<b>Under 5</b>	366	12.0%	468	6.2%	27.9%
<b>5-19</b>	522	17.0%	1,966	26.2%	276.6%
<b>20-24</b>	172	5.6%	260	3.5%	51.2%
<b>25-44</b>	1,134	37.1%	2,278	30.3%	100.9%
<b>45-54</b>	324	10.6%	1,090	14.5%	236.4%
<b>55-64</b>	261	8.6%	720	9.6%	175.9%
<b>65+</b>	276	9.1%	733	9.0%	165.6%
<b>Total</b>	3,055	100%	7,515	100%	146%
<b>Median</b>				<b>39.6 Years</b>	

Source: US Census

## 2. Existing Conditions

### 2.3 Socioeconomics

#### Housing

Although the over all number of homes has increased in Lehman Township the diversity of housing has decreased with the only substantial increase occurring in single family detached homes. In 2000, single family detached homes accounted for 94% of the housing stock in Lehman Township. This number is up from 1990 when detached homes accounted for 86.3%. Single family attached homes were the second highest housing type representing 4.5% of the housing stock. The amount of single family attached units *decreased* from 471 homes in 1990 down to 211 in 2000. Single family detached units are well suited to the township's young families. Non-family households however, appear to have limited housing options.

Median home values have shown an overall increase throughout Pennsylvania and surrounding regions, but Lehman Township has seen a *decline* in value of 8% from 1990 to 2000 according to the US Census. During this same time period Pike County median home values increased 0.5%, the smallest percentage of change, when compared to surrounding counties.



*As the township population grows demand for new housing continues.*

**Table 2.4 - Change in Housing Percentages 1990 - 2000**

	Lehman Twp-1990		Lehman Twp-2000		Percent Change
	Number	Percent	Number	Percent	
<b>Single Family Detached</b>	3,430	86.3%	4,377	84%	7.7%
<b>Single Family Attached</b>	471	11.8%	211	4.5%	-7.3%
<b>Units in 2-4 Unit Structures</b>	10	0.3%	29	0.4%	0.1%
<b>Units in 5+ Units Structures</b>	16	0.4%	12	0.2%	-0.2%
<b>Mobile Home</b>	48	1.2%	36	0.8%	0.4%
<b>Total</b>	3,975	100.0%	4,655	100%	

Source: US Census

## 2. Existing Conditions

According to building permit data collected by Pike County, Lehman has permitted 2,476 units for the 24 year period from 1982 to 2006 or roughly 100 permits a year. Peak development occurred in the late 1980s when over 1,300 units were permitted and again from 2004 to 2005 when 500 units were permitted. Lehman Township's building permit rates consistently exceed those of adjacent townships.

Lehman Township, like many Pocono Region communities, has seen an increase of second home and vacation home construction over the past decades. The US Census records show that as of 2000, about one half (55.9%) of the homes in Lehman Town-

**Table - 2.5 Local Twp. and State Housing Change**

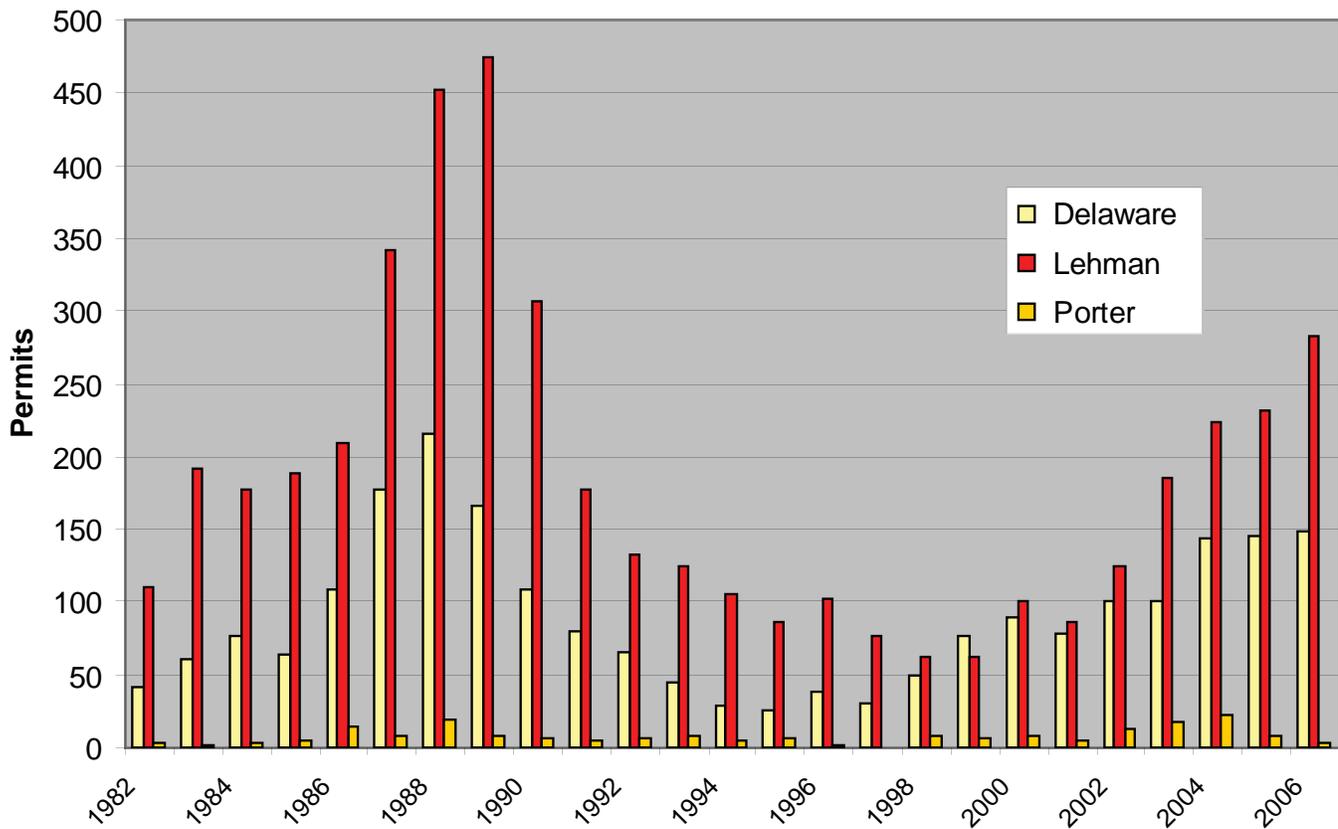
	1990	2000	2000 Change	% Change
Porter Twp	\$103,600	\$130,600	\$27,000	20.6%
Delaware Twp	\$106,100	\$97,000	-\$9,100	9.3%
Lehman Twp	\$113,600	\$105,100	-\$8,500	8%
Pike Twp	\$117,700	\$118,300	\$600	0.5%
Pennsylvania County	\$69,000	\$97,000	\$28,000	40.5%

Source: US Census

## 2. Existing Conditions

ship were occupied by year-round residents. This represents an increase of roughly 20% of year-round residents when compared to the 1990 census. Seasonal or recreational use homes accounted for 37.9% of the vacant housing within the township in 2000. Population growth has outpaced new home construction for 1990 to 2000 which suggests that many of the second homes constructed during the 1970s and 1980s have been converted to permanent housing stock.

**Figure 2.3 - Housing Permitting 1983-2006**





## 2. Existing Conditions

### 2.4 Transportation

Lehman Township has roughly 55 miles of public roadways. These roads can be broadly broken down into three road types: arterials, which carry high traffic volumes, local roads, which are low-traffic residential roads and collectors, which connect local roads to arterials.

There are three major arterials: U.S. Route 209, Bushkill Falls Road, and Milford Road (SR 2001). These provide the main access into and out of Lehman for its 10,000 plus residents. U.S. Route 209 provides a connection to I-84 in Milford to the north and to I-80 in Stroudsburg to the south. Within Lehman Township, Route 209 is entirely within the Delaware Water Gap National Recreation Area, which restricts access to commercial vehicles. Bushkill Falls Road, the only east/west through road, provides access to I-84 via Porter Township to the North. Milford Road (SR 2001) parallels Route 209 to the west and is a major arterial road connecting Lehman's residential communities. The roadway has numerous horizontal and vertical sight deficiencies. Both Bushkill Falls and Milford Roads are state roads maintained by PennDOT.

The remaining public roads are maintained by the Township and are largely residential. There are a limited number of collector roads, to connect local roads to the arterials. Winona Falls and Mink Pond Roads are important collectors connecting residential developments to Milford Road and Route 209. Both roads provide access into Lehman's interior, but circulation is one way in and out. Circulation within Lehman would be greatly improved by connecting these two roads to Bushkill Falls Road.



*A majority of the township roads offer scenic vistas. Above is a view across the Delaware Water Gap that can be seen while traveling south along West Sugar Mountain Road.*



*US Rt. 209 runs parallel to the Delaware River and serves as a main arterial road for township residents.*

## 2. Existing Conditions

*11 x 17 Transportation Map  
to be  
Inserted Here*

## 2. Existing Conditions



*Many of the township roads have limited shoulders and horizontal and vertical curves that limit sight lines.*

Many of Lehman’s local roads are narrow and winding with alignments and sight distances that are better suited to Lehman’s rural past than to the high traffic levels currently experienced. As population growth and new housing construction continues, the township should maintain the scenic character of these rural corridors as they improve their ability to accommodate the township’s commuting needs.

### Commuting

Lehman Township’s proximity to New York City, along with the high quality of life and affordable housing makes the township very attractive to commuters working in urban areas. According to the 2000 US Census 49.6% of commuters traveled out of state. Commute times are enormous in Lehman Township, averaging 60.4 minutes compared to an average of 25 minutes statewide.

Lehman’s large number of commuters are reflected in Figure 2.4. This map shows how much traffic the main roads sustain on an average day. For example, in 20006 Route 209 had an average of almost 14,000 vehicles trips along it per day. This large traffic flow enters Route 209 from small community roads. Not surprisingly, roadway circulation enhancements are a top priority.

**Table 2.6 - Top 10 Journey to Work Locations**

Workplace Location	Count	Percent
Manhattan borough NY	421	13.2%
Lehman Twp. Pike Co.	323	10.1%
East Stroudsburg bor.	320	10.0%
Smithfield Twp.	217	6.8%
Stroudsburg borough	161	5.0%
Middle Smithfield	139	4.4%
Brooklyn borough, NY	90	2.8%
Bronx borough, NY	84	2.6%
Pocono Twp.	61	1.9%
Newark city, NJ	50	1.6%
All other locations		41.6%
		<b>Total: 100%</b>

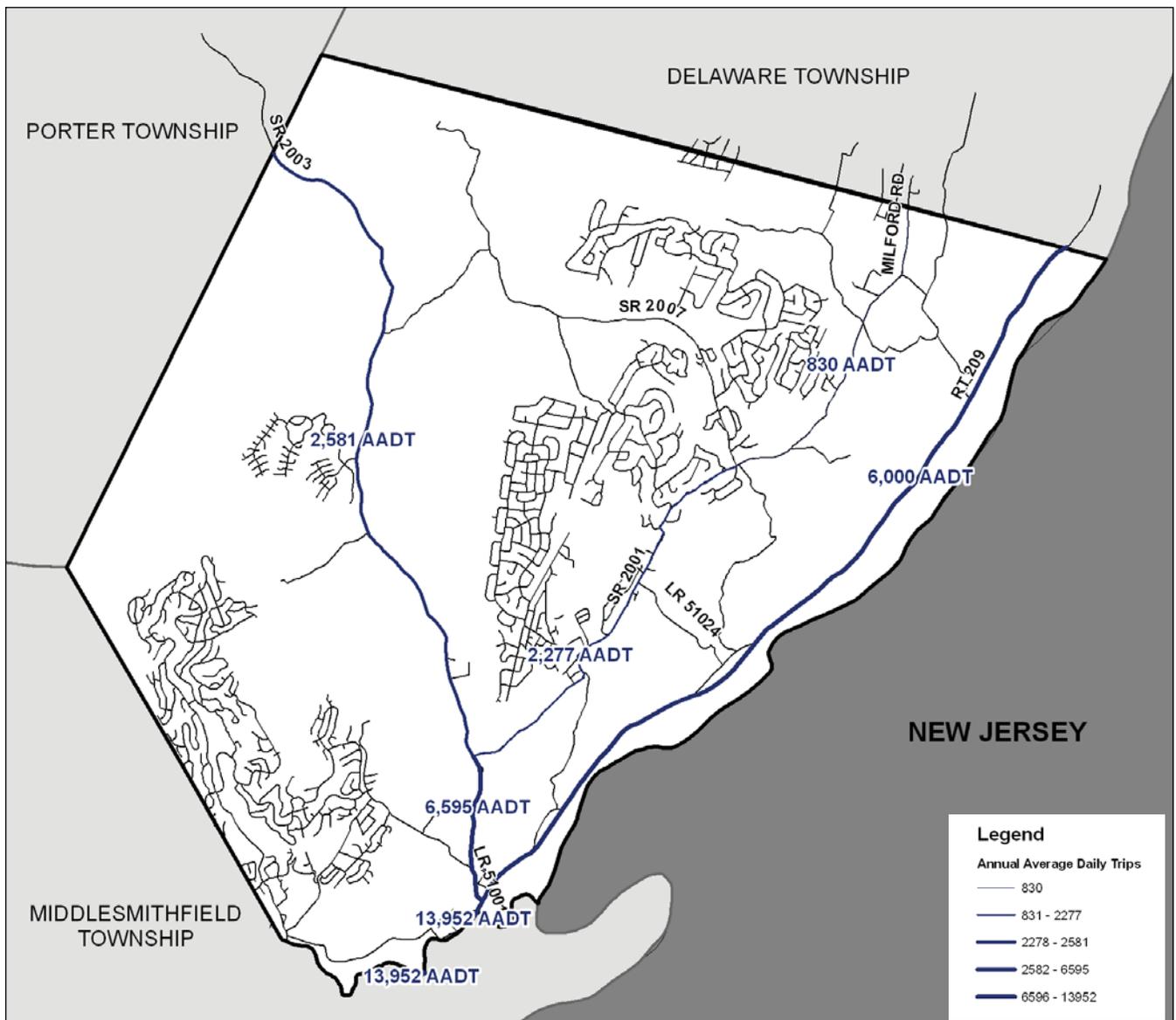
Source: US Census

## 2. Existing Conditions

### Alternative Transportation

Non-automotive transportation options are very limited in Lehman Township. There is no mass transit or bus service within the township, although residents may use these services where provided in other municipalities. Private bus services have been proposed within the township, but no service is active at the writing of this report. Park and ride lots are located in Delaware Township and at Dingmans Ferry. There are no on-road bike lanes in the township, though cyclists do use township roads. Pedestrian circulation is limited to what is provided within the residential communities.

**Figure 2.4 - 2006 Annual Average Daily Trips Map**



## 2. Existing Conditions

### 2.5 Land Use

Lehman Township has three dominant uses that make up the majority of its lands. The largest is the publicly owned woodlands of the Delaware Water Gap National Recreation Area and the Delaware State Forest. Residential lands are the most intensive use and are concentrated in five large community developments. The third major use is hunt clubs or camps, which are generally wooded and private. Other traditional uses, including commercial and industrial lands are very limited in the township. Institutional lands are concentrated in the East Stroudsburg Area School District campus and the township municipal complex. Public recreation areas are limited to two township parks, one of which is under development.

Acreage of these different uses is described in the section based on 2007 tax assessment data from Pike County. This is the most current land use data available for Lehman Township, but the land use descriptions do not always provide clear indication of a land use. For example a 20 acre wooded lot with a single house might be considered residential even though that is a small component of the overall use.

**Table 2.7 - Existing Land Use**

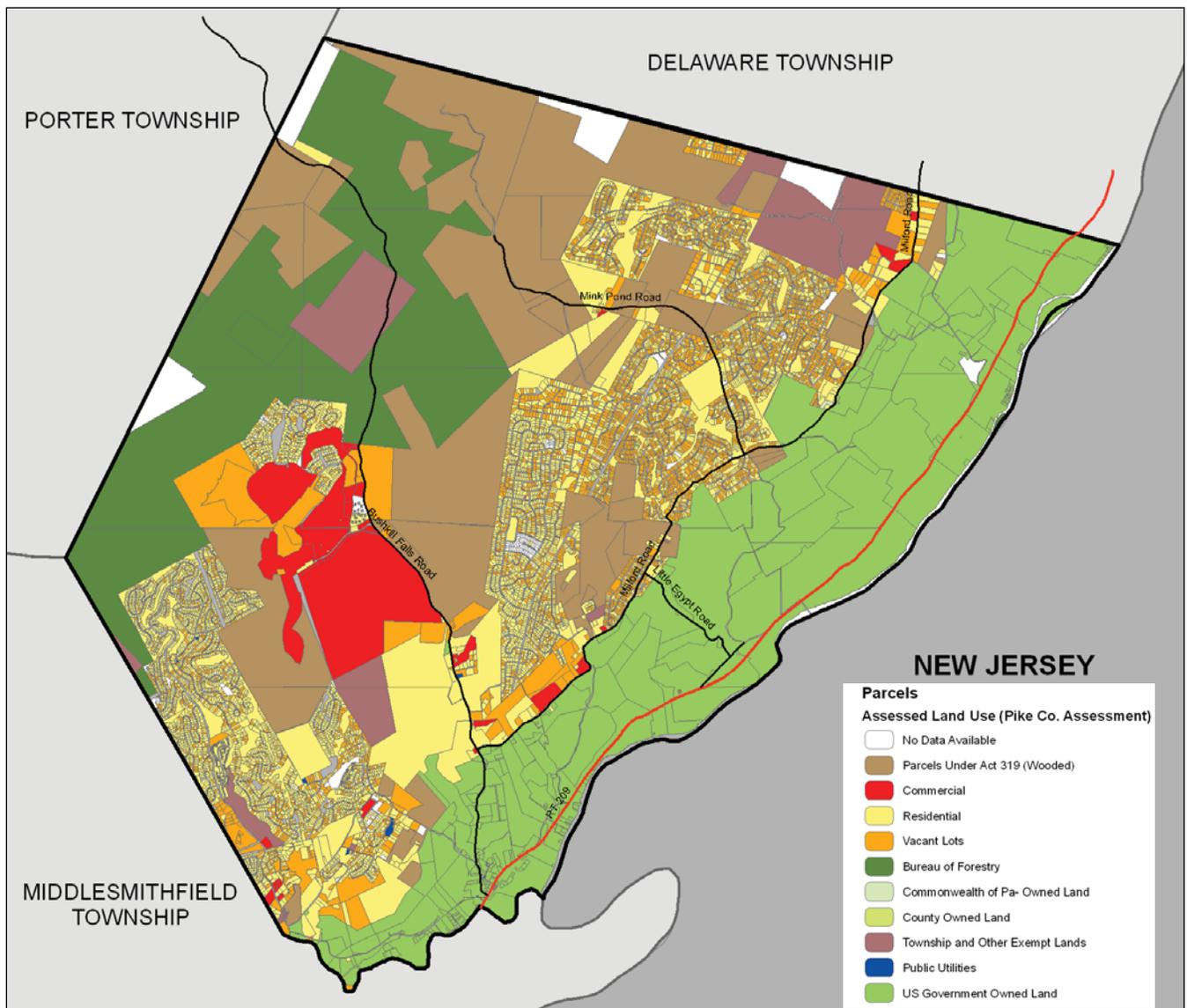
LAND USE	Acres	Percent
<b>COMMERCIAL</b>	<b>825</b>	<b>2.6%</b>
Mount Laurel	669	
Commercial	156	
<b>RESIDENTIAL</b>	<b>9,056</b>	<b>28.9%</b>
Residential	5,766	
Vacant Residential	3,290	
<b>UNPROTECTED (Woodlands)</b>	<b>7,977</b>	<b>25.5%</b>
Hunt Clubs	6,620	
Exempt	1,358	
<b>PROTECTED (Public)</b>	<b>11,848</b>	<b>37.9%</b>
Delaware Water Gap	7,427	
Bureau of Forestry	4,420	
<b>OTHER</b>	<b>1,590</b>	<b>5.1%</b>
<b>TOTAL</b>	<b>31,296</b>	<b>100%</b>

Source: 2007 Pike County Board of Assessment Data

## 2. Existing Conditions

Over a third of the township's total acreage is devoted to public non-municipal open space. The Delaware Water Gap National Recreation Area, which is maintained by the National Park Service, consists of approximately 7,500 acres in Lehman Township (The Recreation Area is nearly 71,000 acres in two states). There are a number of in holdings within the park that have structures and farmlands. The farmlands are generally in the Delaware River floodplain. The majority of the park is composed of mature forests, wetlands, surface waters, and environmentally sensitive lands that provide for a variety of plant and animal habitat. The park's recreational opportunities attract millions of visitors annually.

**Figure 2.5 - Lehman Township Land Use Map**



## 2. Existing Conditions

The Delaware State Forest makes up about 4,500 contiguous acres in western Lehman Township. The state forest allows logging, fishing, hunting, and passive recreation. There is limited access to the forest within Lehman Township, however, and use is relatively low given the extent of the resource. The forest provides significant undisturbed habitat for plant and animal species.

Roughly 25% of the township is developed, the majority of which is relatively dense residential planned communities. The communities are generally gated and offer their own recreation, community, and some cases dining amenities. The amenities provide a variety of activities including pools, playgrounds, fields, courts, scenic trails, horse back riding, and golf. Some open space and woodlands are maintained within the communities usually in environmentally sensitive steep slope or wetland areas.

There are six major hunt clubs and camps which make up much of the remaining land in the township. The clubs' lands are generally undeveloped, unprotected large contiguous open spaces, usually several hundred acres, and contribute to the rural quality of the township. They contain club houses and some cabins but do not provide significant impervious surfaces or disturb the surrounding woodlands. It should be noted that three of the township's larger lakes are held by hunt clubs. The future use of the camps is of concern to the township as growth rates in Lehman and surrounding Pike County provide pressure for development. Other unprotected lands include lands that are exempt from taxation including the Girl Scout Camp

Mountain Laurel Center represents the largest amount of commercial land in the township. The use of this facility has not been consistent and redevelopment is likely. Other commercial uses include the general store on Bushkill Falls Roads, minor retail on Winona Falls Road, and at Pocmont Resort .



*The Little Bushkill Creek passes through lands of two hunt clubs.*



*The Mountain Laurel Center presents a large parcel of land that has the potential to be successfully redeveloped.*



*The geology of the Poconos leads to unique plant communities that thrive in shallow soils and on stone outcrops.*

## 2.6 Natural Features

### Geology

The geology of Lehman Township and the surrounding area contributes to the unique combinations of natural resources available within the township. The natural features vary from peat bogs and dramatic waterfalls to readily available sources of groundwater.

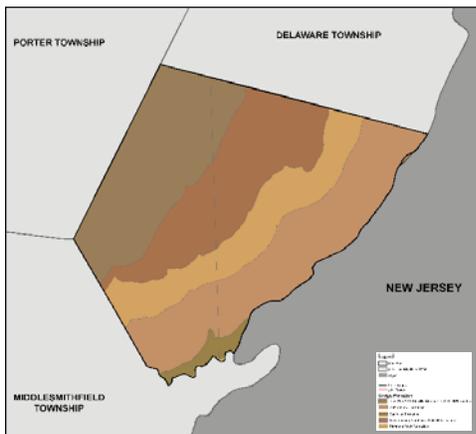
The majority of Lehman Township lies within the Glaciated Low Plateau section of the Appalachian Plateaus Province. This geological area is defined by its rounded hills and narrow valleys that have been modified by glacial erosion and deposition. Swamp and peat bogs are common features in this area.

The eastern edge of the township is bordered by the Delaware River and lies in an area of the Appalachian Mountains known as the Ridge and Valley Province. The Ridge and Valley Province is characterized by long even ridges with continuous valleys in between. Near the town of Bushkill the Delaware River flows over a buried valley filled with glacial outwash and defining Pike County's lowest elevation of 320 feet. Dramatic changes in elevation caused by the geologic character from the Ridge and Valley Province to the Glaciated Low Plateau are the contributing factors to the many attractive waterfalls found in the township.

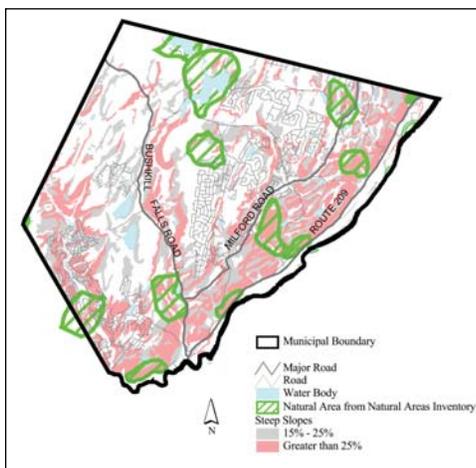
The bedrock of Lehman Township is mainly comprised of shale, claystone, siltstone, sandstone and conglomerates of the Middle Devonian age. This type of bedrock is known as the Catskill Formation, which covers approximately 75 percent of Pike County. Due to the last glacial period, which occurred around 20,000 years ago, much of the surrounding area contains large quantities of sand, gravel, and rock that were embedded in ice sheets.

A three mile band along the Delaware River contains three types of bedrock, from oldest to youngest: the Marcellus Formation, the Mahantango Formation, and the Trimmers Rock Formation. These three bedrock types are unconsolidated glacial sediments that run as deep as 500 feet or more. Unconsolidated sediments are very permeable, meaning that water flows freely through them. This makes these areas productive sources of groundwater.

**Figure 2.6 - Lehman Twp. Geology Map**



**Figure 2.7 - Steep Slopes Map**

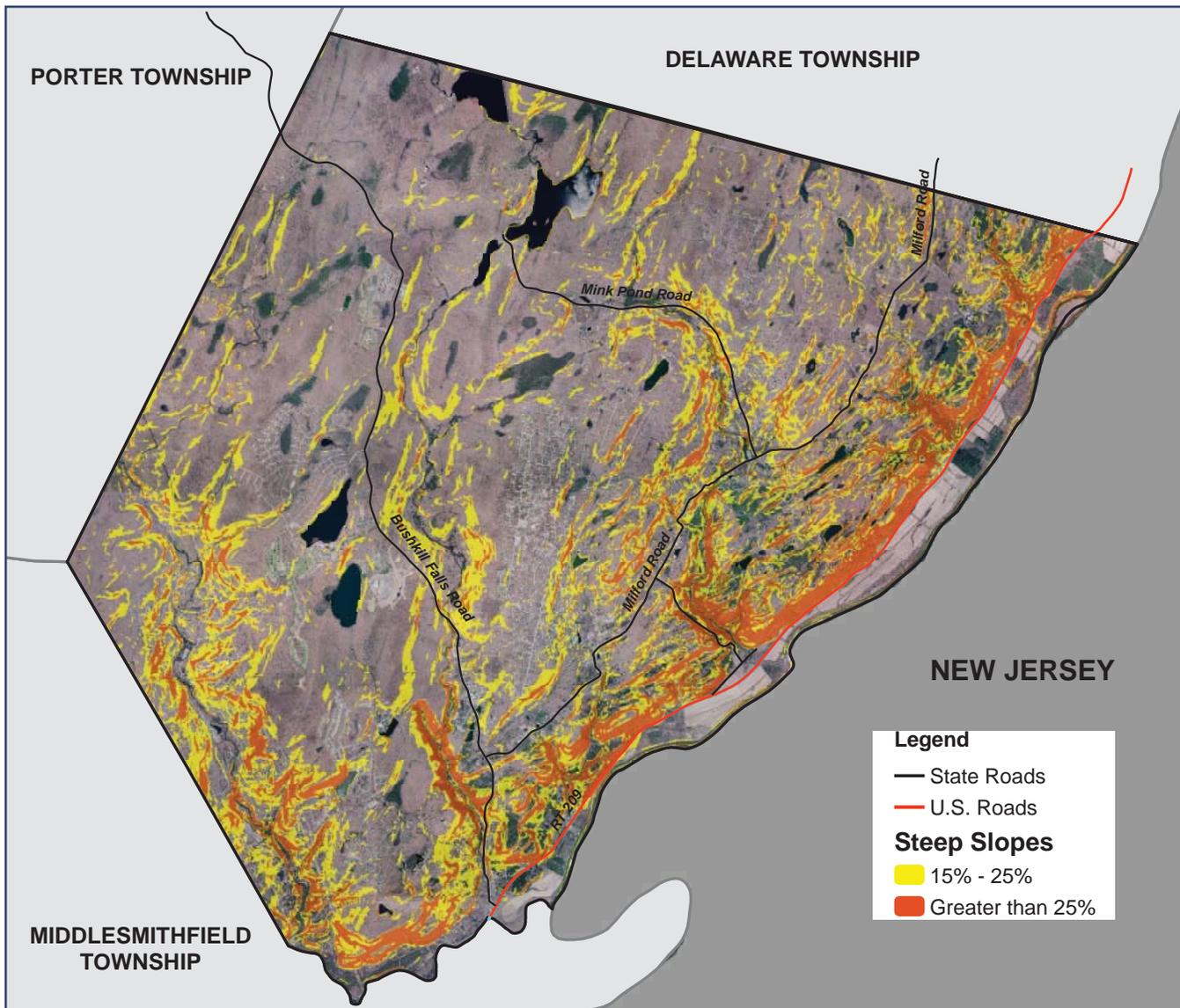


## 2. Existing Conditions

### Steep Slopes and Ridges

Steep slopes are categorized as lands that have a 15 percent incline or greater. The soils on steep slopes are typically unstable if disturbed, resulting in soil erosion, changes in storm water runoff, and potentially an increase in flooding. Slope stability is increased by limiting disturbance on the site, including protecting surrounding vegetation. These steep slopes will require an increase in engineering and construction costs, along with severe limitations to on-site sewage disposal and increased road or driveway maintenance costs.

Figure 2.8 - Lehman Township Steep Slopes



## 2. Existing Conditions



*Due to the underlying geology many of the streams have created ravines with steep slopes.*



*Many dramatic waterfalls exist in Lehman Township due to the drastic change in topography from the plateau to the Delaware River. (Photograph courtesy of DicsoverPike.com)*

Most of the steep slopes in Lehman Township occur along the Delaware River and tributary streams. These areas will require municipal ordinance provisions designed to protect them. An example of an appropriate ordinance section can be found in Shohola Township, in the north of Pike County, that requires special performance standards for development on land that contains slopes greater than 15 percent.

Along the Delaware River there are many ridgelines and forested bluffs that provide important view sheds to the surrounding scenic landscape. These views are what bring many tourists to the region each year. These areas also contain some of the Townships most unique plant species. Without adequate municipal land use ordinance protection provisions, these forests and ridgelines are vulnerable to large scale clearing and development.

### Soils

Soils each contain their own distinctive characteristics, such as physical and chemical properties, slope, composition, depth to bedrock, permeability, erodibility, and drainage. These characteristics help determine building suitability, agricultural productivity, and other factors that suggest the preferred land uses.

Lehman Township, mostly along the Delaware River, contains soils that are relatively flat, deep, and well-drained. These sites are increasingly sought after for development because of their suitability for on-lot septic systems. These soils are also well-suited for agricultural purposes, and therefore, this creates competition between the two contrasting uses.

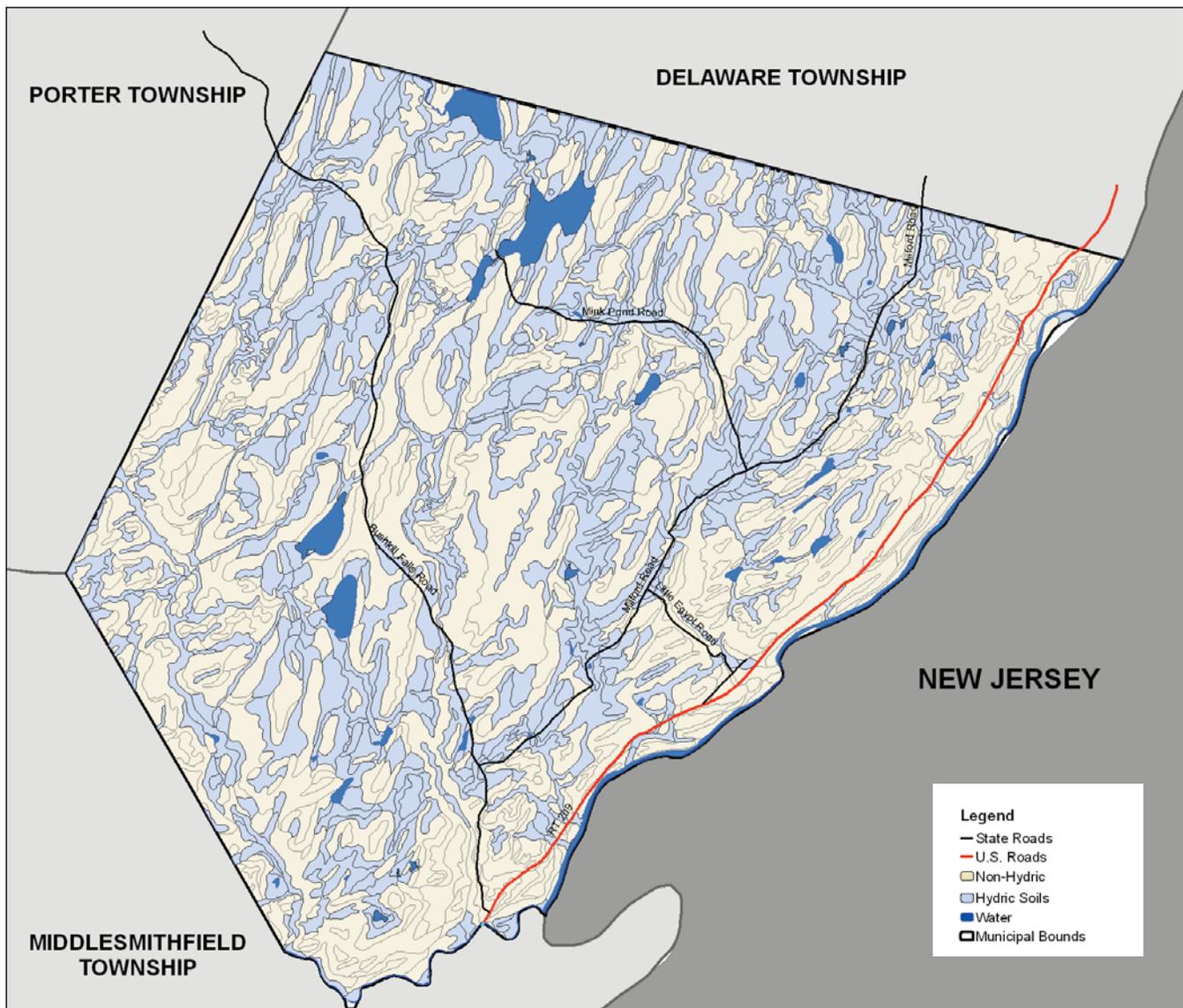
Hydric soils are also very present in Lehman Township. Approximately 40% of the Township (12,800 acres) contains hydric soils. These soils include: Shohola Edgemere complex (0 to 8 percent slope), Shohola Edgemere complex (8 to 15 percent), Edgemere (0 to 3 percent slope), Gleneyre-Kimbles complex (0 to 2 percent slope), Paupack, Freetown, Edgemere-Shohola complex (3 to 15

## 2. Existing Conditions

percent), and Wyalusing.

Hydric soils are characterized by their fine texture, slow infiltration rates, and a permanent high water table. These soils tend to be shallow over a nearly impervious layer that impedes downward movement of water. Only when hydric soil supports hydrophytic vegetation, and the area has indicators of wetland hydrology, is the soil referred to as “wetland” soil.

Figure 2.9 - Lehman Township Hydric Soils Map



## 2.7 Water Resources

### Ground Water

Lehman Township is dependent upon groundwater to meet its drinking water needs. This groundwater comes from both consolidated bedrock, such as sandstone or shale, and unconsolidated glacial sediments, consisting of silt, sand, and rocks. Although the forests found in Lehman Township allow for a relatively high rate of infiltration, impervious surfaces created by development can cause contaminated runoff to reach the groundwater. Studies have shown that once impervious cover reaches 10 percent or greater in the headwaters of a watershed, degradation of the water resources will most likely occur. Maintaining the water is crucial for the Lehman residents' drinking water, as well as for the aquatic organisms whose survival depend upon it. Protection of these water resources should focus on source water protection.

Bedrock aquifers are what provide the majority of Lehman residents with their water. This solid bedrock stores and moves groundwater slowly through interconnected pore spaces within the rock and releases water once a well is drilled into the bedrock.

Glacial aquifers occur along the Delaware River. Here, water wells draw their water from groundwater stored within the glacial material. These wells are relatively shallow and therefore and especially vulnerable to pollution. This means that wells that occur at glacial aquifers are of critical importance to protect, and measures toward stewardship should be taken.

Wastewater, or sewage, is treated via three wastewater treatment facilities, nine community on-lot systems, and approximately 2,300 individual on-lot systems according to the township's Waste Management Plan (1998). The township does not own any public sewage treatment facilities, but it is ultimately responsible for the provision of sewage treatment and may be required to provide sewage facilities at some point in the future. This scenario would be precipitated in the event of significant failures of the current pri-

## 2. Existing Conditions

vate systems. This is an extremely important issue for the township both in regards to the financial cost and the potential impacts on the natural environment and water quality.

### Watersheds

Six different watersheds occur in Lehman Township, each of which is classified by the PA Title 25, Chapter 93, Water Quality Standards. The township contains watersheds that are classified as Exceptional Value (EV), High Quality (HQ), Cold Water Fisheries (CWF), Migratory Fisheries (MF), and Warm Water Fisheries (WWF).

The State of Pennsylvania defines these Classifications as:

- **EV: Exceptional Value Waters** – A stream or watershed which constitutes an outstanding national, state, regional or local resource; water located in a national wildlife refuge, National Natural Landmark, National Recreation Area, State game propagation and protection area, state park natural area; state forest natural area, or federal wilderness areas; waters which are of exceptional recreational significance; waters which achieve a high score in biological testing; waters which have been characterized by the PA Fish and Boat Commission as “Wilderness Trout Streams,” and other waters of substantial recreational or ecological significance.
- **HQ: High Quality Waters** – A stream or watershed which supports a high quality aquatic community in biological, chemical and toxicity assessment, waters design nated as Class A wild trout streams by the PA Fish and Boat Commission, and/or waters which have excellent quality waters and environmental or other features that require special water quality protection.
- **CWF: Cold Water Fishery** – Maintenance and/or propagation of fish species including the family Salmonidae and additional flora and fauna which are indigenous to a cold water habitat.
- **MF: Migratory Fishery** – Passage, maintenance and propagation of anadromous and catadromous fishes and other fishes which ascent to flowing waters to complete their life cycle.
- **TSF: Trout Stocked Fishery** – Maintenance of stocked trout from February 15 to July 31 and maintenance and propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat.
- **WWF: Warm water Fishery** – Maintenance and/or propagation of fish species and additional flora and fauna which are indigenous to a warm water habitat.



*The watersheds of Lehman Township all contribute to the Delaware River. (Photograph courtesy of DiscoverPike.com)*



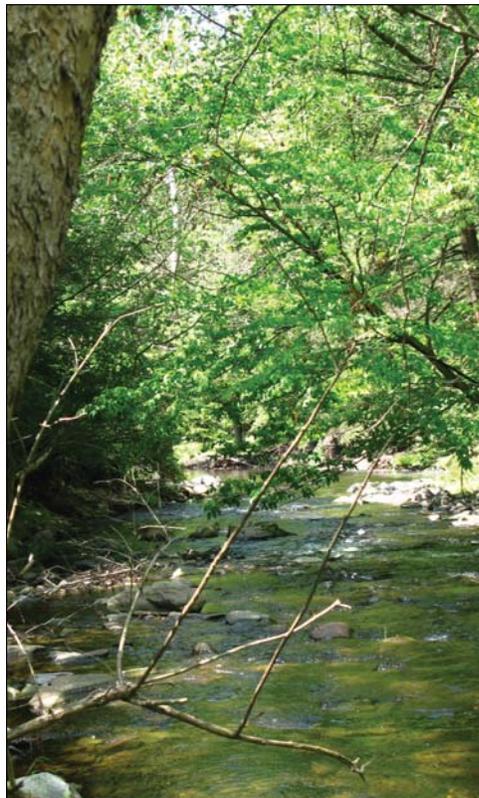
*Toms Creek is rated as an Exceptional Value Water. (Photograph courtesy of DiscoverPike.com)*



*Natural water land areas are necessary to maintain healthy watersheds.*



*Lehman Townships streams are dependant on ground water springs to maintain a constant base flow of water.*



*Saw Creek is classified as a High Water Quality - Cold Water Fishery.*

### Rivers, Streams, and Waterways

Lehman Township is a steward to the Delaware River, a crucial waterway for the region. The Delaware River and its tributaries provide a variety of habitats that host diverse groups of fish species and aquatic organisms. These elements contribute to the waters being labeled as Exceptional and High Quality by the PA DEP and EPA.

All streams in Lehman empty into the Delaware River. Little Bushkill Creek and Toms Creek are exceptional value waters. Other streams in the township including Saw Creek and Hornbecks Creek are High Quality waters and flow directly into the Delaware River. All township streams provide pristine recreation areas for activities such as hiking, birding and trout fishing.

Streams are not the only important water features in the township. Wetland areas are extremely valuable to protecting water quality and controlling stormwater runoff. Typically, wetlands are partly made up of hydric soils. These anaerobic soils are able to process organic pollutants, reduce suspended solids, and host bacteria that remove inorganic pollutants. A variety of vegetation adapted to saturated soils grows in wetland areas and supports the insect, bird, and mammal species of the area. Wetlands contribute significantly to the biological diversity of an area. They are also important to the infrastructure of a municipality. With the ability to slow and absorb stormwater runoff, properly protected wetland areas can be an important asset in the reduction of flooding.

**Table 2.8 - Watershed Classifications**

Watershed	Classification
Delaware River	WWF-MF; wild and scenic designation
Hornbecks Creek	HQ-CWF
Little Bushkill Creek	EV-portions high quality
Saw Creek	HQ-CWF
Toms Creek	EV
Unnamed tributaries to the Delaware	HQ-CWF

## 2. Existing Conditions

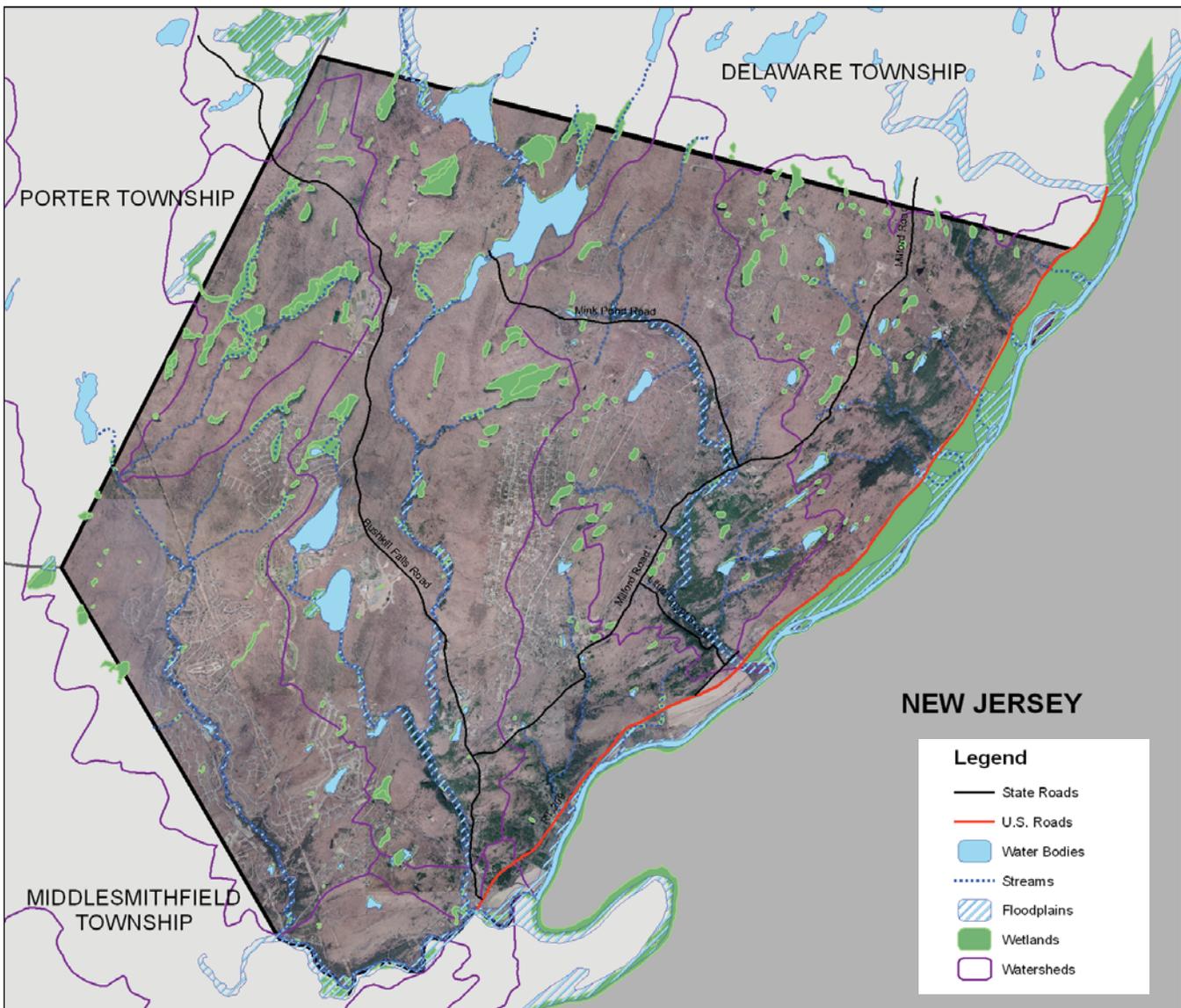
### Water Resource Communities and Stewardship

Water resources are already an important tourist attraction in Lehman Township. The Delaware River Gap attracts 5 million recreation visitors a year to the area not to mention the draw of other activities around Bushkill Falls. Information on the stewardship of waterways should be made available to encourage residents and visitors alike to enjoy the resources responsibly.



*The pristine quality of Lehman Township's waterways contributes directly to a diverse wildlife population.*

**Figure 2.9 - Watersheds and Waterways Map**





*Municipal park is the only township park that currently offers active recreation facilities to all residents.*



*The existing field is the site of future active recreation facilities at Lehman Township Community Park.*



*The Delaware State Forest encompasses roughly 4,500 acres in the western portion of the township.*

## 2.8 Recreation Facilities

Within Lehman Township there are a wide variety of passive and active recreation opportunities. From self-guided recreation, such as boating, camping, hunting and cross country skiing, to professionally guided activities. With outdoor recreation spending on the rise, these areas provide substantial source of economic activity within the township. There are a number of community associations, clubs, state and federal groups that contribute to the township's recreation facilities.

### Township Park Facilities

Lehman Township maintains a playground and softball or little league field (60 feet between bases) on four acres adjacent to the Township Building. The Bushkill Youth Association uses the facility for T-ball and baseball leagues with a \$70 registration fee for kids f5 to 12 years of age. The facility is open to the public and can be reserved through by contacting the township. A 64-acre community park, which was purchased in 2004, is being developed on Winona Falls Road. Upon completion it will contain two playgrounds, a multipurpose field for soccer and baseball, basketball courts, racquetball courts, lawn volleyball courts, an amphitheater, stage and pavilions. Funding for both acquisition and design of the community park was provided in part by DCNR.

The East Stroudsburg Area School District provides extensive recreational facilities on their Pike County Campus. The campus facilities are used by the Delaware Valley Football League, Lehman Township Softball League, Lehman Township Youth Association, Blue Valley Baseball League, East Stroudsburg North Little League, Lehman Township Recreation, National Park Service, Monroe County YMCA, Cheer Limited, Jersey Shore Drum and Bugle Corp, local Boy Scouts and local Girl Scouts. A few additional community associations use the buildings for meetings.

### Delaware State Forest

The Delaware State Forest provides extensive woodland habitat and some passive recreation. Improved dirt roads and drivable

## 2. Existing Conditions

trails provide some access to the Delaware State Forest but do not link to resources or recreational destinations. Two regional trails have loops within the township, Luke Trail and the Thunder Swamp Trail. The trails allow for hiking, geo-caching, cross-country skiing, snowshoeing, all-terrain vehicles, and snowmobiling. Mountain biking is allowed on all roads but not on the Thunder Swamp Trail. Overnight backpack camping is allowed throughout the forest; staying at the same location for more than one night or “car camping” requires a permit.

Hunting and fishing are permitted. Ponds provide for warm water fishing while the streams are an ideal habitat for trout. In-season hunting is allowed outside of park defined safety zones.

### Delaware Water Gap National Recreation Area (DWGNRA)

The DWGNRA is part of the National Park Service system and spans the Delaware River from Pennsylvania to New Jersey. Proposals in the 1930’s for a dam at Tocks Island, though approved by Congress in 1962, were so strongly opposed by local associations that it was never built. Instead, the park remains.

Within its 70,000 acres there are 200 miles of scenic roadways, 40 miles of calm river, historic villages, 27 miles of the Appalachian Trail in addition to a series of other trails to explore. More than 5 million people recreate in the park each year. They are drawn by the inspirational views from Mount Tammany and Mount Minsi, the cultural history surrounding the Delaware River, and the many passive and active recreation opportunities available throughout the park. The tourist industry is a major contributor to the regional and township economy.

Lehman Township hosts DWGNRA amenities including:

- Bushkill Boat & Canoe Launch (fee applies during peak season - annual pass from the Park is available to use any fee area including boat launches and life guarded beach areas)
- Eshback Boat & Canoe Launch (no-fee)



*Eshback Boat and Canoe Launch provides water access to the Delaware River (Photograph courtesy of DiscoverPike.com)*



*McDade Trail offers recreational opportunities for bikers, runners, and cross country skiers. (Photograph courtesy of DiscoverPike.com)*

## 2. Existing Conditions



*Toms Creek Picnic area offers picnic facilities and hiking trails. (Photograph courtesy of DiscoverPike.com)*



*The Delaware River offers fishing opportunities of many kinds. (Photograph courtesy of DiscoverPike.com)*

- The Joseph M. McDade Recreational Trail (walking, biking, cross-country skiing) is a planned recreational trail which, when completed, will extend for 37 miles on the Pennsylvania side of the park. The trail is open to hiking, biking, and cross-country skiing. Motorized vehicles are not permitted.
- Railway Avenue Trail
- Tom's Creek Trail - This trail heads west on an old roadbed alongside the creek for about a mile before ending at creek side. This first mile is a flat stroll, ideal for small children.
- The Delaware River Water Trail (the Middle Delaware, which is within the park designated as a National Recreation Trail)
- Bushkill Picnic Area
- Tom's Creek Picnic Area
- Valley View Group Campground (by permit)
- Multiple Trails and Environmental Activities related to the Pocono Environmental Education Center (PEEC). About a dozen miles of trails at PEEC, varying from 1/4 mile to 5 miles, provide views of waterfalls, wetlands, and forest.
- Multiple ponds for fishing & recreating

Ponds and fresh streams provide for excellent fishing. The Valley View Campground allows camping by permit. Other trails, camping, and educational activities may be found at the Pocono Environmental Education Center (PEEC). This organization is partners with the National Parks System and operates within the park. They provide programs for education, team building, Boy and Girl Scout badges, elderhostel leisure programs, and educator workshops to name a few.

PEEC is currently developing more education areas on their campus and in the Eshback area approximately nine miles of interconnected trail are being planned.

## 2. Existing Conditions

### Private Recreation Facilities

All of the planned residential communities have open space and recreation facilities available for their residents. Each community has developed groups and/or committees who maintain these amenities. They are as follows:

#### Tamiment Estates

- Community center with exercise room, multipurpose room, gathering room
- Pool and tennis court hours (in season Memorial Day weekend through Labor Day weekend)
- Membership available for residents at the Tamiment golf club

#### Winona Lakes Property Owners Association

- Ski lift facilities

#### Pocono Mountain Lake Estates Community Association

- Private lake of 13 plus acres stocked with perch, lake trout and large mouth bass.
- Indoor Pool
- Exercise Room
- Clubhouse including a lounge area and collection of books.
- Social activities such as bingo and planned trips such as a bus trip to Atlantic City, NJ

#### Pocono Ranch Lands

- Clubhouse
- 2 heated outdoor swimming pools open from the end of May to the beginning of September.
- Private Ski Area including a snack bar
- Horseback Riding
- Playgrounds
- Lighted Tennis and Basketball Courts.

#### Pine Ridge Community

- Clubhouse
- 2 Tennis courts
- 2 Basketball courts



*In additions to large parcels of land many of the hunt clubs maintain lakes within the township.*





*Many of the residential communities offer recreation facilities such as picnic pavilions and water based recreation activities.*



*Private pools with clubhouse, playgrounds, and hard court areas are offered by many of the residential communities.*

- Parking facilities
- Baseball field
- Running/walking track
- Swimming pool and kiddie pool
- Pavilion with one tennis court, one volleyball court, one basketball court, pool and parking facilities
- Lake of 7.5 acres stocked with trout
- Smaller pond

### Saw Creek Estates

- 2 Indoor pools
- 4 Outdoor pools
- 3 Hot tubs
- Indoor and outdoor tennis courts
- 2 Lakes
- A beach
- Racquetball courts
- A fitness center
- Ski hill with lift
- A baseball field
- Meeting room
- The Top of the World Complex which includes the fitness center and the TOW Restaurant.

The Saw Creek Estates 2008 Annual Meeting made reference to a new director of recreation, new playground equipment, amenity structural and aesthetic improvements and plans for more passive recreation options. There is potential for Lehman Township to assist in these goals by linking existing trails to Saw Creek.

### Hunt Clubs

There are six major private hunt clubs totalling over 6,600 acres that own large contiguous woodland tracts in Lehman Township. Groups within the township include the Lehman Lake Hunting and Fishing Club, the Lehman Lake Rod and Gun Club, Maskenozha Rod and Gun Club, Mink Pond Club, Saw Creek Hunting and Fishing Association, and the Little Bushkill Rod and Gun Club.

## 2. Existing Conditions

### Ecotourism

Lehman Township's landscape provides the ideal backdrop for ecotourism activities. Horseback riding is available in Bushkill at Sugar Mountain Carriages. There are outfitters available to guide rafting, fishing or hunting trips. The PEEC campus is an example of an existing facility that hosts groups focused on learning about environmental issues. There are numerous opportunities to cater to the ecotourist and attract more revenue to the area.

### Scout Campgrounds

There are three campgrounds owned and maintained by private groups. The Camp Hidden Falls (roughly 500 acres), Girl Scout Camp (735 acres), Ken's Woods Campground (78 acres) and Christian Herald (189 acres).

### Historic Sites

Like most townships adjacent to the Delaware River, Lehman Township has its share of cultural resources. The Leni Lenape Tribe's use of the area is well known. Other cultural sites include:

- Brodhead – Heller Farm (“Wheat Plains”) – US 209 NR Listed
- Costello House – T.R. 305 NR Eligible
- Nyce Farm – US 209 (7 miles north Bushkill) NR Listed
- Peters House – 209 and L.R. 51001 Bushkill NR listed
- Turn Store & Tinsmith Shop Junction 209 and T-301 Bushkill NR Listed
- Unity House – I.L.G.W.U Southeast of Sandyville NR Eligible



*The Delaware Water Gap is a destination for many forms of recreation.*

**3.0**

## **Goals and Objectives**





# Goals and Objectives



Lehman Township’s significant growth in the last several decades has changed the community’s needs and priorities and how it sees its future. Some residents envision Lehman as a quiet corner of the Poconos, while others see it is a growing community of congested roads that is in danger of losing its rural appeal. Finding a common vision requires acceptance of how the community has changed and a consensus for how it should grow.

## 3.1 Vision

By 2025, Lehman Township will be a community connected by high-quality trails, paths and greenways. Open spaces will be preserved for public uses, offering excellent access, active recreation, and traditional hunting and fishing activities. Greenspace networks will be created to preserve the township’s natural and ecologically significant areas through a combination of techniques including municipal land preservation, private and utility company preserved parcels and easements; investment from state, county, and federal agencies; and improvements to the transportation networks. Environmental tourism will grow as public access increases and more opportunities to hike, fish, hunt, camp, ski, bike, and enjoy Lehman’s remarkable natural resources become available.

## 3.2 Goals and Objectives

### Goal 1: Land Use

Manage open space conservation, parks and recreation through partnerships to maximize public benefit through responsible use of resources.

### 3. Goals and Objectives

#### Objectives:

1. Dovetail Lehman's efforts in the Open Space and Recreation Plan with Pike County initiatives.
2. Continue to develop partnerships with the county, state, federal, and non-profit agencies and private property owners to provide comprehensive management of resources within the township.
3. Encourage management of open spaces that respects the environment, promotes stewardship, and enhances access.

#### Goal 2: Identify Open Space, Scenic Areas, Environmentally Sensitive Lands

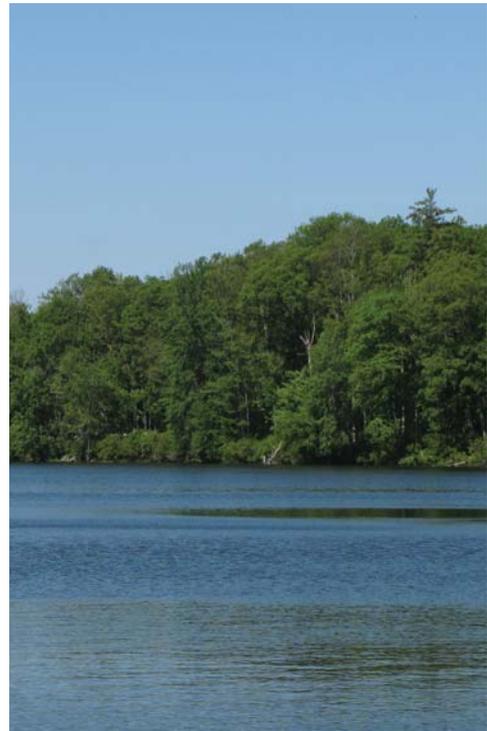
Identify and preserve threatened open spaces, particularly where greenway corridors, environmentally sensitive lands, scenic areas, and recreational opportunities exist.

#### Objectives:

1. Identify and work to preserve valuable open spaces that are under threat of development.
2. Identify greenway corridors for habitat and recreation and prioritize the protection and use of lands along those corridors.
3. Identify lands that contribute to the scenic beauty of Lehman Township and prioritize their preservation.
4. Identify opportunities to enhance a wide spectrum of recreational opportunities for residents and visitors to Lehman Township through preservation of lands.

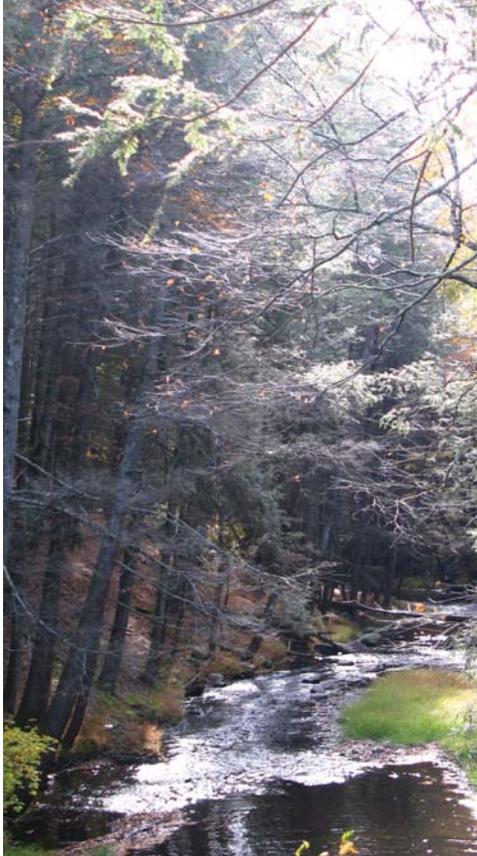
#### Goal 3: Design a Network of Parks and Recreation Facilities

Develop a system of parks and recreational facilities that respond to the township's evolving needs.



#### Objectives:

1. Identify and work to meet the recreational programmatic and facility needs for township residents.
2. Establish a trails and greenways master plan.
3. Identify and work to develop or enhance regionally significant recreational amenities.



#### Goal 4: Protect Sensitive Natural Features

Protect sensitive natural features that characterize Lehman's natural landscape through best planning practices and sustainable development. (Environmental Conservation Goal adapted from the township comprehensive plan)

#### Objectives:

1. Strengthen zoning and subdivision regulations that conserve steep slopes, wooded areas, stream buffers and floodprone lands.
2. Protect water quality to ensure that the exceptional value waters that exist in the township are not threatened by increased development and stormwater run off.
3. Strive to maximize preservation of permanent natural features within residential developments.
4. Encourage hunting and fishing clubs to continue conserving their lands in open space.
5. Continue supporting the National Park Service efforts to maintain the integrity of the Delaware Water Gap National Recreation Area.



#### Goal 5: Promote Tourism

Promote Lehman Township as a tourism destination for outdoor recreation, ecotourism, and heritage tourism.

#### Objectives:

1. Develop an outdoor recreation and eco tourism gateway and center in Lehman Township.
2. Provide enhanced access to existing and promote the development of new recreation amenities.
3. Encourage private recreation development within the township.

#### Goal 6: Invest in Open Space to Preserve the Vitality of Lehman Township

Invest in open space, parks and recreation to enhance the health, safety and welfare of the citizens and contribute to the economic durability of Lehman Township.

#### Objectives:

1. Utilize township resources strategically to leverage other sources of public funds to preserve open spaces and improve recreation and conservation.
2. Prioritize capital expenditures to ensure that the most critical projects are funded first.



### 3. Goals and Objectives





# 4.0 Recommendations



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# Recommendations

## Introduction

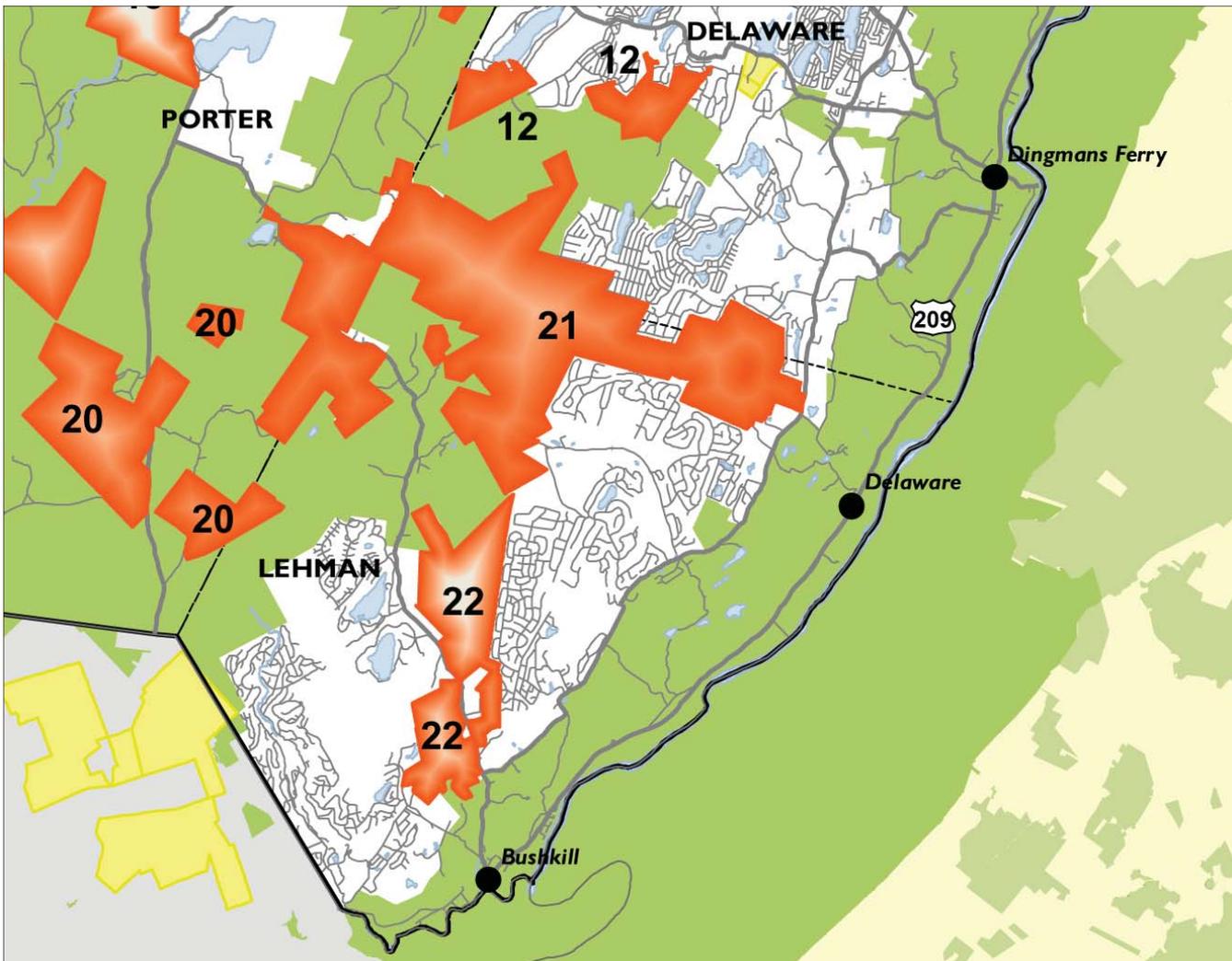
The recommendations have been drafted to promote stated objectives and goals from Section 3 and ultimately achieve this plan's vision. Action items are provided that include changes to land use and other regulatory controls, area plans, capital improvement projects, collaborative efforts with partnering agencies, and similar measures to guide open space and recreation policies and practices. The details provided will assist in implementation, but they should not be viewed as strict parameters. The main goal is to achieve the objectives and vision and it is important that Lehman Township and its stakeholders allow the flexibility that is required for a growing municipality. The recommendations, therefore, stay away from strict directives.

Implementation of the recommendation will require leadership, coordination, partnerships, timing and careful consideration. It is important that all stakeholders are heavily vested in the planning and implementation process. The township may find it useful to designate an Environmental Advisory Council (EAC) or charge an existing committee to help implement the Plan. Because many of these recommendations require funding it will be important for the township to invest in partnering for grant applications. It is also important to note that there is a range in the level of ambition among the recommendations and the level effort required to carry them forward. Some recommendations are very far reaching and may require several years to implement while others can be accomplished upon adoption.

#### 4. Recommendations

In this section, recommendations are organized by objectives and goals. This is to maintain a clear link to policy objectives. The next section of the plan is dedicated to the implementation of the recommendations. An implementation table is provided that indicates which agency is responsible for each recommendation, what the priorities are, approximate costs where appropriate, and potential funding sources.

Figure 4.1 Pike County's Conservation Opportunity Areas



Source: "Growing... Naturally"

20. Twelvemile Pond – This identified conservation opportunity area includes significant areas of Twelvemile Pond and Big and Elbow Swamps which are identified natural areas. The area is immediately adjacent to and surrounded by state lands.

21. Whittaker's End - This identified area includes one of the largest contiguous blocks of forested lands, approx. 7,200 acres, in eastern Pike County. Mink Pond and Lake Maskenozha are key natural inventory sites within the area. Almost the entire drainage area of this opportunity area lies within the Little Bushkill Creek or the Toms Creek watersheds both of which are exceptional value watersheds. Significant wildlife and greenway corridor connections could be provided between state forest lands and federal recreation area lands in a highly populated region of the county.

22. Little Bushkill Ridge – This approximately 1,800 acre area would provide protection for the Little Bushkill watershed drainage including both headwaters and main stem drainage areas. It includes the Little Bushkill Swamp and the Bushkill Falls natural areas. Significant wildlife and greenway corridor connections could be provided between state forest lands and federal recreation area lands in a highly populated region of the county.

## GOAL 1: Manage Open Space Through Partnerships

### Objective 1:

Manage Open Space and Prioritize Lands for Conservation, mirroring Pike County's initiatives.

#### Recommendation 1.1

Work with Pike County to coordinate the preservation of greenspace and recreation corridors in Lehman Township through acquisition and preservation of appropriate lands. The county is an important ally for Lehman because they provide technical resources and key funding. Additionally, the county provides a regional framework that helps to ensure that Lehman Township's actions complement what neighboring townships are doing and vice versa.

The key county documents that Lehman is supporting in this plan are the county open space plan, *Growing...Naturally* and the Scenic Rural Character Preservation (SRCP) program which provides funding from a county open space bond referendum. Specific actions include county representation on the Open Space and Recreation Plan steering committee, a careful review of the county open space plan, and framing recommendations within the Pike County plan objective.

### Objective 1

#### Recommendation 1.2

Prioritize lands for preservation that are identified in the Pike County open space plan *Growing...Naturally*. The county's plan delineates "Conservation Opportunity Areas...based on the presence and connectivity of natural, recreational, cultural, and scenic resources." (p. 23) Three areas are identified within Lehman Township: Twelve mile Pond, Whittaker's End, which is also in Porter and Del-

## 4. Recommendations

aware Townships and Little Bushkill Ridge (see map). These areas are described as Important Bird Areas and Important Mammal Areas in the county plan.

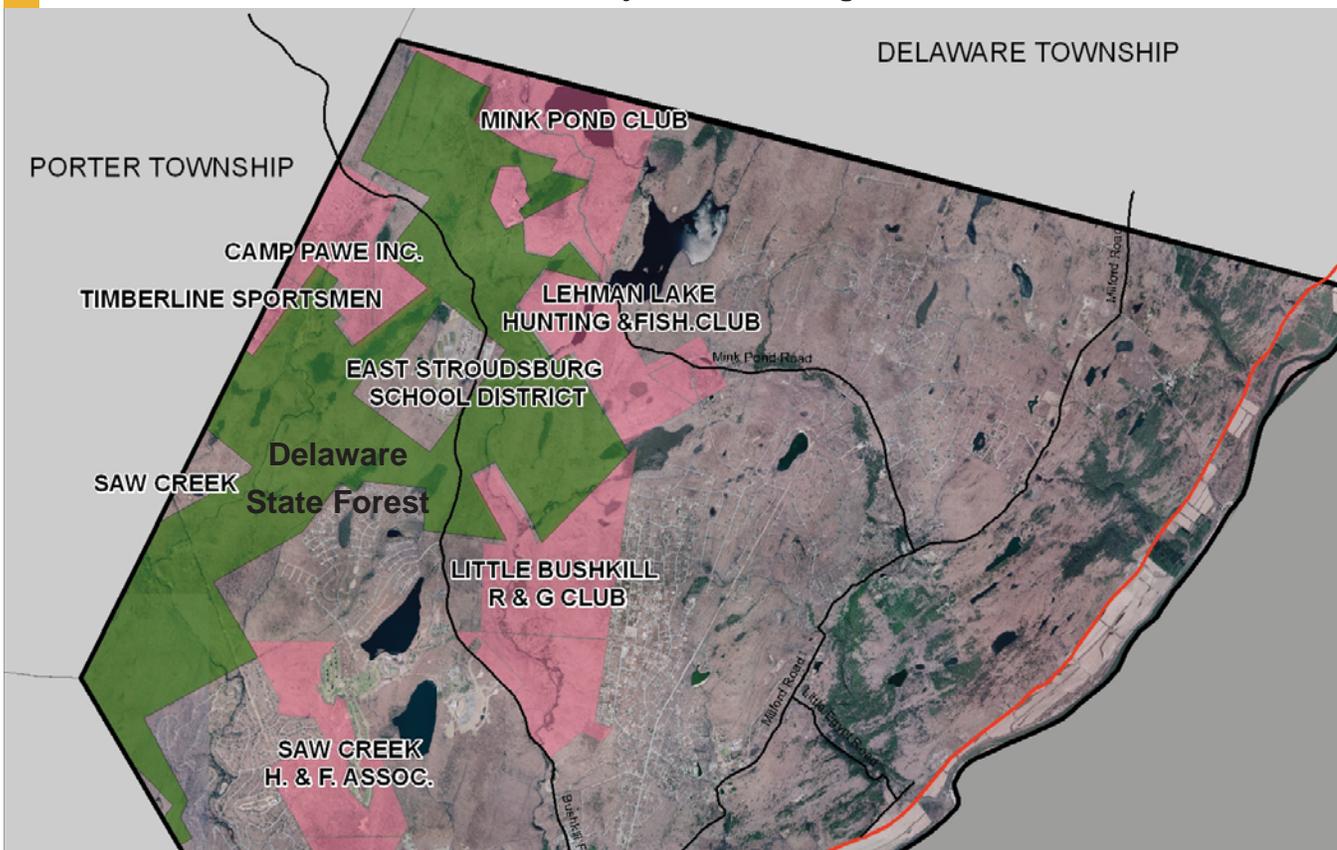
Lehman Township will prioritize the acquisition of lands that fall within these areas as appropriate given funding opportunity. At the writing of this plan, these properties include Camp Pawe and potentially a portion of Girls Scout Camp, although the status of these tracts will likely change.

### Objective 2: Partnerships

#### Recommendation 1.3

Work with the Pennsylvania Bureau of Forestry (BOF) on the conservation of appropriate lands that are contiguous to the Delaware Forest and targeted for open space preservation.

**Major Tracts Contiguous to the Delaware State Forest**



**GOAL 1 - CONTINUED**

The BOF plays a major role in the township’s open space planning. The BOF has shown interest in bringing in-holdings and adjacent lands under their management. There are several large tracts in Lehman Township that would decrease the number of BOF fragmented boundaries. Lehman Township and the Bureau of Forestry should meet at least semi annually (twice a year) to review the status of lands. The responsibility for coordination should fall on the BOF. They should offer to brief the township Recreation Committee and Supervisors on the status of their planning and management efforts.

**Objective 2:**

**Recommendation 1.4**

Maintain regular communications with Porter, Middle Smithfield and Delaware Townships regarding joint opportunities for open space preservation and recreation development.

Multi municipal efforts are prioritized in most county, state, and federal funding programs. It is to Lehman Township’s advantage to work closely with its neighboring municipalities to identify opportunities for preserving open space or developing recreational facilities in common. To this end the township should convene Preservation Partnership Meetings to identify projects that might have overlap and qualify as multi municipal efforts.

**Recommendation 1.5**

Work with the Pennsylvania Bureau of Forestry (BOF) to improve access to and recreation opportunities within the state forest lands including, access, new parking areas, trails, and appropriate facilities that will attract outdoor recreation users.

The Delaware State Forest is an enormous asset that has numerous high-quality recreation opportunities in its scenic



## 4. Recommendations

### GOAL 1 - CONTINUED

beauty, natural systems, and expansive forests and stream networks. These assets must be made more accessible to township residents by establishing trail systems, access roads, parking areas, trailheads, signage, and appropriate maps and marketing materials. To achieve these improvements, the township, the BOF, and others must seek out grants and other funding for developing a master plan with prioritized improvements, designs, and construction funding. A range of improvements will be developed in this recommendation that will cumulatively require significant funding. An estimated \$5 million is suggested as the amount that might be required to fulfill the recommended master plan.

### Objective 2:

#### Recommendation 1.6

Coordinate with the National Park Service to promote use of the Delaware Water Gap National Recreation Area by Lehman residents including linking trails, discounted usage fees, and similar programs to foster local use of the area.

Lehman Township in coordination with the NPS should develop a plan to increase the accessibility of the DWGNRA through programmatic incentives and physical linkages. Programmatic incentives must be spearheaded by the NPS as there are numerous municipalities in two states and several counties that are part of DWGNRA. A simple solution might be for the NPS to send each municipality vouchers or coupons for discounted fees for the township to distribute to residents.

Physical linkages should be developed along riparian corridors, utility right-of-ways, along roadways and other areas where appropriate. The Linkages should provide connections between Lehman's residential communities and the



*What you do with your property is up to you. The important thing to remember is that your actions will inevitably affect your land, for you and future generations. With the various agencies available to assist you in preparing a Land Management Plan, it is much easier than you think to make positive lasting effects on your land. By managing your lands today, you create your legacy for the future.*

Pike County Conservation District  
*Managing our Lands Today -  
 - Creating our Legacy for the Future*

McDade Trail within the Recreation Area. Lehman Township should address this effort as part of greenways and trail master plan (Recommendation 3.3 below).

**Objective 3:**

Encourage management of open spaces that protects ecosystem functions and wildlife habitat, promotes stewardship, and enhances access for recreation.

**Recommendation 1.7**

Encourage owners of open space, including private community associations, to develop management plans that protect woodland habitat and preserve natural conditions.

While the qualities and the characteristics of open space changes throughout Lehman Township, there are overlapping concerns and issues common to most lands. For example, managing the township’s huge deer population is important to most property owners. Other issues of common concern are caring for steep slopes areas, wetlands, and stream corridors. Property owners need help identifying, delineating, and managing natural areas. To respond to this need, Lehman Township will provide a model management plan that property owners can apply with assistance from experts.

The Pike County Conservation District (PCCD) offers a number of resources to help property owners manage their lands and should therefore take the lead in this recommendation. As a targeted goal the PCCD should identify all major property owners in the township, offer to meet with them on their lands, and provide technical assistance for developing management plans.



**BROAD-BASED DIP or GRADE BREAK**

Broad-based dips are gentle waves on the surface of an unpaved roadway. They minimize erosion by directing water off the road. Water flows into the bottom of the dip and drains into stable, grassy areas at the side of the road.

*Source: Pike County Conservation District Managing our Lands Today -  
 - Creating our Legacy for the Future*

## 4. Recommendations

### GOAL 1 - CONTINUED

#### Recommendation 1.8

Work with homeowners associations to strengthen covenants regarding tree removal.

To preserve the woodland character of residential areas, reduce stormwater run off, and help protect the quality and quantity of groundwater, homeowners associations should be encouraged to adopt tree removal standards into their bylaws and covenants. Requirements would limit the ability of home owners to clear their lot of trees without proper justification or cause. The township should ask PCCP to prepare sample covenants that the associations can elect to adopt.

### GOAL 2: Identify and Preserve Threatened Open Spaces.

#### Objective 1:

Identify and work to preserve valuable open spaces that are under threat of development.

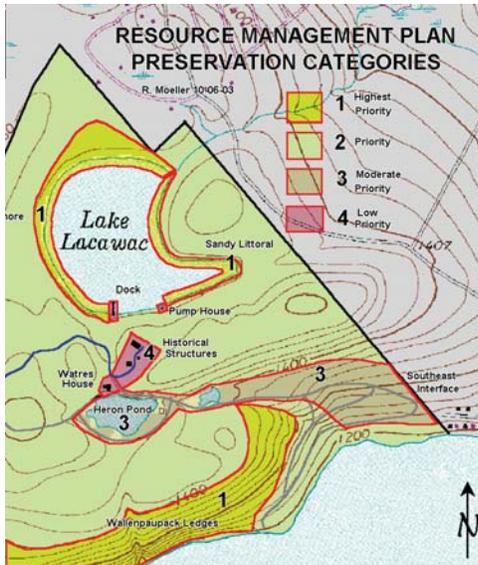
#### Recommendation 2.1

Seek to preserve large tracts of open space that are in the path of development or are being offered for sale for development.

Lehman Township is, and will continue to be, an attractive place to develop new residential projects. To help manage residential growth and increase preserved lands, the township will prioritize large land tracts that are critical for protection and/or landowner conservation and then target outreach to these landowners. The township should also keep updated on these parcels that might be offered for sale



*Infiltration ditches catch rain water that flows off of impervious surface such as roads and parking lots.*

**GOAL 2 - CONTINUED****Recommendation 2.2**

Conduct a natural resources inventory that documents important natural systems. Use the inventory to develop a management framework to balance natural resources protection with public use.

A natural resource inventory is an essential tool to help the township, property owners, and stakeholders understand where important natural resources exist and how to protect and promote their use. An obvious example of this is identifying prime trout fishing beats and controlling the access and use of these areas for benefit of the township and tourists alike.

The inventory should be based on existing models currently used by the NPS, DCNR and Western PA Conservancy so they can be seamlessly be integrated. While the subject of the inventory will be township lands, the benefit will be to the NPS and BOF as they seek to buffer their lands from outside activities. Support from these agencies should be sought in developing the inventory.

**Recommendation 2.3**

Utilize preservation tools, including direct acquisition, purchase of development rights, and conservation easements. To help preserve sensitive natural areas, the township will prioritize the preservation of these areas through acquisition or purchase of development rights. The township will need financial support for these acquisitions and asks that state and county funding programs offer more flexibility in the use of their acquisition funds. Specifically, the township should be able to use public funds to purchase development rights from hunt clubs. There is a enormous public good in simply preserving these lands.

## 4. Recommendations

### Recommendation 2.4

Collaborate with hunt clubs, local land trusts, neighboring municipalities, and other interested parties to identify lands appropriate for preservation that may become available for preservation partnerships. The township will work to maintain contact with its partners and understand where preservation options are being explored. Annual preservation meetings will be convened by the township.

### Recommendation 2.5

Protect and enhance native biodiversity and prevent the spread of invasive species.

Information from the natural resources inventory (Recommendation 2.2 above) will be used to identify important native habitats and areas where invasive species are located. The township will work with partners including the NPS, BOF, PCCD, and Pocono Environmental Education Center to preserve and protect natural systems and manage invasive species. The township will look for funding from the state, county, and volunteer organizations to implement this recommendation.

### Objective 2:

Identify greenway corridors for habitat and recreation and prioritize the protection and use of lands along those corridors.

### Recommendation 2.6

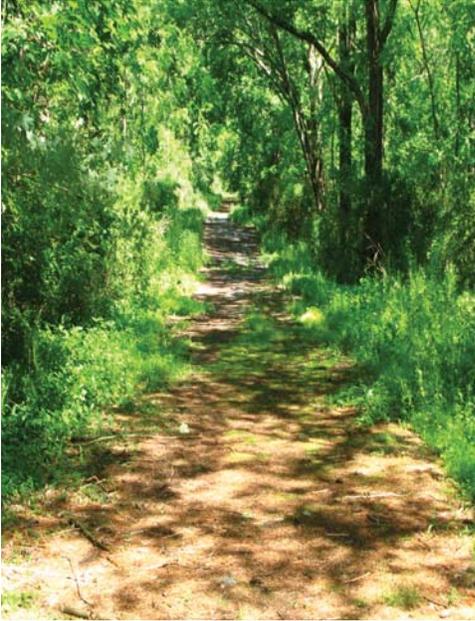
Develop and maintain an open space/recreation map based on naturally occurring and designed corridors. Indicate proposed use of corridors.

Lehman Township identifies the following corridors as potential recreation and habitat linkages:

- Saw Creek Riparian Corridor, which connects the DWGN-



*Oriental Bittersweet is one of several invasive plants in the area.*



**GOAL 2 - CONTINUED**

RA to the Delaware State Forest

- Little Bushkill Creek, which connects the DWGNRA to the Delaware State Forest
- Tom's Creek, which connects the DWGNRA to the Delaware State Forest
- PPL electric right-of-way
- Other utility rights-of-way as appropriate

The township will develop a Greenways and Trails Master Plan (Recommendation 3.3) to explore the feasibility of recreation and habitat linkages in the above corridors and others as appropriate.

**Recommendation 2.7**

Work with PA Department of Conservation of Natural Resources (DCNR) and other stakeholders to support the Conservation Landscapes Initiative (CLI) in the Delaware River- Pocono Mountains-Delaware Highlands area.

CLIs assess recreational, cultural and natural resources in a regional area, and develop specific program initiatives that implement the conservation and eco-tourism goals and objectives of that area.

*[Specific action is being researched]*

### Objective 3:

Identify lands that contribute to the scenic beauty of Lehman Township and prioritize their preservation.

#### Recommendation 2.8

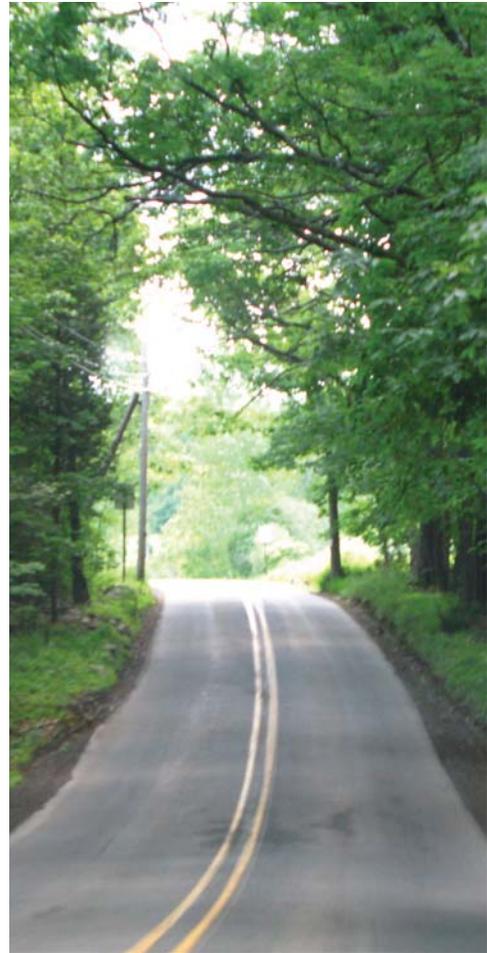
Develop a map of scenic resources and viewsheds that identifies “green roads” and important vistas that should be preserved.

The township will conduct a study to identify important scenic areas and viewsheds. The wooded roads are important in defining the rural Pocono’s character of the township. The forested edges of these roads should be protected from development that might clear cut the trees and drastically change the character. Similarly, the Township’s topography presents numerous beautiful views of natural or forested areas. These scenic areas will be identified and targeted for preservation through acquisition or regulatory controls.

#### Recommendation 2.9

Coordinate scenic preservation efforts with Pike County.

Preservation of scenic resources is a stated goal of the Pike County Open Space, Greenways, and Recreation Plan and the township will work with them to help achieve this goal. The township will look to the County to provide technical experience and resources to protect scenic resources. This may include regulatory changes, acquisition, or resolutions of support to state agencies such as Penn Dot.



### Recommendation 2.10

Consider updates to existing municipal ordinances that will strengthen scenic preservation goals of Lehman Township.

The township will amend its ordinance to protect scenic resources. Amendments may include a wooded roads ordinance that protects the wooded edge of roadways and strengthening the conservation development standards to protect more open space.

### Objective 4:

Identify opportunities to enhance a spectrum of recreational opportunities for residents and visitors to Lehman Township through preservation of lands.

### Recommendation 2.11

Develop a map that identifies potential sites for new active recreational facilities on preserved open space lands in Lehman Township.

The township currently owns two properties that are dedicated to recreational uses. Given the current population and growth projections, the township will need to develop additional facilities including all-purpose fields, courts, play areas, swim clubs or pools, and similar amenities. To help ensure that the township has appropriate lands to develop the facilities they need, they will identify and map lands that may be used for future recreation facilities. Lands targeted will be relatively flat and close to residential communities. Areas around lakes should also be identified to ensure that water amenities are available to all residents and not just members of a community association or club. These lands may be added to the proposed Official Map.

## 4. Recommendations

### GOAL 2 - CONTINUED

#### Recommendation 2.12

Consider updates to existing municipal ordinances that will strengthen recreation development goals of Lehman Township, including requirements for new developments.

The township will develop requirements for providing recreational facilities in the development process. A fee in lieu of providing recreation facilities standard should also be included in proposed amendments.

### GOAL 3: Develop a System of Parks and Recreational Facilities to Respond to the Township's Growing Needs

#### Objective 1:

Identify needs and create a strategy to meet the recreational programmatic and facility needs for township residents.

#### Recommendation 3.1

Establish a Lehman Township Recreation Program Coordinator who maintains a master list of the recreation facilities controlled by the Township or the sport leagues and schedules facilities uses.

The Township will work with existing recreation coordinators from the residential communities, the School District, and other interests to develop a Township Recreation Coordinator. The Coordinator will develop a full list of recreation facilities and programs throughout the township, including those controlled by the community associations, the School District, and others. The list of programs and facilities will be used to understand where additional programming (leagues, clubs, and similar programs) are needed and where existing facilities can be used to meet programming needs.



**GOAL 3 - CONTINUED**

**Recommendation 3.2**

Improve partnership coordination with individual residential communities and with East Stroudsburg Area School District (ESASD) to increase recreational opportunities at the Lehman Township campus.

The ESASD High School North Campus maintains various playing fields, indoor and outdoor courts, a pool, a shooting range, track, and other facilities that can be used by township residents with appropriate coordination. To make use of these facilities the Township Recreation Coordinator (Recommendation 3.1 above) should coordinate with the ESASD on programs that provide increased resident access.

**Objective 2:**

Create and maintain a trails and greenways master plan.

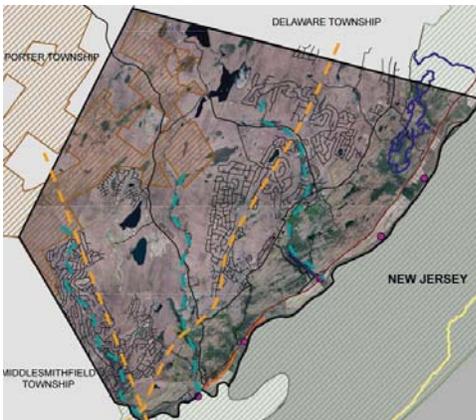
**Recommendation 3.3**

Apply to Pike County, DCNR and other appropriate agencies for funding to develop a Trails and Greenways Master Plan within the township. This plan would address specific connections between municipalities, public lands, connections to regional trail systems, on-road facilities, bike paths, all-terrain vehicle and snow mobile paths, equestrian paths, habitat corridor protection, and other greenway uses as appropriate.

**Recommendation 3.4**

Develop and adopt an Official Map that identifies greenway, trail and other township recreation and open space development in addition to roadway improvements.

Official Maps, as authorized by the Municipalities Planning Code, allow municipalities to “show appropriate elements



*Potential trail locations along riparian and utility corridors*

## 4. Recommendations

### GOAL 3 - CONTINUED

or portions of elements of the comprehensive plan...with regard to public lands and facilities, and which may include, but need not be limited to:

- Existing and proposed public parks, playgrounds and open space reservations.
- Pedestrian ways and easements”

Elements included on an Official Map would essentially give the township the right of first refusal for any proposed action affecting those elements such as sale or development of a property. The Official Map does not require the township to take any action. If priorities change, the township does not have to act on the Official Map.

**Objective 3:**  
Identify and work to develop or enhance regionally important recreational amenities.

### Recommendation 3.5

Coordinate regional greenway opportunities with agency providers and promoters, including the NPS (DWGNRA), Bureau of Forestry, Pocono Mountain Visitors Bureau and others to implement and promote regionally significant recreation amenities.

Many of the natural recreational amenities in the Township are regionally and nationally significant. This has been clearly established by the NPS in creating the DWGNRA. Other amenities include exceptional value watersheds and fishing, extensive woodlands for hunting, hiking, and camping, mountains for skiing, the Delaware River swimming, canoeing, and viewing. Lehman Township should coordinate with its public partners, the tourism industry, and private interests to carefully identify and market its natural resources. This effort is not intended to exploit the natural attractions but to ensure that they are promoted in a way that respects the rural and natural character of the township.



*Lehman Township has a number of recreation and tourism attractions, such as the Mount Laurel Center above, that require enhanced infrastructure, such as increased road capacity to ensure that they can operate effectively,*

**GOAL 3 - CONTINUED**
**Recommendation 3.6**

Determine where physical and marketing enhancements are required to support and attract use.

Regionally significant recreation facilities must be supported if they are to thrive in a way that meets the objectives of this plan and preserves the natural and cultural environment. The township will work with its partners to determine where physical improvements, such as roadways, land uses, design guidelines, or infrastructure improvements are necessary to support planned use of recreation facilities. The township will also work with partners to develop a marketing plan to attract users.

**GOAL 4: Protect Sensitive Natural Features that Characterize Lehman's Landscape Through Best Planning Practices and Sustainable Development.**
**Objective 1:**

Review and consider modifications to strengthen zoning and subdivision regulations to conserve steep slopes, wooded areas, stream buffers and flood prone lands.

**Recommendation 4.1**

Strengthen Article 5 - Environmental Protection of the Township Zoning ordinance to protect wetlands, water bodies, and steep slopes.

Environmental protection standards will be improved severely limiting disturbance of lands that are environmentally sensitive.

## 4. Recommendations

### Recommendation 4.2

Add "Woodland Protection" to Article 5 of the code.

Woodland protection standards should include designation of specimen trees by species and caliper, clearances standards, and strict replacement standards.

### Recommendation 4.3

Amend Lehman Township ordinances to require logging or foresting permits for the harvesting or removal of trees for firewood, lumber, or other reasons. Management plans for logging activities should also be required to maintain the health of the forest and surrounding habitat

### Objective 2:

Protect water quality to ensure that the "exceptional value" waters that exist in the township are not threatened by increased development and stormwater run off.

### Recommendation 4.4

Amend Lehman Township ordinances to require Best Management Practices (BMP) for treating stormwater especially within Exceptional Value watersheds.

BMPs are increasingly being used across the Commonwealth to better protect surface and ground waters. They increase the amount of stormwater that is recharged on site and increase the quality of the water off site. Commonly used BMPs are provided in the sidebar.

### Stormwater Best Management Practices(BMPs)

Recharge Areas-Consists of infiltration basins and infiltration trenches.

Vegetated Swales- Helps remove pollutants from adjacent road runoff and infiltrates a portion of the runoff into the ground water.

Forebays—Small pool near an inlet of a storm basin. Initial storage areas to trap and settle out sediment and pollutants before they reach the main basin.

Pervious Drives and Walkways-Allows movement of air and water through paving material.

Bio-Logs-Eliminates need to discharge storm water pipes into streams.

Rain Garden- Small naturally contoured water collection areas design to infiltrate runoff and reduce the size and need for large infiltration basins.

Green Roof-Partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. An example is below.



**Objective 3:**

Strive to maximize preservation of permanent natural features within existing and proposed residential developments.

**Recommendation 4.5**

Work with homeowners associations to develop management plans for their natural areas.

This recommendation overlaps with Recommendation 1.7

**Objective 4:**

Encourage hunting and fishing clubs to continue conserving their lands in open space.

**Recommendation 4.6**

Maintain a dialogue between hunt clubs and land conservancies to foster cooperative long-term planning for the preservation and conservation stewardship of hunt clubs.

Lehman Township will work with hunt clubs, other large property owners, and conservancies to secure options to preserve lands. This will include developing working relationships with property owners and where appropriate purchasing long-term, low-cost real estate options to preserve lands. This is a market based solution that provides more flexibility and certainty than is possible under land use law.

**Objective 5:**

Continue supporting the National Park Service efforts to maintain the integrity of the Delaware Water Gap National Recreation Area.

**Recommendation 4.7**

Work with the NPS to support the preservation of important natural areas within and adjacent to the Delaware Water Gap National Recreation Area.

The Recreation Area is an extremely valuable asset to the township as it offers numerous facilities with hiking, boating, biking, camping, and other activities and attracts millions of tourists. The township will work to support the DWGNRA by preserving important Natural Areas.

**Goal 5: Promote Lehman Township as a Destination for Outdoor Recreation, Ecotourism, and Heritage Tourism.**

**Objective 1:**

Develop an outdoor recreation and ecotourism gateway and center in Lehman Township.

**Recommendation 5.1**

Seek funding for and cooperate with the NPS, local tourism agencies and the county to assess the feasibility of a public outdoor recreation center or gateway.

Lehman Township should assess the feasibility of developing a center or district where outdoor recreation and ecotourism users can be logically served. Such a plan should be carefully developed to ensure a high quality environmental design. Environmental education should be the guiding principle in the planning of such a center.

**GOAL 5 - CONTINUED**

In this regard, the township should work with the NPS to help further its stated mission:

“To provide outdoor recreation opportunities while conserving the natural, cultural and scenic resources of the recreation area. In so doing, the park works cooperatively with surrounding communities and the public to achieve the conservation goals of the Delaware River region.”

Bushkill Village is a district where a Lehman Township-DWGNRA partnership could improve the recreation opportunities and “quality of life” amenities for both Lehman residents and regional visitors.

Significant complications are inherent to working in Bushkill Village including private and public ownership of lands, en-



## 4. Recommendations

### GOAL 5 - CONTINUED

vironmental constraints, and infrastructure needs. Bushkill Village is the gateway to the township, the county, and to the northern stretches of DWGNRA, and the township believes that these complications should be studied and that improvements to the area could be extremely beneficial to all stakeholders, especially given current growth projections.

A number of elements will be included in the Comprehensive Traffic, Transportation, and Land Use Plan for Bushkill Village including:

- Vision Plan to be developed by stakeholders including the NPS, Pike County, Bureau Forestry, PennDOT District 4, FHWA, elected officials, and others;
- Intermodal Plan that addresses traffic patterns, transit, tourism shuttles, access, pedestrian crosswalks, sidewalks and trails in the village, and linkages to the McDade Trail and other proposed trails and linkages into the township and into the Delaware State Forest;
- Master Land Use Plan that addresses environmental infrastructure such as green comfort stations, circulation, parking, signage, environmental stewardship, and adaptive reuse and infill; and provides alternative use scenarios and corresponding transportation needs and impacts; and
- Economic Development Plan that focuses on public-private partnerships, ecological and heritage tourism in keeping with the historic Bushkill Village character, and sustainability.

### Objective 2:

Provide enhanced access to existing and promote the development of new recreation amenities.

### Recommendation 5.2

Improve access to Delaware State Forest by providing parking areas, interpretive signage, trails, access roads, camp sites, and similar amenities.

The Delaware State Forest is a virtually untapped resource for tourists that visit the township. Improved access is needed to draw tourists and residents into this resource.

Improvements are identified in conjunction with Recommendation 5.1 above.

### Recommendation 5.3

Improve trail linkages to and through the state forest, residential areas, the McDade Trail, and privately held open spaces. These linkages should be identified in the Greenways and Trails Master Plan provided for in Recommendation 3.3

### Recommendation 5.4

Develop additional recreation facilities that support tourism in the township.

Lehman Township should promote the development of major recreational facilities that support the regional tourism industry and local residents. Facilities may include ski slopes, off-road bike trails, golf courses, and similar facilities.

### Objective 3:

Encourage private recreation development within the township.

### Recommendation 5.5

Work to attract commercial recreational outfitters to the township by:

- Offering temporary tax relief to outfitters that meet the township's recreation objectives;
- Designating appropriate areas within the township for recreation use; and
- Engaging select ecotourism outfitters to partner with Lehman and encourage appropriate sustainable activities.



## **GOAL 6: Invest in Open Space, Parks and Recreation to Enhance Citizen Health, Safety and Welfare and Contribute to Economic Vitality.**

### **Objective 1:**

Utilize township resources strategically to leverage other sources of public funds to preserve open spaces, conserve natural resources and improve recreation facilities.

#### **Recommendation 6.1**

Actively pursue funding from appropriate agencies for acquisition, design, and construction of select properties and projects with the emphasis of leveraging municipal dollars for nonmunicipal dollars. Developing partnerships with neighboring municipalities and county, state, and federal agencies will be a key strategy in this effort.

### **Objective 2:**

Prioritize capital expenditures to ensure that the most critical projects are funded first.

#### **Recommendation 6.2**

Prioritize projects that are most critical, fundable, and achievable through the implementation section of this plan.



## 4. Recommendations



# 5.0 Implementation





## 5.0 Implementation Plan

This Plan's recommendations provide a series of actions, regulatory changes, and specific projects and plans that respond to the goals and objectives from Section 3 and are intended to achieve this Plan's vision. In order to affect the desired change, priorities has been assigned to each recommendation by designating responsibility, providing timeframes for completion, estimating costs, and suggesting possible sources of funding. In many ways this is the most crucial part of the plan and the Implementation Table, below, is designed to help ensure this Plan is acted on. The table will guide the township's actions and provide stakeholders, including residents, business owners, the Bureau of Forestry, the National Park Service, and many others interested in the healthy development of Lehman's open space and recreation resources, with coordinated and clear actions.

The Implementation Table provides Responsibility, Action, Cost, Funding, and Timing for each recommendation. It should be noted that Responsibility does not fall to Lehman Township alone, and other stakeholders, including the members of steering committee that helped develop this plan, must work to move the recommendations forward. The Costs are rough estimates and some cases are unknown. Costs that are known should be used by the township and others for planning future budgetary needs. In many cases recommendations can be implemented with little or no cost. Various federal, state, county, and local funding sources are provided as potential Funding sources. Timing is broken down into short-term (1-3 years), mid-term (3-5 years), long-term (5-10 years), and ongoing.

# Manage Open Space Conservation and Recreation Through Partnerships

## GOAL 1

### Prioritize lands for preservation

#### OBJECTIVE 1

Coordinate acquisition/ preservation of greenspace and recreation corridors with Pike County

##### REC. 1.1

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Submit acquisition applications for lands which are under threat	Variable	Pike County SRCP Program, DCNR C2P2	1 - 3 Years	3 - 5 Years	5 - 10 Years
				Ongoing		

Prioritize lands for preservation that are identified in the Pike County open space plan

##### REC. 1.2

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Prioritize acquisition on Pike County "Conservation Opportunity Areas"	Variable	Pike County SRCP Program, DCNR, C2P2	1 - 3 Years	3 - 5 Years	5 - 10 Years
				Ongoing		

### Partnerships

#### OBJECTIVE 2

Work with PA Bureau of Forestry

##### REC. 1.3

Responsibility	Action	Cost	Funding	Timing		
Township Administration Bureau of Forestry	Identify lands targeted for open space conservation that are contiguous with Delaware Forest	None	NA	1 - 3 Years	3 - 5 Years	5 - 10 Years
				Ongoing		

Maintain regular communication with Porter, Middle Smithfield and Delaware Townships

##### REC. 1.4

Responsibility	Action	Cost	Funding	Timing		
Township Administration Porter Township, Delaware Township, Middle Smithfield Township	Take advantage of joint opportunities for open space preservation and recreation development	None	NA	1 - 3 Years	3 - 5 Years	5 - 10 Years
				Ongoing		

Work with PA Bureau of Forestry to improve access to recreation opportunities within the state forest lands

##### REC. 1.5

Responsibility	Action	Cost	Funding	Timing		
Township Administration Bureau of Forestry	Develop access parking, trails and facilities Master Plan for this Delaware State Forestry	\$50,000	DCNR, C2P2	1 - 3 Years	3 - 5 Years	5 - 10 Years



<b>GOAL 1 - Continued</b>	<b>Partnerships</b>							
	<b>OBJECTIVE 2</b>	Coordinate with National Park Service						
		REC. 1.6	Responsibility	Action	Cost	Funding	Timing	
	National Park Service		Promote the use of the Delaware Water Gap Recreation Area by Lehman residents with trail connections, reduced usage fees, and similar programs.	Variable	Department of the Interior	1 - 3 Years	3 - 5 Years	5 - 10 Years
	<b>Encourage private management of open spaces, promote stewardship</b>							
	<b>OBJECTIVE 3</b>	Work with private owners of open space to manage their land in a manner that protects ecosystem functions and wildlife habitat						
		REC. 1.7	Responsibility	Action	Cost	Funding	Timing	
	Township and PCCD		Encourage property owners to develop natural resources management plans that protect woodland habitat and preserve natural conditions.	unknown	unknown	1 - 3 Years	3 - 5 Years	5 - 10 Years
	Strengthen covenants regarding tree removal within private communities							
	REC. 1.8	Responsibility	Action	Cost	Funding	Timing		
Homeowners Association and Pikes County Conservancy District		Work with Home Owners Associations to develop covenants to reduce tree removal	\$5,000.0	Homeowners Association, Pikes County Conservancy District	1 - 3 Years	3 - 5 Years	5 - 10 Years	
<b>Identify and Preserve Threatened Open Spaces</b>								
<b>GOAL 2</b>	<b>Identify and preserve valuable open space from development</b>							
	<b>OBJECTIVE 1</b>	Target large tracts of land in the path of development						
REC. 2.1		Responsibility	Action	Cost	Funding	Timing		
	Township Administration	Acquire large tracts of open space that are in the path of development or are being offered for sale to developers	Variable	Pike County SRCP Program, DCNR, C2P2	1 - 3 Years	3 - 5 Years	5 - 10 Years	
					Ongoing			

**GOAL 2 - Continued**

**OBJECTIVE 1**

**Identify and Preserve Valuable Open Space from Development**

Natural resources inventory							
REC. 2.2	Responsibility	Action	Cost	Funding	Timing		
		National Park Service Bureau of Forestry	Conduct township wide natural resourcing inventory and develop a management framework that balances the protection of natural resources with public recreation needs.	\$75	Department of Interior	1 - 3 Years	3 - 5 Years
Preservation Tools							
REC. 2.3	Responsibility	Action	Cost	Funding	Timing		
	Township Administration	Utilize tools such as direct acquisition and purchase of development easements to preserve important properties nature areas	variable	Pike County SRCP Program	1 - 3 Years	3 - 5 Years	5 - 10 Years
					ongoing		
Collaborate with neighboring land owners							
REC. 2.4	Responsibility	Action	Cost	Funding	Timing		
	Township Administration	Work with hunt clubs, neighboring municipalities and other interested parties to identify ideal lands for preservation	0	Pike County SRCP Program	1 - 3 Years	3 - 5 Years	5 - 10 Years
					ongoing		
Native biodiversity							
REC. 2.5	Responsibility	Action	Cost	Funding	Timing		
	Township Administration, Bureau of Forestry, National Park Service, Pikes County Conservancy District	Promote native biodiversity and prevent the spread of invasive species	variable	Pike County Conservancy District	1 - 3 Years	3 - 5 Years	5 - 10 Years
					ongoing		

**Greenway Corridors**

**OBJECTIVE 2**

Map open space with potential recreation							
REC. 2.6	Responsibility	Action	Cost	Funding	Timing		
		Township Administration	Develop and maintain a map identifying green corridors and any proposed uses or functions of those corridors.	\$15	Pike County SRCP Program, Luptap, DCNR, and C2P2	1 - 3 Years	3 - 5 Years

**GOAL 2 - Continued**

**OBJECTIVE 2**

Work with PA DCNR and other stakeholders to support Conservation Landscapes Initiative in the Delaware River- Pocono Mountains-Delaware Highlands area

REC. 2.7

Responsibility	Action	Cost	Funding	Timing		
Township Administration DCNR	Help develop the Delaware River- Pocono Mountains- Delaware Highlands Conservation Landscapes Initiative	variable	unknown	1 - 3 Years	3 - 5 Years	5 - 10 Years

**Prioritize Preservation of Lands that Contribute to Scenic Beauty**

**OBJECTIVE 3**

Map scenic resources

REC. 2.8

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Map scenic resources and viewsheds and "green roads"	\$10,000	Pike County SRCP Program, LUPTAD	1 - 3 Years	3 - 5 Years	5 - 10 Years

Coordinate preservation

REC. 2.9

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Coordinate scenic preservation efforts with Pike County	\$0	NA	1 - 3 Years	3 - 5 Years	5 - 10 Years

Strengthen scenic preservation

REC. 2.10

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Consider updates to existing municipal ordinances to strengthen scenic preservation within Lehman Township.	\$5,000	LUPTAP	1 - 3 Years	3 - 5 Years	5 - 10 Years

**Identify Land Preservation Areas that May Enhance Recreation**

**OBJECTIVE 4**

Map potential areas

REC. 2.11

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Map potential sites for new active recreational facilities	\$1,500	LUPTAP Township	1 - 3 Years	3 - 5 Years	5 - 10 Years



Identify and Preserve Threatened Open Spaces								
<b>GOAL 2</b>	<b>Identify and preserve valuable open space from development</b>							
	<b>OBJECTIVE 4</b>	Consider updates to municipal ordinances						
		REC. 2.12	Responsibility	Action	Cost	Funding	Timing	
			Township Administration	Consider updates to existing municipal ordinances to strengthen recreation development goals	\$1,500	LUPTAP	1 - 3 Years	3 - 5 Years
<b>GOAL 3</b>	<b>Respond to Township's Growing Needs for Parks and Recreation Facilities</b>							
	<b>OBJECTIVE 1</b>	Establish a Lehman Township Recreation Coordinator						
		REC. 3.1	Responsibility	Action	Cost	Funding	Timing	
			Township Administration	A coordinator will maintain a master list of the recreation facilities, the sport leagues, and schedule facilities uses.	unknown	NA	1 - 3 Years	3 - 5 Years
	Increase recreation opportunities with improved partnership coordination							
	REC. 3.2	Responsibility	Action	Cost	Funding	Timing		
		Township Administration	Strengthen coordination with individual residential communities and East Stroudsburg Area School District to increase recreational opportunities at the Lehman Township campus.	unknown	NA	1 - 3 Years	3 - 5 Years	5 - 10 Years
<b>OBJECTIVE 2</b>	<b>Trails and greenways master plan</b>							
	Apply for funding to develop a Township Trails and Greenways Master Plan							
	REC. 3.3	Responsibility	Action	Cost	Funding	Timing		
Township Administration	This plan would address specific connections between municipalities, public lands, connections to regional trail systems, on-road facilities, bike paths, all-terrain vehicle and snow mobile paths, equestrian paths, habitat corridor protection, and other greenway uses as appropriate	\$40	Pike County, DCNR, C2P2	1 - 3 Years	3 - 5 Years	5 - 10 Years		

**GOAL 3 - continued**

**OBJECTIVE 2**

**Trails and greenways master plan**

An official map

REC. 3.4

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Develop and adopt an Official Map identifying greenway, trails and other township recreation development	\$7,500	LUPTAP	1 - 3 Years	3 - 5 Years	5 - 10 Years

Increase recreation opportunities with improved partnership coordination

REC. 3.2

Responsibility	Action	Cost	Funding	Timing		
Recreation Coordination	Strengthen coordination with individual residential communities and East Stroudsburg Area School District to increase recreational opportunities at the Lehman Township campus.	\$0	NA	1 - 3 Years	3 - 5 Years	5 - 10 Years

**Regionally significant recreational amenities**

**OBJECTIVE 3**

Coordinate regional greenway opportunities

REC. 3.5

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Coordinate with agency providers and promoters, including the NPS (DWGNRA), Bureau of Forestry, Pocono Mountain Visitors Bureau and others to implement and promote recreation amenities	\$0	NA	1 - 3 Years	3 - 5 Years	5 - 10 Years
				Ongoing		

Physical and marketing enhancements

REC. 3.6

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Determine where improvements are required to support and attract use.	Variable	Penndot, DCNR	1 - 3 Years	3 - 5 Years	5 - 10 Years

## Protect Sensitive Natural Features that Characterize Lehman Township

**GOAL 4**

**OBJECTIVE 1**

**Consider changes to zoning and subdivision regulations to conserve steep slopes, wooded area, stream buffers and flood prone land**

### Strengthen Article 5

**REC. 4.1**

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Strengthen Article 5 - Environmental Protection of the Township Zoning ordinance to protect wetlands, water bodies, and steep slopes	\$0	Pike County SRCP Program, LUPTAP	1 - 3 Years	3 - 5 Years	5 - 10 Years

### Add to Article 5

**REC. 4.2**

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Add "Woodland Protection" to Article 5 of the code	\$2,500	Pike County SRCP Program, LUPTAP	1 - 3 Years	3 - 5 Years	5 - 10 Years

### Amend Lehman Township ordinances

**REC. 4.3**

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Amend ordinances to require logging or foresting permits for the harvesting or removal of trees for firewood, lumber or other reasons	\$2,500	Pike County SRCP Program, LUPTAP	1 - 3 Years	3 - 5 Years	5 - 10 Years

## Protect water quality

**OBJECTIVE 2**

### Ensure that the existing "exceptional value" waters remain

**REC. 4.4**

Responsibility	Action	Cost	Funding	Timing		
Township Administration	Amend Lehman Township ordinances to require Best Management Practices (BMP) for treating stormwater especially within Exceptional Value watersheds	\$2,500	Pike County SRCP Program, LUPTAP	1 - 3 Years	3 - 5 Years	5 - 10 Years

## Preserve permanent natural features

**OBJECTIVE 3**

### Target large tracts of land in the path of development

**REC. 4.5**

Responsibility	Action	Cost	Funding	Timing		
Township Administration PCCP	Work with homeowners associations to develop management plans for their natural areas	variable	NA	1 - 3 Years	3 - 5 Years	5 - 10 Years

<b>GOAL 4 - continued</b>	<b>Support hunting and fishing clubs' continued land conservation efforts</b>							
	<b>OBJECTIVE 4</b>	Foster cooperative planning with hunting and fishing clubs						
		<b>REC. 4.6</b>	Responsibility	Action	Cost	Funding	Timing	
		Township Administration	Maintain a dialogue between hunt clubs and land conservancies to insure long-term planning for the use and preservation of hunt clubs	\$0	NA	1 - 3 Years	3 - 5 Years	5 - 10 Years
						Ongoing		
<b>GOAL 5</b>	<b>Support National Park Service efforts</b>							
	<b>OBJECTIVE 5</b>	Maintain the integrity of the Delaware Water Gap National Recreation Areas						
		<b>REC. 4.7</b>	Responsibility	Action	Cost	Funding	Timing	
		Township Administration + NPS	Work with the National Parks Service to support the preservation of important natural areas within and adjacent to the Delaware Gap Recreation Area	unknown	Department of Interior	1 - 3 Years	3 - 5 Years	5 - 10 Years
<b>GOAL 5</b>	<b>Promote Lehman Township as a Recreation Destination</b>							
	<b>OBJECTIVE 1</b>	Identify the feasibility of an ecotourism gateway and center						
		<b>REC. 5.1</b>	Responsibility	Action	Cost	Funding	Timing	
		Township Administration	Work with the NPS to assess the feasibility of a public outdoor recreation center or gateway		Penn Dot	1 - 3 Years	3 - 5 Years	5 - 10 Years
<b>GOAL 5</b>	<b>Provide enhanced access to existing and new recreation amenities</b>							
	<b>OBJECTIVE 2</b>	Improve access to Delaware State Forest						
		<b>REC. 5.2</b>	Responsibility	Action	Cost	Funding	Timing	
		Township Administration	Providing parking areas, interpretive signage, trails, access roads, camp sites, and similar amenities for areas adjacent to Delaware State Forest.	Variable	DCNR	1 - 3 Years	3 - 5 Years	5 - 10 Years

**GOAL 5 - continued**

**OBJECTIVE 2**

**Provide enhanced access to existing and new recreation amenities**

Improve trail linkages							
REC. 5.3	Responsibility	Action	Cost	Funding	Timing		
	Township Administration	Improve trails to and through the Delaware State Forest, residential areas, the McDade Trail, and privately held open spaces	In coordination with recommendation 3.3		1 - 3 Years	3 - 5 Years	5 - 10 Years

Encourage tourism							
REC. 5.4	Responsibility	Action	Cost	Funding	Timing		
	Township Administration	Develop additional recreation facilities that support tourism in the township.	unknown	NA	1 - 3 Years	3 - 5 Years	5 - 10 Years

**Encourage private recreation development**

**OBJECTIVE 3**

Attract commercial recreational outfitters							
REC. 5.5	Responsibility	Action	Cost	Funding	Timing		
	Township Administration	<ul style="list-style-type: none"> <li>offer temporary tax relief to outfitters that meet recreation objectives;</li> <li>designate appropriate areas within the township for recreation use; and</li> <li>Engage select ecotourism outfitters to partner with Lehman and encourage appropriate sustainable activities.</li> </ul>	variable	Township	1 - 3 Years	3 - 5 Years	5 - 10 Years

**Invest in Open Space, Parks and Recreation to Support Citizen Health and Welfare**

**GOAL 6**

**OBJECTIVE 1**

**Utilize other sources of public funds**

Utilize existing resources strategically to leverage other sources of public funds to preserve open spaces, conserve natural resources and improve recreation facilities							
REC. 6.1	Responsibility	Action	Cost	Funding	Timing		
	Township Administration	Actively pursue funding from appropriate agencies for acquisition, design, and construction of select properties and projects with the emphasis of leveraging nonmunicipal dollars for nonmunicipal dollars.	none	NA	1 - 3 Years	3 - 5 Years	5 - 10 Years

<b>GOAL 5 - continued</b> <b>OBJECTIVE 2</b>		<b>Prioritize for critical projects</b>					
		Prioritize capital expenditures to ensure the most critical projects are funded					
REC. 6.2	Responsibility	Action	Cost	Funding	Timing		
					1 - 3 Years	3 - 5 Years	5 - 10 Years
	Township Administration	Prioritize projects that are the most critical, fundable, and achievable through the implementation section of this plan.					

## 5. Implementation Plan