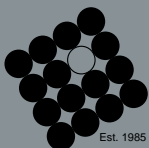


NEW SEWICKLEY TOWNSHIP

BEAVER COUNTY, PENNSYLVANIA

COMPREHENSIVE PLAN

2023 UPDATE



LSSE

Civil Engineers and Surveyors

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Cover Images

Left

Legacy Tree

private property

New Sewickley Township, PA

Top-Right

Kretchman's Apple Stand

Kretchman's Apple Orchard

New Sewickley Township, PA

Middle-Right

Aerial

Big Knob

New Sewickley Township, PA

Bottom-Right

Aerial

Big Knob Grange and Fair Grounds

New Sewickley Township, PA

ACKNOWLEDGMENTS

The Planning Commission would like to recognize the support and efforts of the Township leadership, staff and stakeholders. All of those recognized provided input, edits, attended meetings, public workshops and gave of their time, expertise and insight to improve the process and content of this 2023 Comprehensive Plan update.

BOARD OF SUPERVISORS (2023)

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- Vice Chairman: Doug Martin
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- Manager: Ronald Leindecker
- Secretary: Lawrie Borgman
- Treasurer: Nicole Liston
- Zoning Code Officer: Ronald Leindecker

STAKEHOLDERS

The Stakeholder working group was comprised of approximately 30 community members who represent a cross section of residents, business owners, farmers and community leaders, identified by Planning Commission and Board of Supervisors. Stakeholders participated on their schedule to review draft documents, attend meetings and workshops and generally provide feedback.

Thank you all!

**LETTER FROM THE
PLANNING COMMISSION**

letter

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INTRODUCTION

1 | INTRODUCTION AND PURPOSE

1-1 | INTRODUCTION

A comprehensive plan is a community's long range planning tool. An update to the comprehensive plan incorporates the current census data, township financial data and the results of a community survey. This provides a framework for the community to consider which policies are effective and where revisions need to be made to achieve the long-term goals for managing growth of the built environment and protection of natural resources.

1-2 | STATUTORY REQUIREMENTS

Through the Pennsylvania Municipalities Planning Code (MPC) 1968 Act 247 ARTICLE III Comprehensive Plan, municipalities, with a comprehensive plan are required to review the Comprehensive Plan every ten (10) years per MPC Section 301(c). The review of the Comprehensive Plan typically follows the taking of the Decennial Census in order to update the demographic data.

The following elements shall be included in the municipal comprehensive plan (Section 301 (a)):

1. A statement of objectives
2. A plan for land use
3. A plan to meet the housing needs
4. A plan for movement of people and goods
5. A plan for community facilities (public and private education, recreation, municipal buildings, fire and police stations, libraries) and utilities (sewerage and waste treatment, solid waste management, storm drainage, flood plain management, and utility corridors)
6. A statement of the interrelationships among the various plan components
7. A discussion of short- and long-range plan implementation strategies
8. A statement indicating that the existing and proposed development is compatible with neighboring municipalities
9. A plan for the protection of natural and historic resources.

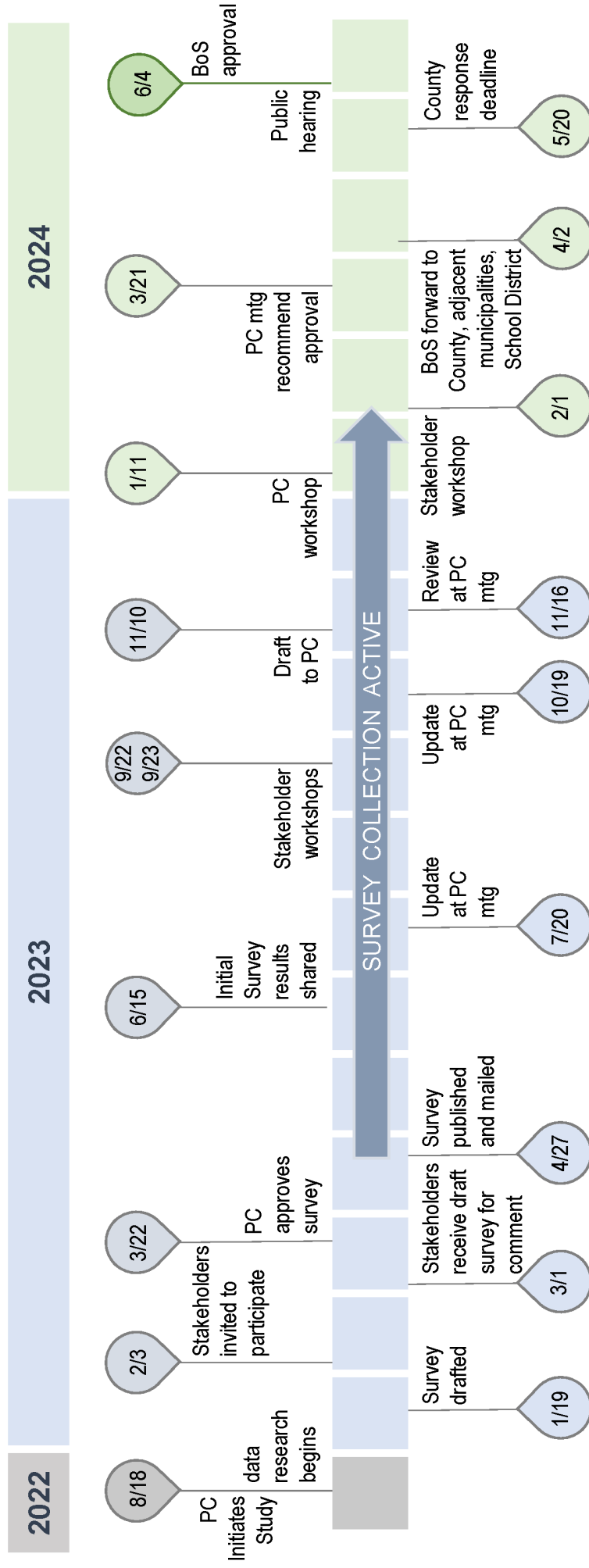
The Comprehensive plan shall also provide for the following (Section 301 (b)):

A plan for the reliable supply of water, including provisions for mineral extraction and agriculture.

Section 301.2. Surveys by Planning Agency, describes the methodology as follows: "In preparing the comprehensive plan, the planning agency shall make careful surveys, studies and analyses of housing, demographic, and economic characteristics and trends; amount, type and general location and interrelationships of different categories of land use; general location and extent of transportation and community facilities; natural features affecting development; natural, historic and cultural resources; and the prospects for future growth in the municipality."

New Sewickley Planning Commission has worked with its Planning consultant to enact the following process which has been implemented over approximately an 18-month period, until final approval.

New Sewickley Township Comprehensive Plan update Timeline of Process



Although State Law does not limit each Municipality or Township from adopting a Comprehensive Plan separate from the County’s Comprehensive Plan, the following studies and fees require the Comprehensive Plan data to support their enactment.

- MPC Section 501-A, Transportation Impact Fee Ordinance
- MPC Section 503(11) and amended by Act 135 of 2014, Recreational Impact Fees
- Act 537 Pennsylvania Sewage Facilities Planning Act

1-3 | COMPONENTS OF THE COMPREHENSIVE PLAN

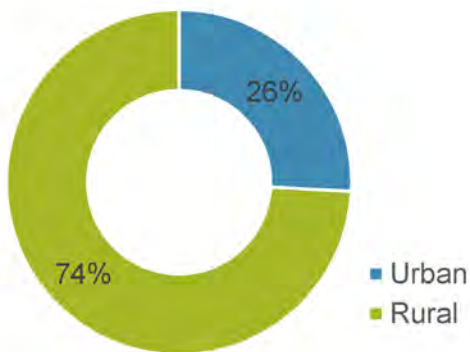
The comprehensive plan is the foundation for the municipal code and serves as a framework for the leaders to manage growth of the Township. New Sewickley Township’s Comprehensive Plan consists of the following:

- A review of the community’s history and culture;
- Updated demographic data; housing; education;
- Updated socio-economic data;
- An inventory of Township resources, natural resources, transportation, utilities;
- Summary and results of the Citizen participation;
- Review of existing land use patterns;
- Growth Management Plan.

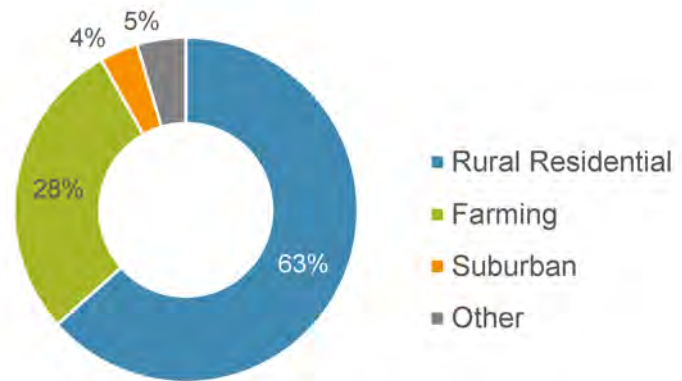
According to the United States Census, New Sewickley Township’s population is 26% urban and 74% rural. This closely matches the response from the survey question which asked participants to describe their community character.

Data is sourced as noted, with the U.S. Census and American Community Survey as the primary resource. The 2020 Census tracts (6018.01 and 6018.02) and the County subgroup of New Sewickley.

1-1 Population density

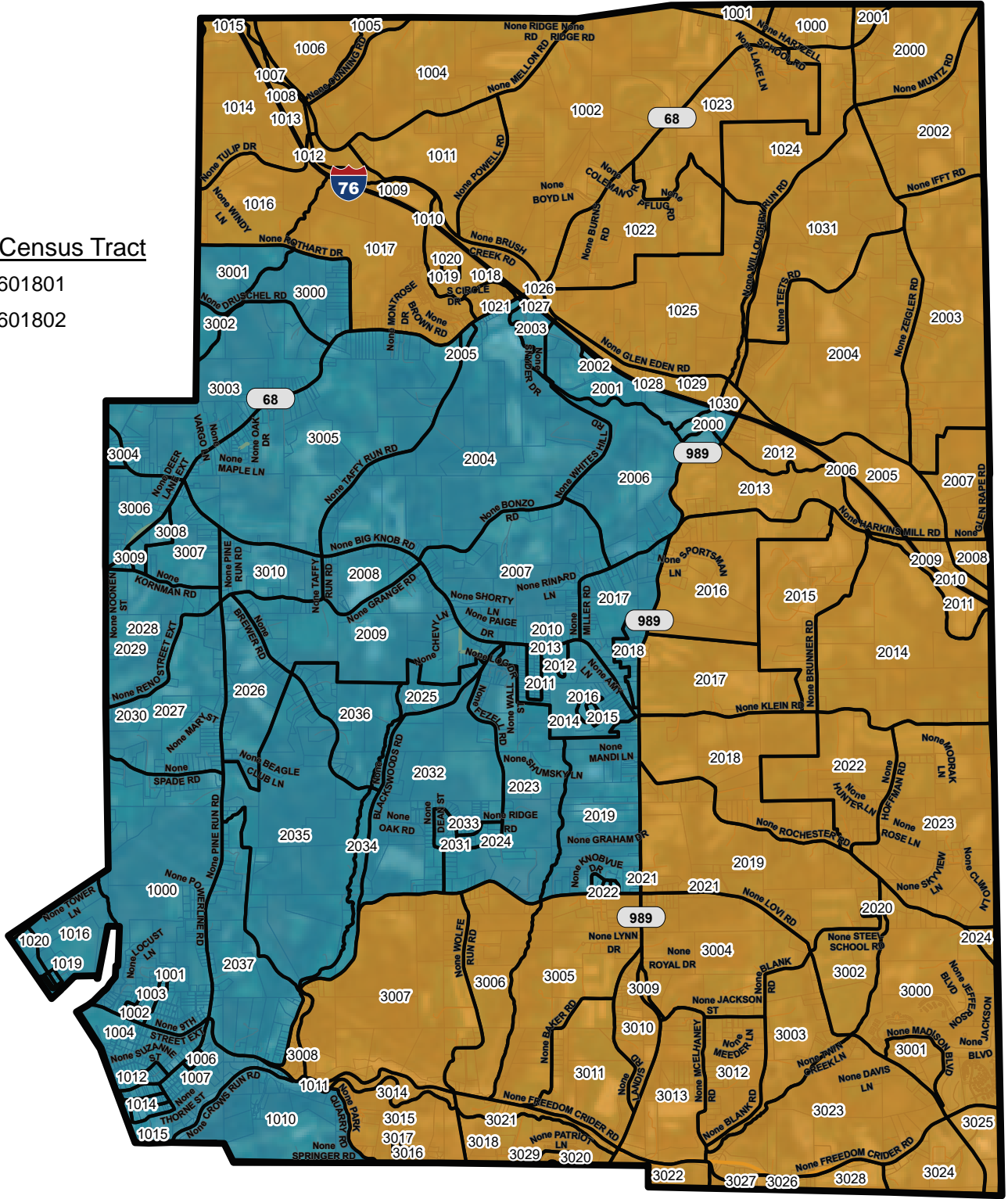


1-2 Survey Character response



2020 Census Tract

- 601801
- 601802



1-4 | ADOPTION OF THE COMPREHENSIVE PLAN

The Pennsylvania Municipal Planning Code Section 302. Adoption of Municipal, Multi-municipal and County Comprehensive Plans and Plan Amendments states:

“(a) The governing body may adopt and amend the comprehensive plan as a whole or in part. Before adopting or amending a comprehensive plan, or any part thereof, the planning agency shall hold at least one public meeting before forwarding the proposed comprehensive plan or amendment thereof to the governing body. In reviewing the proposed comprehensive plan, the governing body shall consider the comments of the county, contiguous municipalities and the school district, as well as the public meeting comments and the recommendations of the municipal planning agency. The comments of the county, contiguous municipalities and the local school district shall be made to the governing body within 45 days of receipt by the governing body, and the proposed plan or amendment thereto shall not be acted upon until such comment is received. If, however, the contiguous municipalities and the local school district fail to respond within 45 days, the governing body may proceed without their comments.”

The Planning Commission will review the final draft of the Plan and make a recommendation for approval to the Board of Supervisors. The Board of Supervisors will approve to submit to the County, adjacent municipalities, and the School District for a review. Once the review period is complete, the Board of Supervisors must hold at least one public hearing for review of the Plan by the public; if amendments are requested, by the Board of Supervisors, an additional public hearing must be held. The Plan can be adopted by a resolution which describes the total content of the Plan and must be approved by the majority of the Supervisors.

1-5 | IMPLEMENTATION

Implementing the findings of the Comprehensive Plan can take many forms. The first would be the consideration of community policies and opportunities to revise codes to align land use regulations with policies. This may include: revisions to zoning districts and the zoning map; Updates (additions or reductions) to ordinances; initiating long range planning studies of public infrastructure and services; consideration to the reallocation of revenues and expenditures; and identification of grant for community infrastructure improvements.

Recommendations translate goals into implementable policies and objectives designed to preserve the unique history, culture, character, environment and life-style envisioned by the community. Implementation relies on the Board of Supervisors, the Planning Commission and community members regularly referencing the objectives and acting on the recommendations.

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2

COMMUNITY PROFILE

2 | COMMUNITY PROFILE

2-1 | HISTORY

Located along the eastern border of Beaver County, New Sewickley Township, established in 1801, was initially comprised of over 19,000 acres of wooded hills and agricultural lands. The original area was split into North Sewickley Township and New Sewickley Township. The Township was subsequently subdivided into several other boroughs and townships.

Prior to the founding of New Sewickley Township, the area known as Crow's Run Valley was part of the depreciation lands set aside by an Act of Assembly on March 12, 1783. The land was to be awarded to those men who served in the American Revolutionary War.

New Sewickley has long been known as an agricultural community with family farms continuing through multiple generations. The families have preserved both their traditions and the farm structures, several barns dating from the 1800's are still in use.



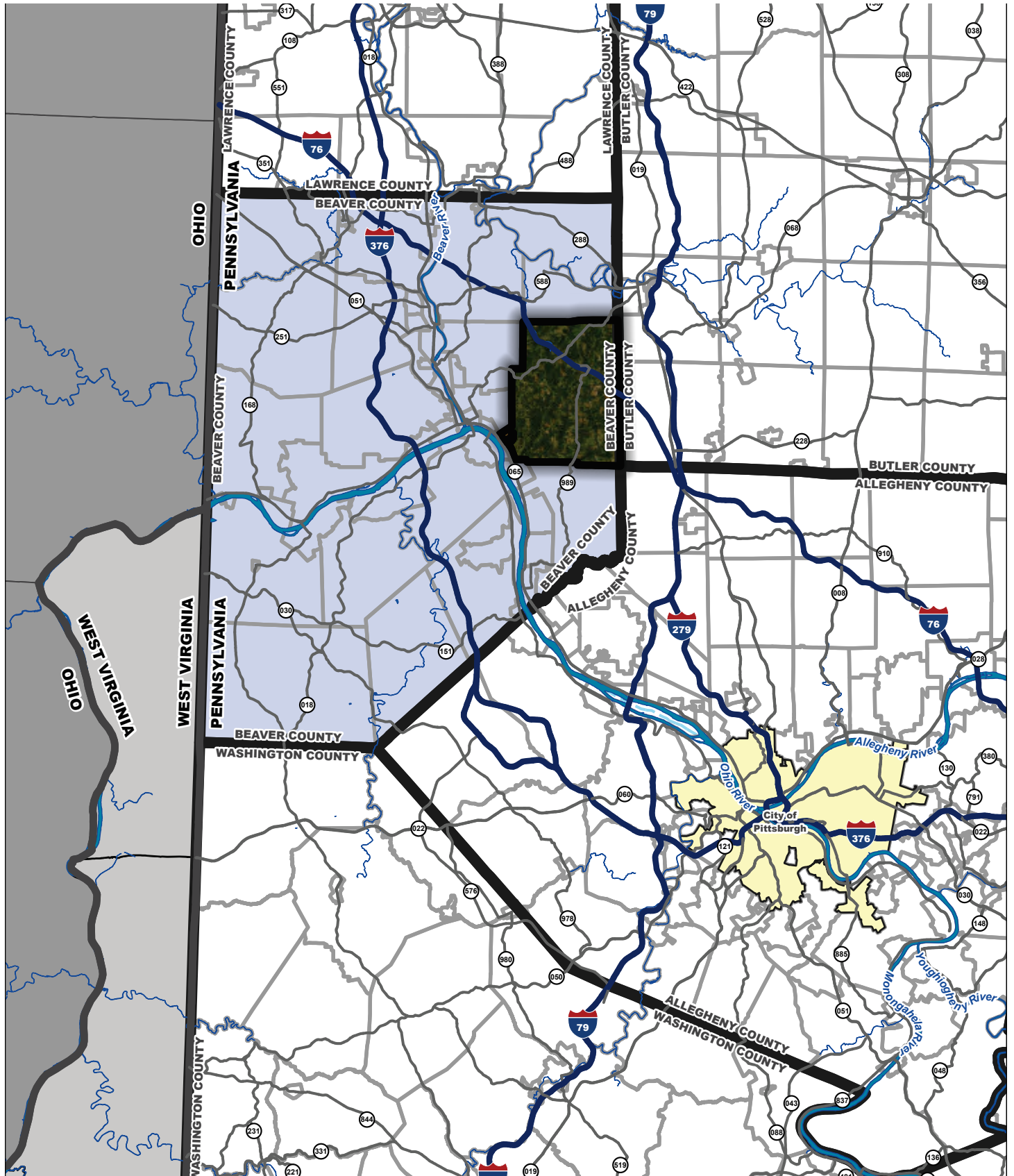
Historic local family dairy farm

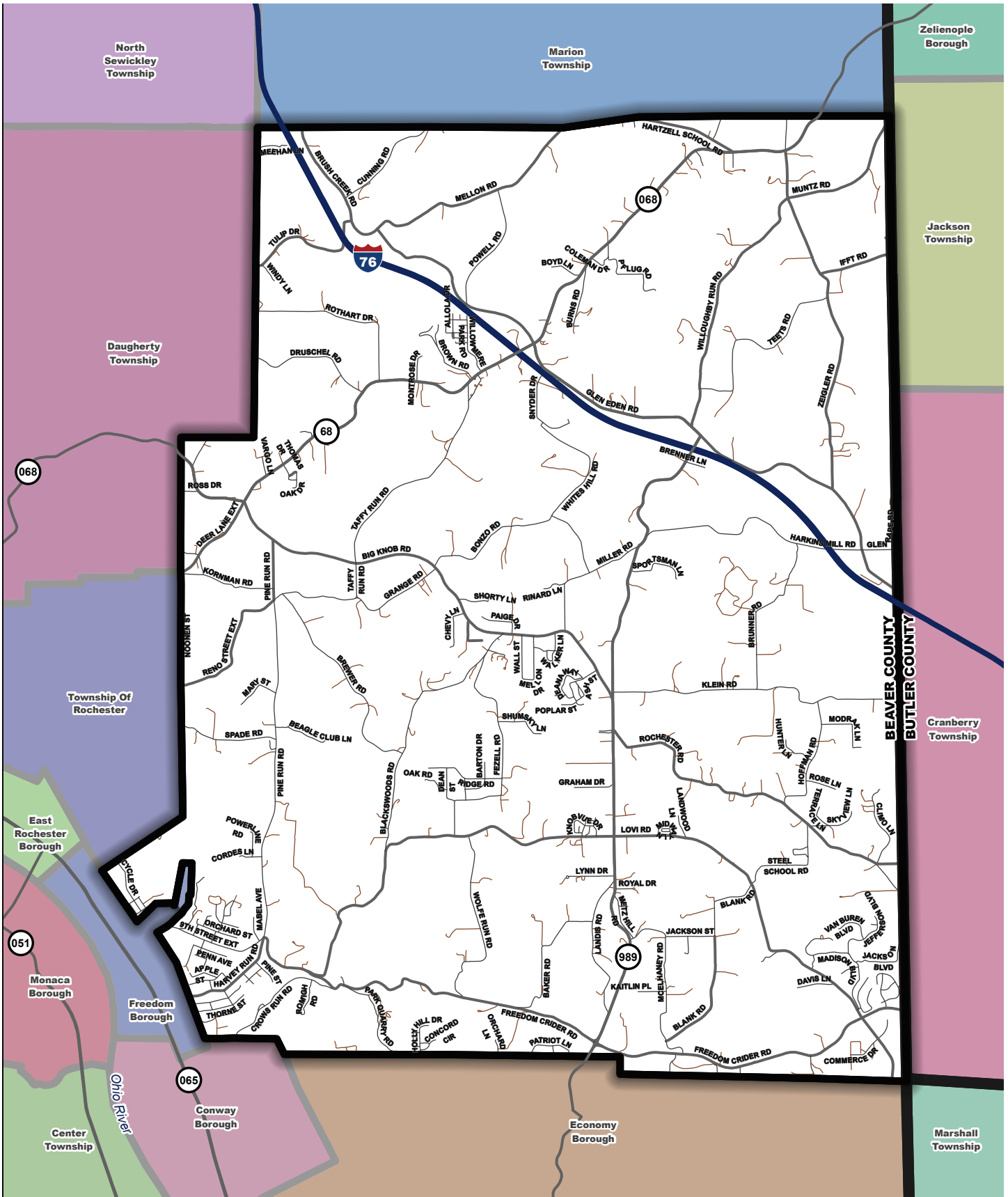


Kretchman's Orchard & Farm Stand



Lewis Farm barn circa 1860





As population in the region grew, many sought to capitalize on the abundance of natural resources. From 1880 into the 1920's, the region became known for its industrial prospects including production at brick works, from local clay, building stone, from local stone quarry, and development of several railroads. The Park family had multiple business enterprises and spanned three generations. Unionville, was established in the late 1800's at the crossroads of Zelienople Road (Route 68) and Brush Creek. Businesses included a sawmill, a gristmill, a foundry, a wagon shop, general stores, cheese production, and the professional services of doctors and banking. Later the wagon shops became car dealerships. Today, an auto-parts business, the American Legion and several churches still occupy the area.



Zelienople Road towards Unionville circa 1890

The oil boom of the 1900's saw the formation of a prosperous oil town known as Wallace City, located at the intersection of Freedom Crider Road and Route 989. The town was named for the first oil well which was drilled on Robert Wallace's farm. Wells were drilled on several farms in the area and the ad hoc town contained all of the typical services required by the oil industry, however, no permanent residences were constructed. Today, a roundabout marks the location of Wallace City.

In 1936, the Big Knob Grange was founded and the first building was erected along Glen Eden Road. In 1952, a section of the Pennsylvania Turnpike was constructed east to west across the northern section of the Township, in the Brush Creek valley. The original Grange Hall was dismantled to make way for this expansion of the Pennsylvania Turnpike.

Many churches have been established in New Sewickley, including the Unionville United Methodist (1842) House of Mercy Lutheran Church (1878) the United Evangelist Protestant St. Johns congregation (1855). The Oak Grove Lutheran Church was established in 1873, by local farm families. These churches have been a center of New Sewickley township community life for over 150 years.

The most well known local landmark is Big Knob, at an elevation of 1,383 ft. it is the highest point in Beaver County. One family farmhouse was moved from Zelienople to New Sewickley in the 1800's. The Family Bible Church (formerly House of Mercy Lutheran Church) is an example of Gothic Revival ecclesiastical architecture and was built in 1878. It and other local structures are local historic landmarks, but may not have been advanced or verified by the State or Federal historic standards. The Hoffarosa covered bridge, built in approximately 1985, is a stringer style bridge, which is different from a truss style bridge; this style designation limits its official historic status. Located on private property, there are several trees in the community that could be considered legacy trees by the standards of the US Forest Service, which defines legacy trees as having achieved near-maximum size and age; and trees which are significantly larger and older than the average tree on the landscape. Throughout its history, even as economics have changed, extraction of natural resources and agriculture are at the heart of the New Sewickley Township which has remained a rural community.

Regionally, New Sewickley Township lies in the local and nationally designated Rivers of Steel Heritage Area. The nonprofit showcases the artistry and innovation of southwestern Pennsylvania's industrial and cultural heritage and supports economic revitalization.

<https://riversofsteel.com/about/>

The George Washington 1753 Trail also traverses New Sewickley Township following Route 989.

<https://washingtonstrail.org/> Additional history of New Sewickley can be discovered at the New Sewickley Township website and Beaver County Pennsylvania History "online".



Big Knob historical marker



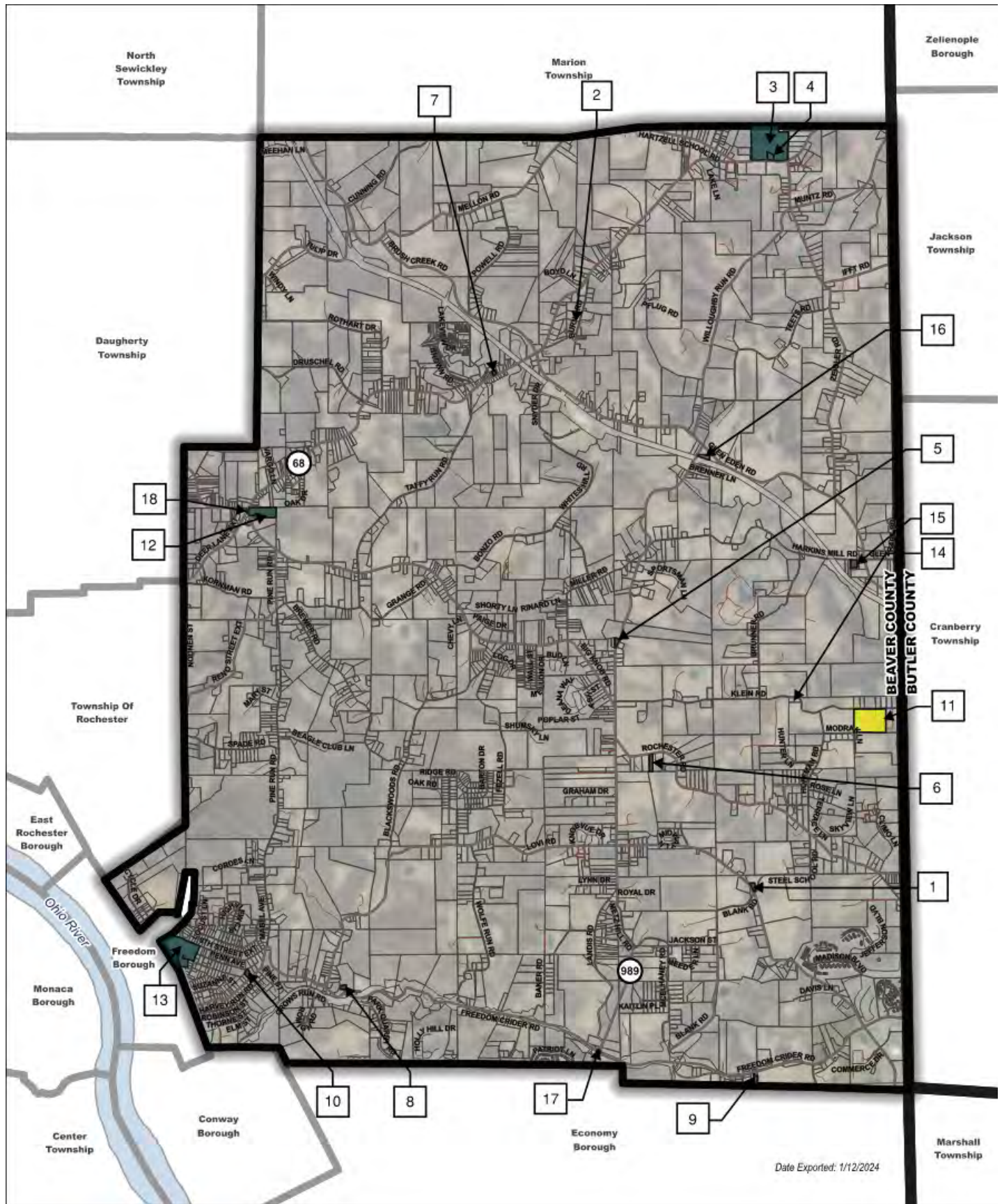
Family Bible Church



Hoffarosa covered bridge

<https://www.bcpahistory.org/beavercounty/BeaverCountyCommunities/NewSewickley.html>;
<http://www.newsewickley.com/about-us/histor>

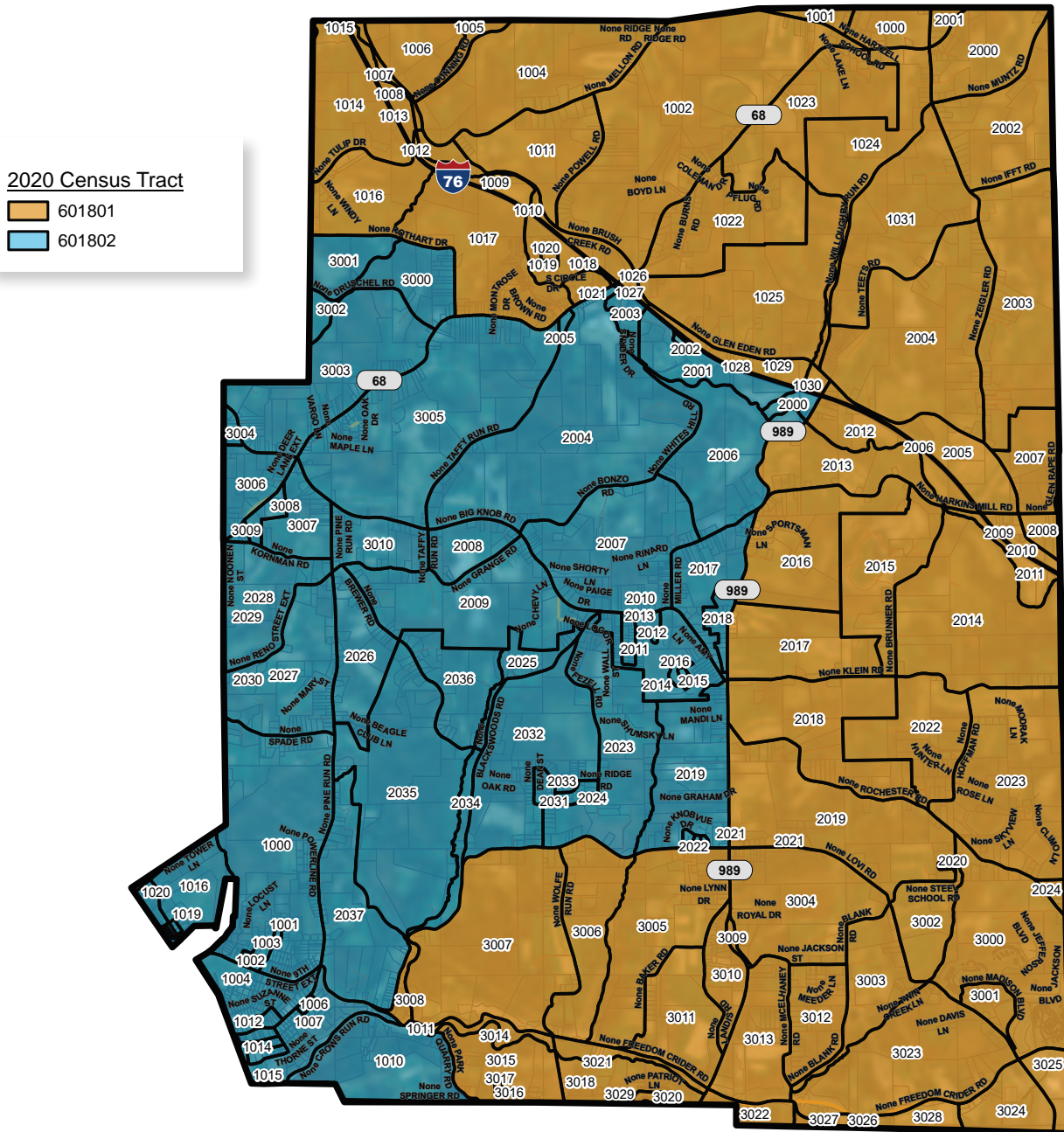
Map Number	Historic Landmarks
1	Allison Cemetery - Powell Cemetery
2	Burn's Cemetery
3	Burry's Church Cemetery
4	St. John's United Evangelical Church (Burry's)
5	Prince of Peace Lutheran Church Cemetery
6	Prince of Peace Lutheran Church
7	Unionville United Methodist Church
8	Family Bible Church (Formerly: House of Mercy)
9	United Brethren Cemetery
10	Freedom Pine Run Church of the Nazarene
11	Historic Home
12	New Sewickley Presbyterian Church
13	Oak Grove Cemetery
14	Oak Grove Cemetery (historic)
15	Oak Grove Lutheran Church
16	Big Knob Grange - historic location
17	Wallace City
18	Sunflower Corner



2-2 | DEMOGRAPHICS

New Sewickley Township is comprised of two Census Blocks (6018.1 and 6018.2). The demographic data provided in this Comprehensive Plan update is directly derived from the Census data for the Tracts, Blocks, Block Groups and the Township. Anomalies and inconsistencies in the data are due to Census reporting different subject matter which differs between tract or Block or Township summaries and years for which data is available. Census data can be explored at the Census website and paging to the Township and Block groups. (<https://data.census.gov/>)

MAP | 2-5 2020 CENSUS TRACT BLOCK MAP

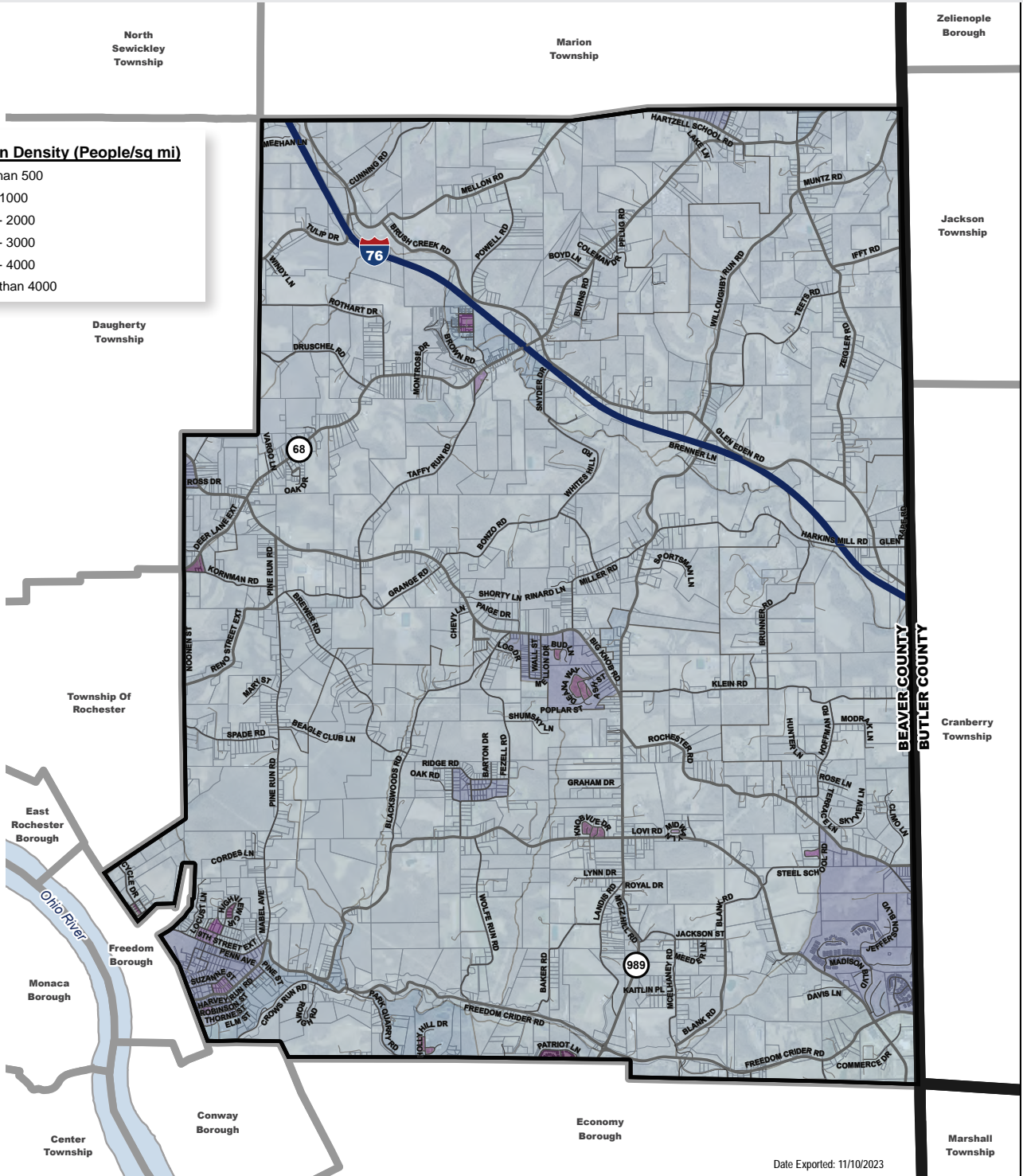


With a total area of 32.69 square miles, and a population of +/- 7,221 persons; According to the U.S. Census, ACS 2022, New Sewickley has a population density of 219 persons per square mile. The population is projected to decline over the next five years by a rate of -0.29 to -0.37.

MAP | 2-6 2020 CENSUS POPULATION

Population Density (People/sq mi)

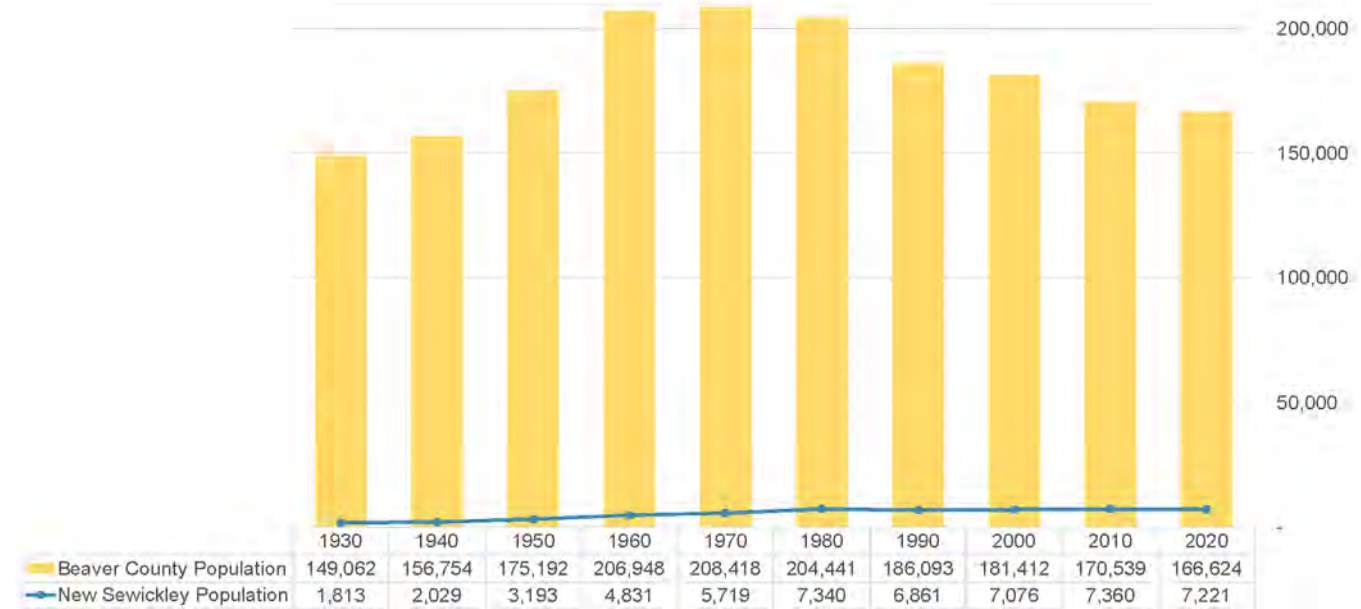
- less than 500
- 500 - 1000
- 1000 - 2000
- 2000 - 3000
- 3000 - 4000
- more than 4000



Date Exported: 11/10/2023

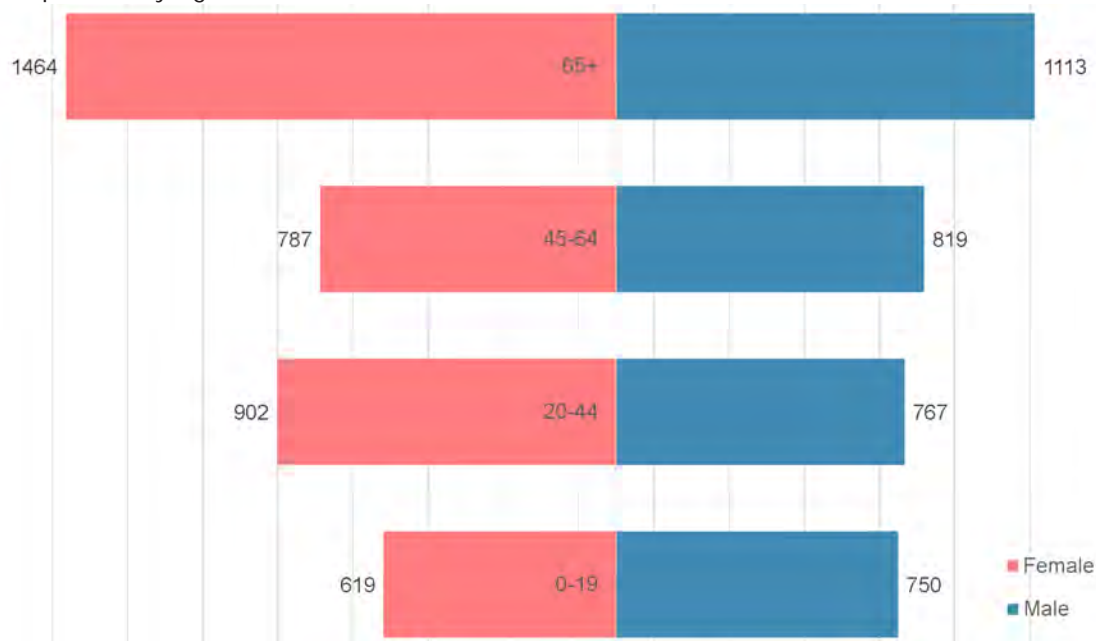
Regionally Daugherty and Marion Townships have similar population densities, but New Sewickley's density is lower than the adjacent townships of Rochester and Cranberry and the Boroughs of Economy and Conway.

2-3 Population Change



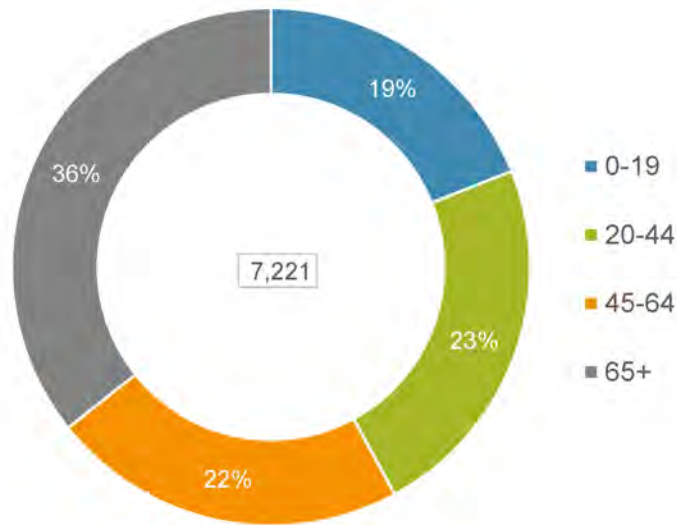
New Sewickley's population growth has roughly followed the growth of Beaver County until approximately 2000 when Beaver county's population continued to decline and New Sewickley's stabilized.

2-4 Population by Age and Gender



The population is a balance between genders but is skewed towards the over 65 age range.

2-5 Population by Age



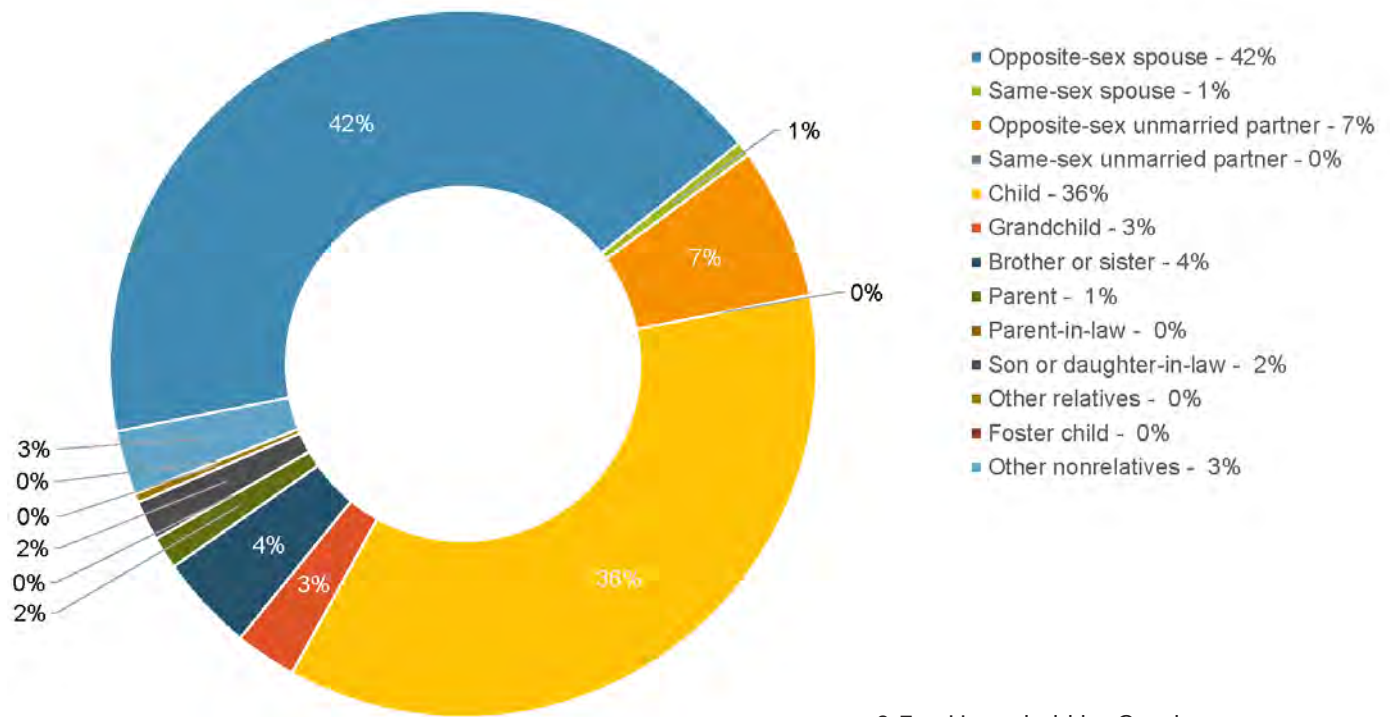
The following chapters will explore the existing conditions regarding housing, education and socio-economic data. Collectively this information should inform the Townships future land use, policy objectives and strategic action plans.

2-3 | HOUSING

Housing data is collected by the census in categories that measure household make up, home sizes and values.

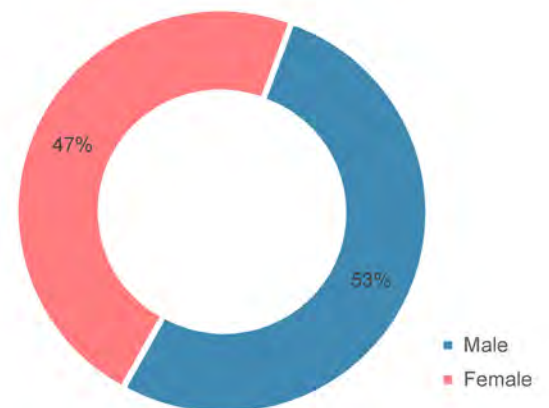
The census collects data by household and family. The census defines a family group as any two or more people (not necessarily including a householder) residing together, and related by birth, marriage, or adoption. A household may be composed of one such group, more than one, or none at all. The typical family has changed with extended family, grandparents, single parents, marital status, partnerships and other family dynamics redefining the significance of certain statistics. For the purpose of this study, we have analyzed the household data.

2-6 Persons in the Households



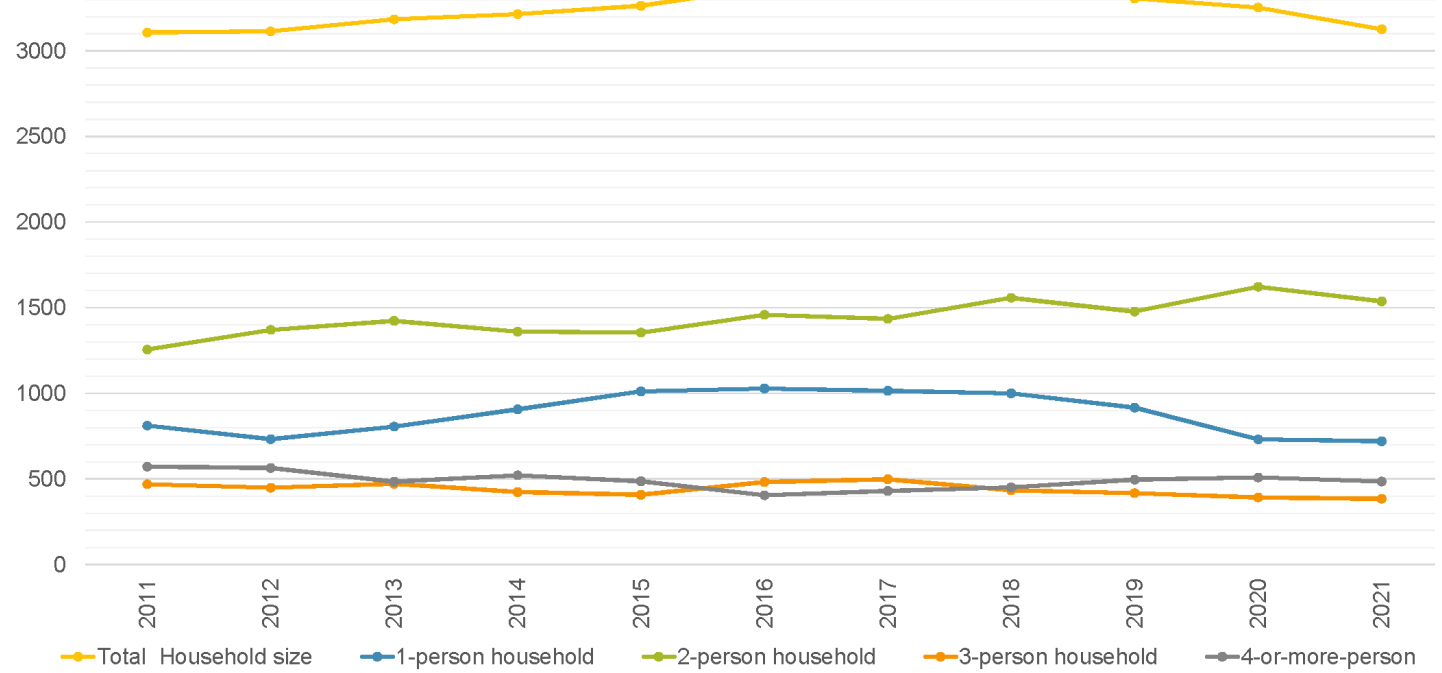
The current household data shows almost an equal number of male and females make up a typical household.

2-7 Household by Gender

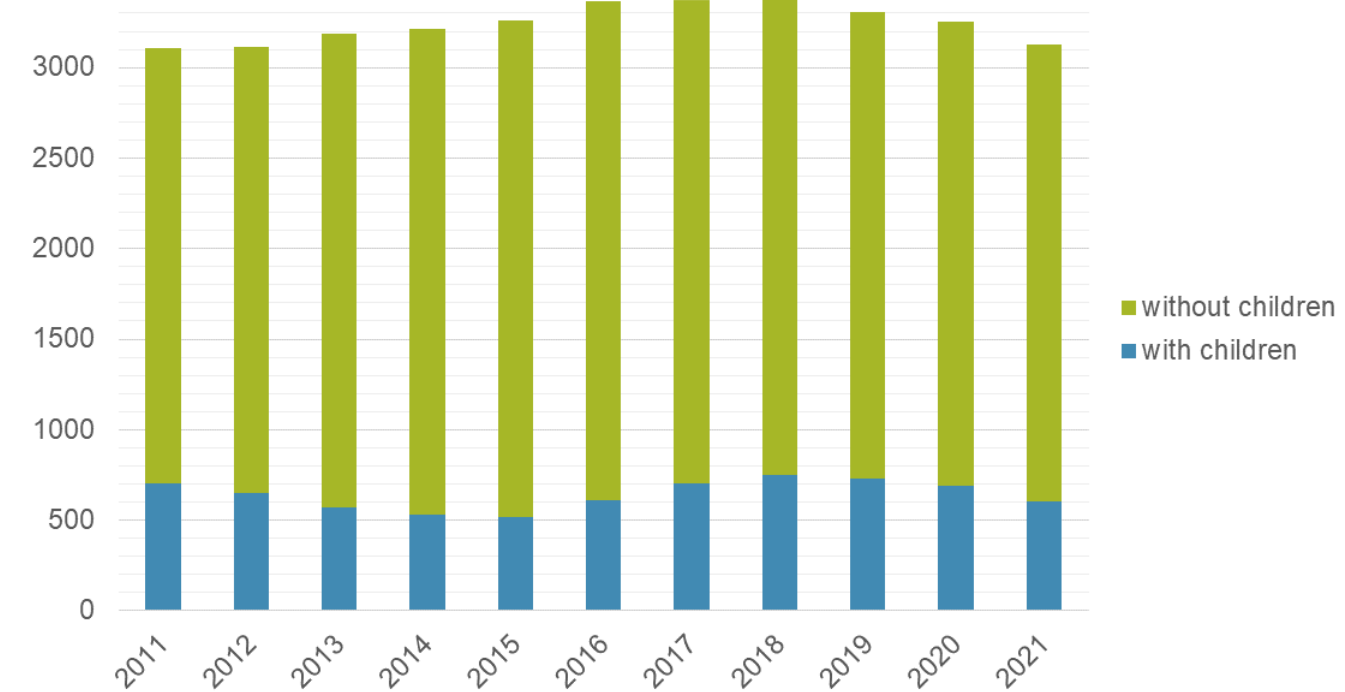


The size of the typical household increased between 2011 - 2018 but has since decreased. This coincides with an increase and then decrease in the number of children in a household. The majority of households are consistently made up of two persons across the decades. The size of the household and number of children can inform the need for future housing types with ancillary impacts on school district enrollment.

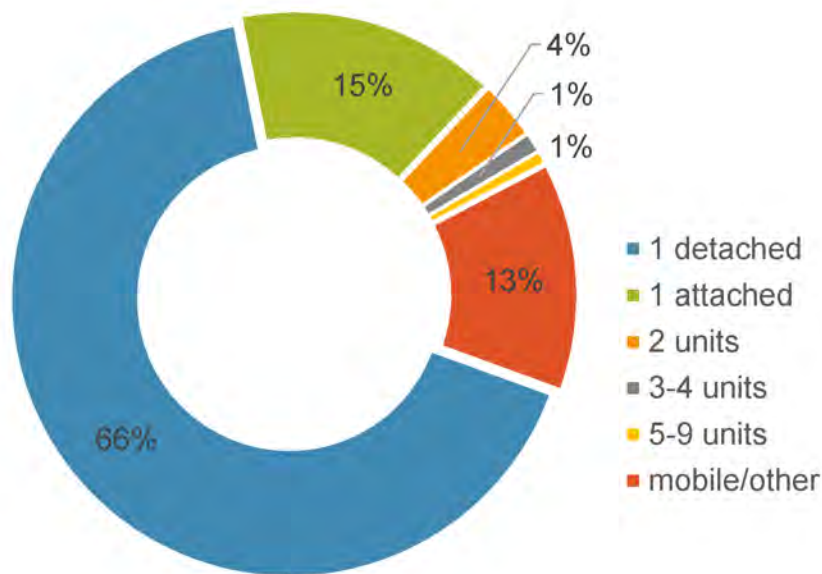
2-8 Household Size



2-9 Households with/without children



2-10 Housing Unit Types

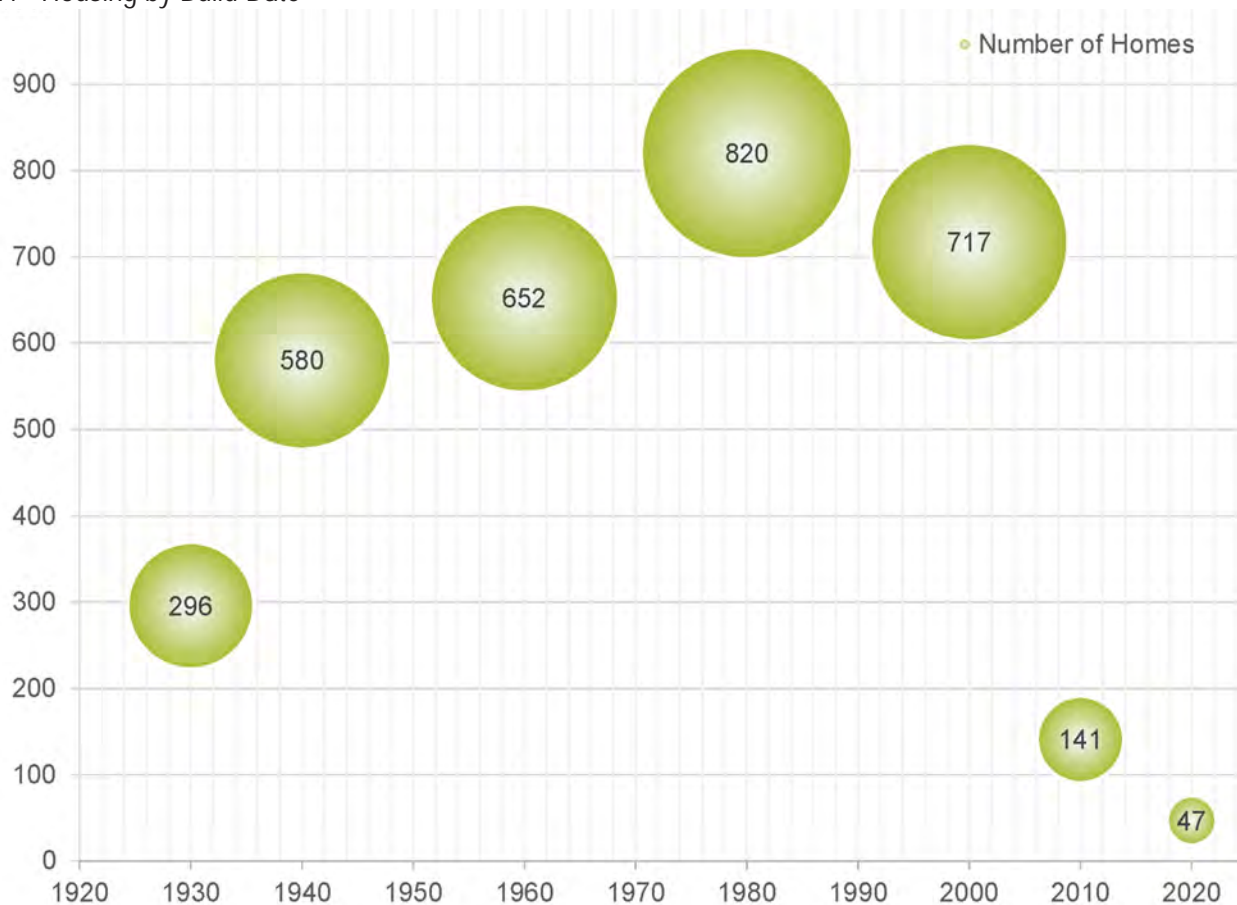


There are approximately 3,253 housing units in New Sewickley Township. The majority of the homes are single unit detached.

Construction of units was greatest between the late 1940's through 2000, but has since dropped.

Antedotally, many stakeholders noted that their options and costs to develop private sanitary systems and drill for water resources has increased with changes to Pennsylvania DEP septic regulations and lower water tables.

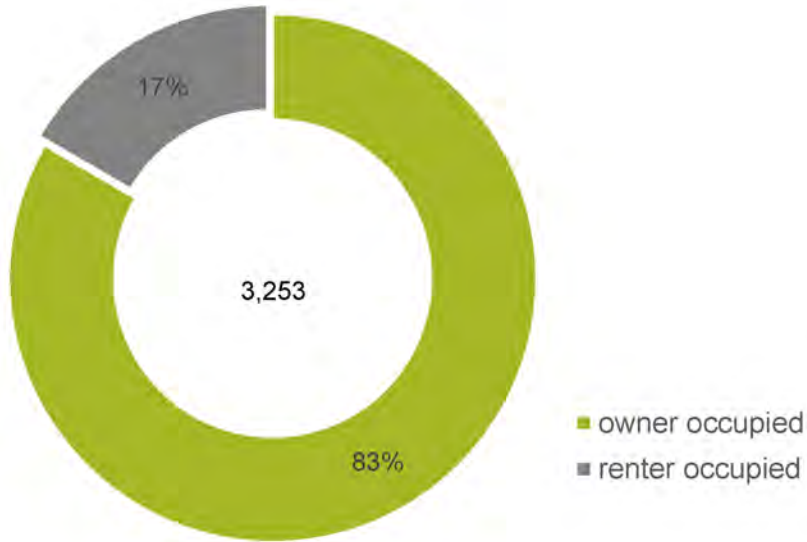
2-11 Housing by Build Date



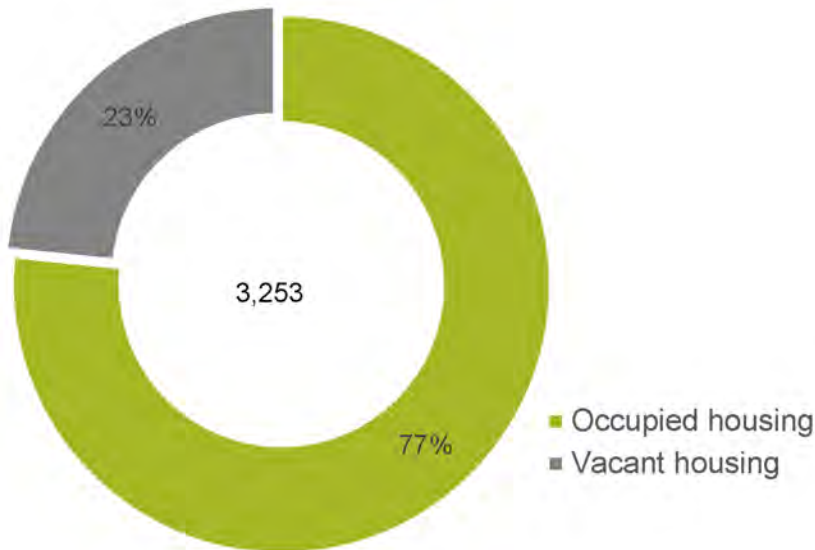
Homeownership is considered an indicator of economic stability. Approximately 83% of New Sewickley Township residents own their homes. 1,496 units are owner occupied.

There is a 77% occupancy rate of existing housing which is interpreted to mean that 23% of the homes are vacant and for sale. This is higher than the State rate of 0.5% but similar to the County rate which has a vacancy rate of 26.6%.

2-12 Housing | Occupied Housing | Ownership



2-13 Housing | Occupied Housing | Vacancy

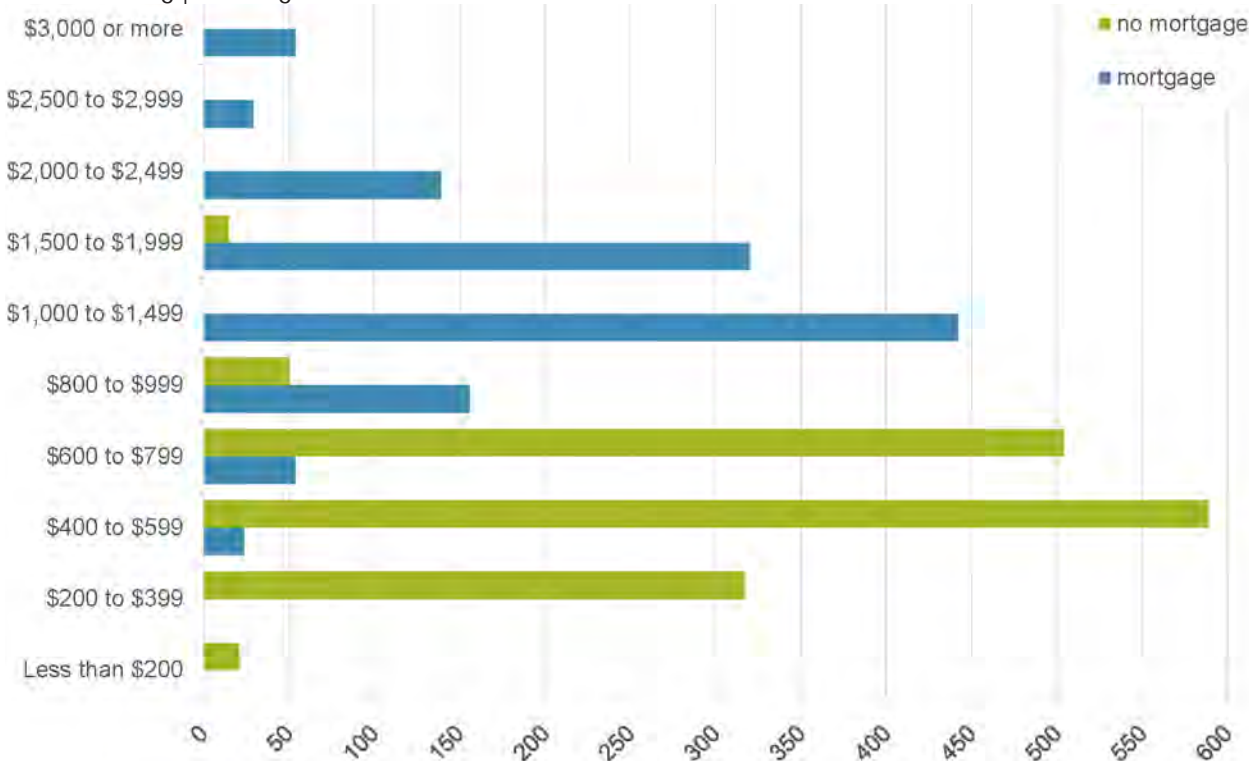


Houses in New Sewickley Township have a median value between \$117,600 and \$272,300, with a median monthly mortgage payment of \$1,621. The median value of homes continues to rise. Homes with a mortgage have a greater value, but those without a mortgage have increased in value at a greater rate than those with a mortgage.

2-14 Monthly | Median Value



2-15 Housing | Housing Costs



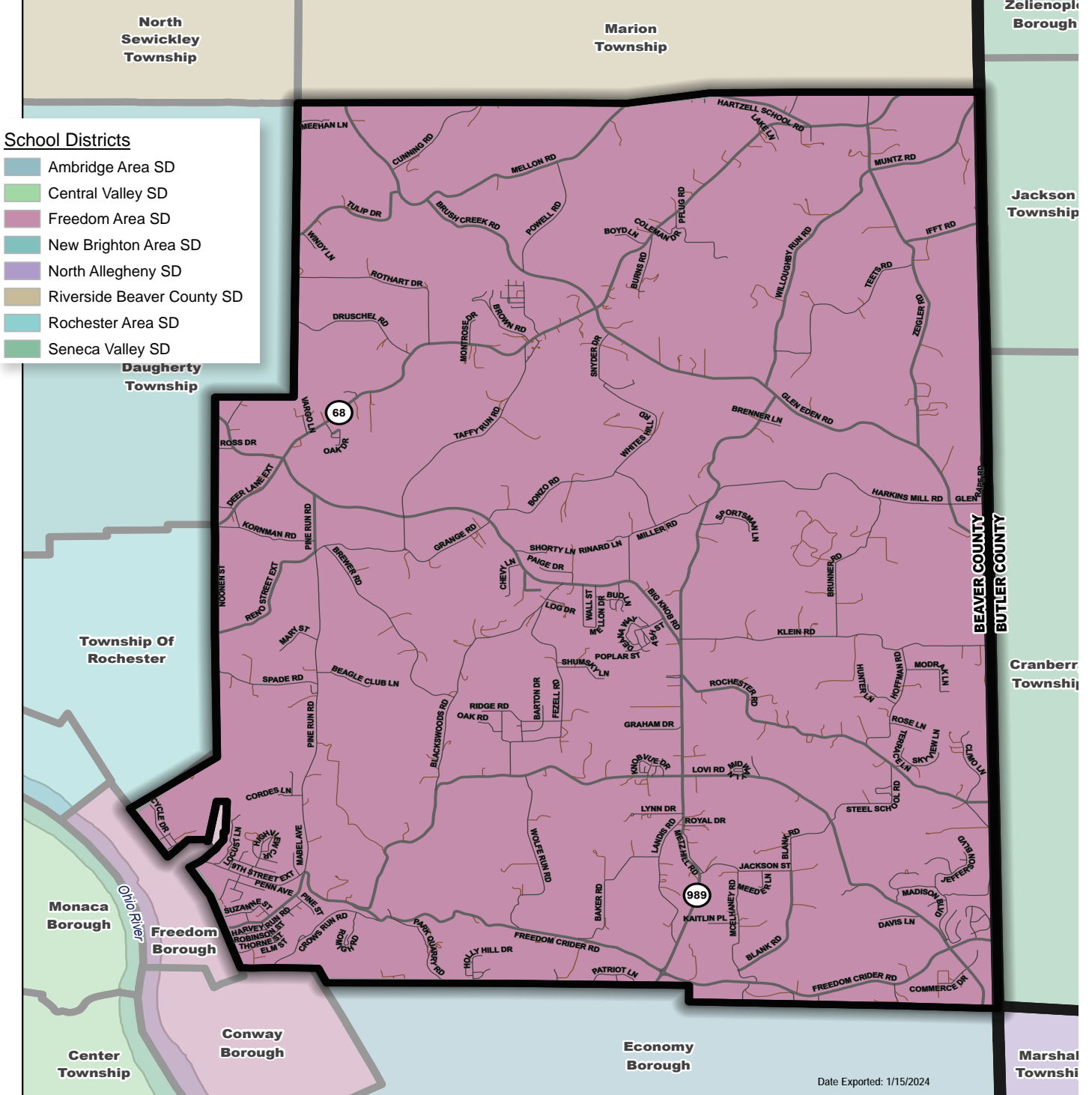
Monthly housing costs for households with a mortgage are higher primarily ranging from \$1000 to \$2,500. Whereas housing costs for households without a mortgage primarily range from \$200 to \$800.

The median monthly income of a household is \$4,765. A family's median income is slightly greater at \$5,912. These statistics seem to suggest that homeowners with mortgages are spending approximately 27%-34% of their income on housing costs in order to afford a median value home.

2-4 | EDUCATION

At the K-12 grade level, Beaver County is served by 14 school districts. Seven school districts abut New Sewickley Township, which is served by the Freedom Area School District.

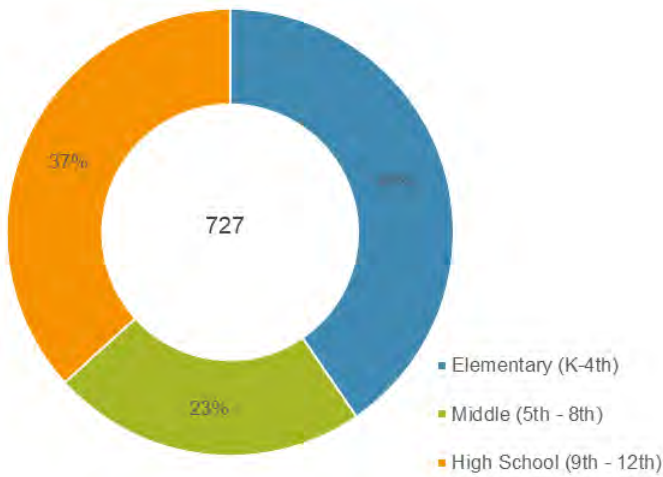
MAP | 2-7 SCHOOL DISTRICTS



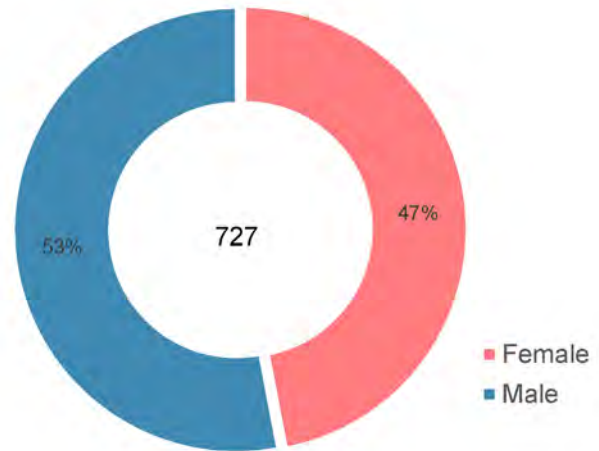
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The Freedom Area School District serves three local municipalities: New Sewickley Township along with Freedom Borough, and Conway Borough. The district is made up of one Senior High School, one Middle School and one Elementary School for grades Kindergarten through 12th grade. The schools are located on the school campus in New Sewickley, PA; The school system is supported by the Cyber Program and the PowerSchool online portal and has an active athletic program, the Bulldogs, with twelve interscholastic sport programs. Additional information regarding the School District programs can be accessed via the school's website at <https://www.freedomareaschools.org>.

2-16 New Sewickley Enrollment

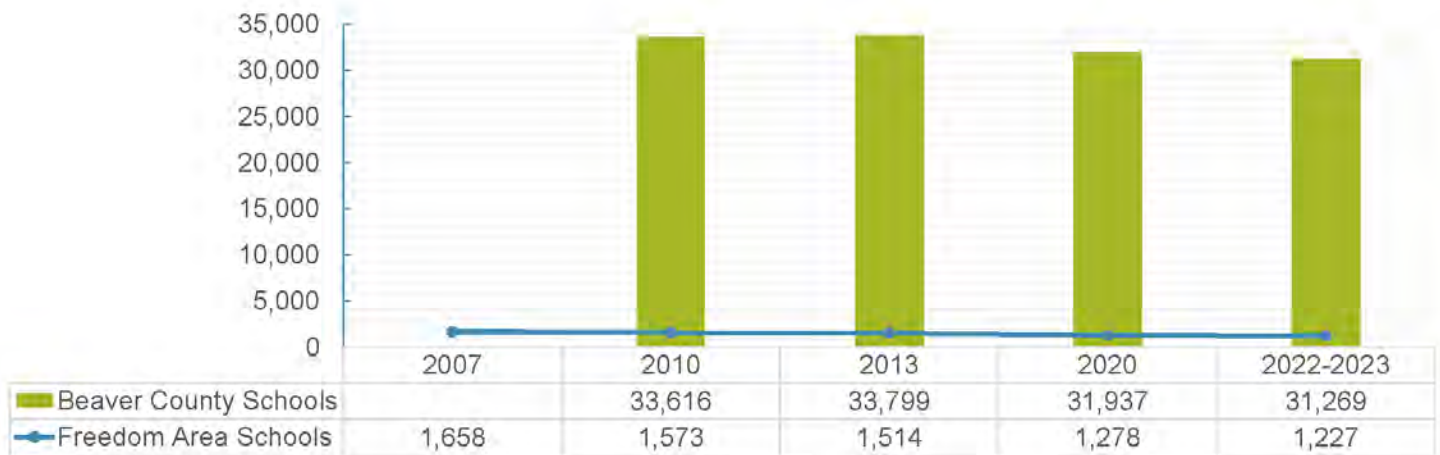


2-17 New Sewickley Enrollment | Gender



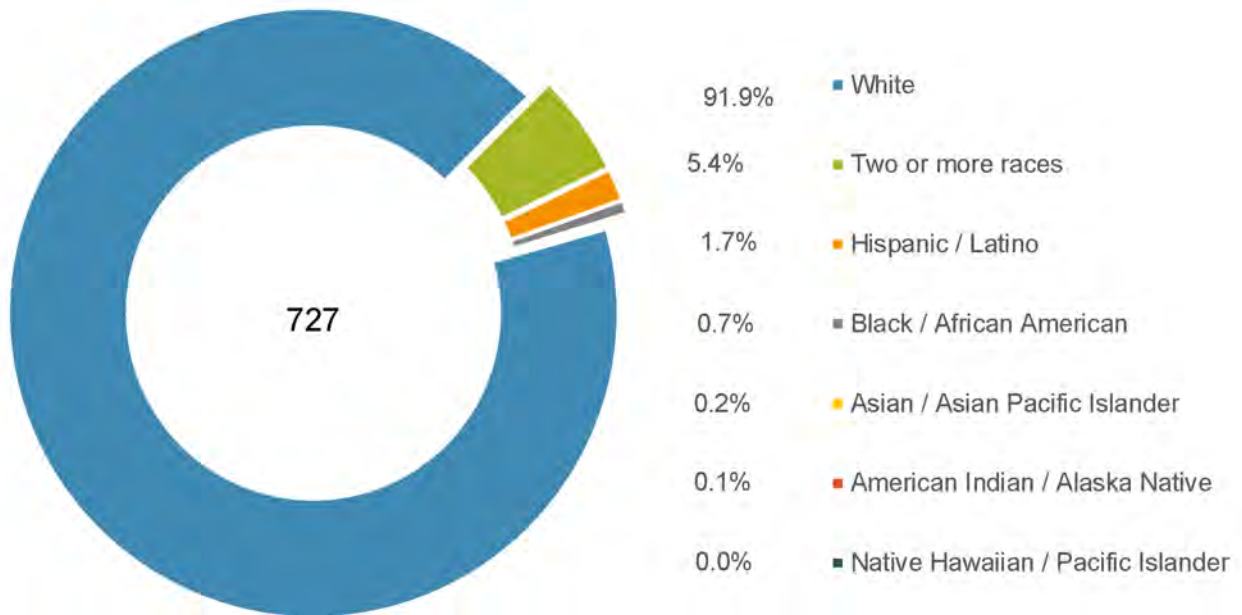
Of the 1,227 students enrolled in the school district, 727 are New Sewickley residents. Enrollment has decreased over the last five years.

2-18 Freedom Area Schools Enrollment



Diversity by race is also consistent with Beaver County. It is notable that the number of students that identify as two or more races is increasing.

2-19 Freedom Area School District Enrollment | Diversity



The Freedom Area School District has a budget of \$34 million for the 2023-2024 school year. Both revenues and expenditures have increased over time. The School District has consistently kept its expenditures below its revenues across the last decade and built up its fund balance.

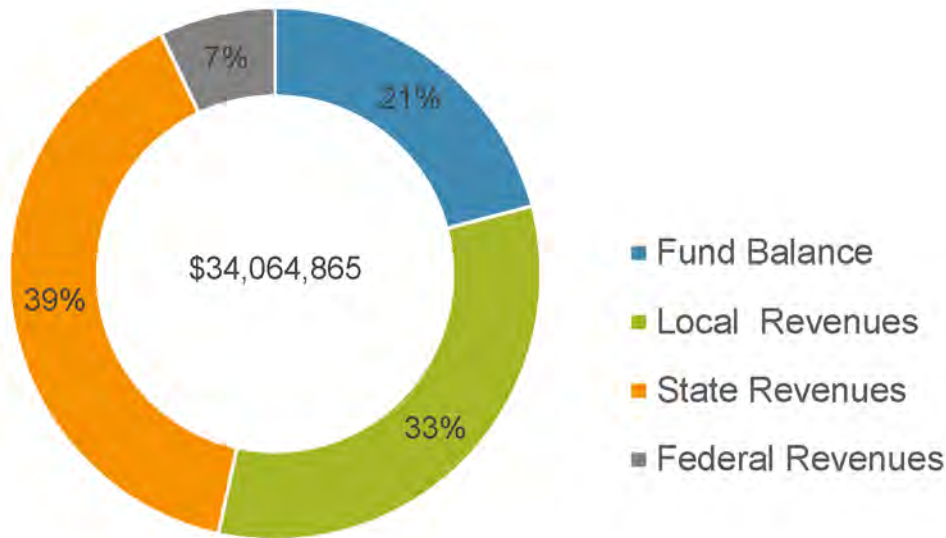
2-20 Freedom Area School District | Revenues & Expenditures



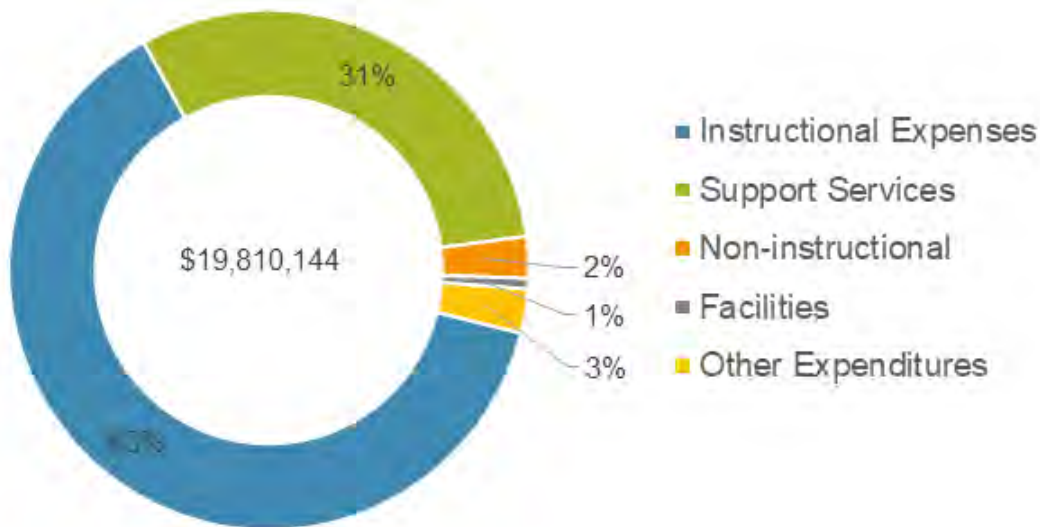
The Freedom Area School District revenues have always been comprised of funds from Federal, State, and local resources as well as a continuing fund balance. The School District Expenditures totals are estimated for \$20 million for 2203-2024. Expenditures include instructional expenses, support services, non-instructional expenses and facilities maintenance. This data is derived from the published budget which can be accessed on the School Districts website.

<https://www.freedomareaschools.org/PDE-GeneralFundBudget.aspx>

2-21 Freedom Area School District | Revenue Sources

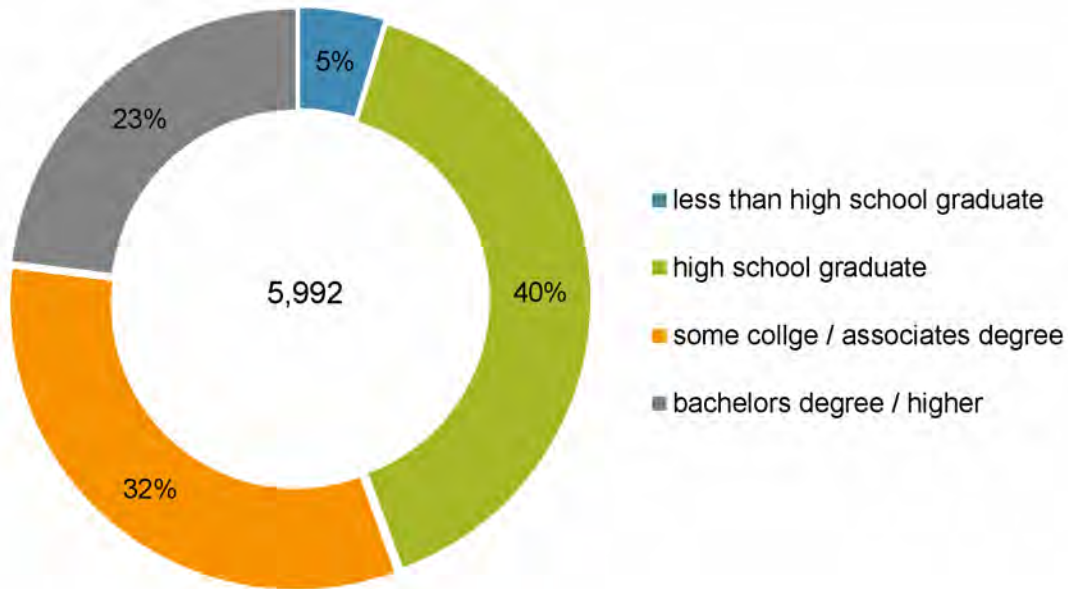


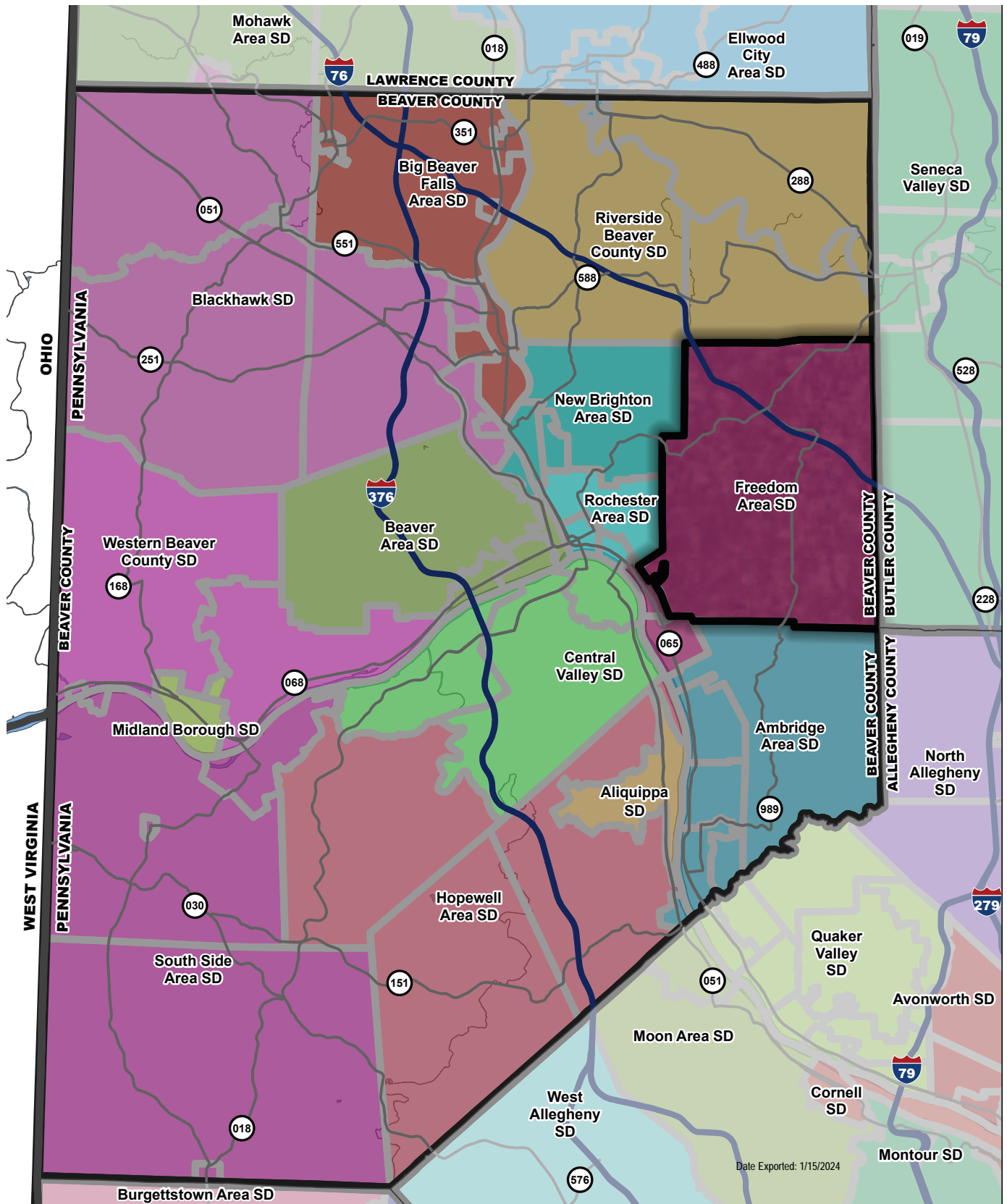
2-22 Freedom Area School District | Expenditures



Approximately 6,000 residents (ages 18 and older) have been identified with some level of educational attainment. Over 95% have graduated high school. 60 residents are currently enrolled in college or graduate school. Regionally, residents have access to 20 Universities, Colleges, and Technical Colleges.

2-23 Education | Attainment





Public Schools

Aliquippa
Aliquippa Junior/Senior High School
Aliquippa Elementary School

Ambridge Area
Ambridge Area Senior High School
Highland Elementary School
Ambridge Area Catholic School
Ambridge Area Middle School

Beaver Area
Beaver Area High School
College Square Elementary School
Dutch Ridge Elementary School

Big Beaver Falls Area
Beaver Falls High School
Central Elementary School
Beaver County Christian School
Big Beaver Elementary School
Patterson Township Elementary

Blackhawk
Blackhawk High School
Blackhawk Intermediate School

Central Valley
Central Valley High School
Central Valley Middle School

Ellwood City

Freedom Area
Freedom Area Senior High School
Freedom Area Elementary School
Freedom Area Middle School

Hopewell Area
Hopewell Junior High School
Hopewell Senior High School
Hopewell Elementary School

Midland Borough
Midland Neel Elementary School
Midland Innovation and Technology Charter School

New Brighton Area
New Brighton Elementary School
New Brighton Middle School

Riverside Beaver County
Riverside High School

Rochester Area
Rochester High School

South Side Area
South Side Area High School
South Hills Middle School

Western Beaver County
Western Beaver Highschool

Career & Technology Centers

Beaver County CTC

Colleges & Universities

Butler County Community College
Carlow College
Carnegie Mellon University
Chatham College
Community College of Allegheny County
Allegheny Campus
Boyce Campus
North Campus
South Campus
Braddock Hills Center
Homewood-Brushton Center
West Hills Center
Byers Hall
Office of College Services
Community College of Beaver County
Main
Parkway West
Aviation Sciences Center
Western Area Career & Technology Center
Duquesne University
Franciscan University of Steubenville
Geneva College
Jefferson Community College
Kent State University - East Liverpool
La Roche College
Penn State Beaver
Pittsburgh Institute of Mortuary Science
Pittsburgh Theological Seminary
Point Park University
Robert Morris College
Slippery Rock University of Pennsylvania
Trinity Episcopal School for Ministry
University of Pittsburgh










Cyber/Charter Schools

Lincoln Park Performing Arts Charter School
PA Cyber Charter School
Baden Academy Charter School
Midland Innovation and Technology Charter School
Pittsburgh Online Academy
New Horizon School

Non-Public Schools

Beaver County Christian School (Elementary)
Beaver County Christian School (High School)
Hope Christian Academy
St. Monica's Catholic Academy
Saints Peter & Paul Catholic School
Prince of Peace Preschool
Early Years Community Learning Centers
Our Lady of Fatima School

School Districts

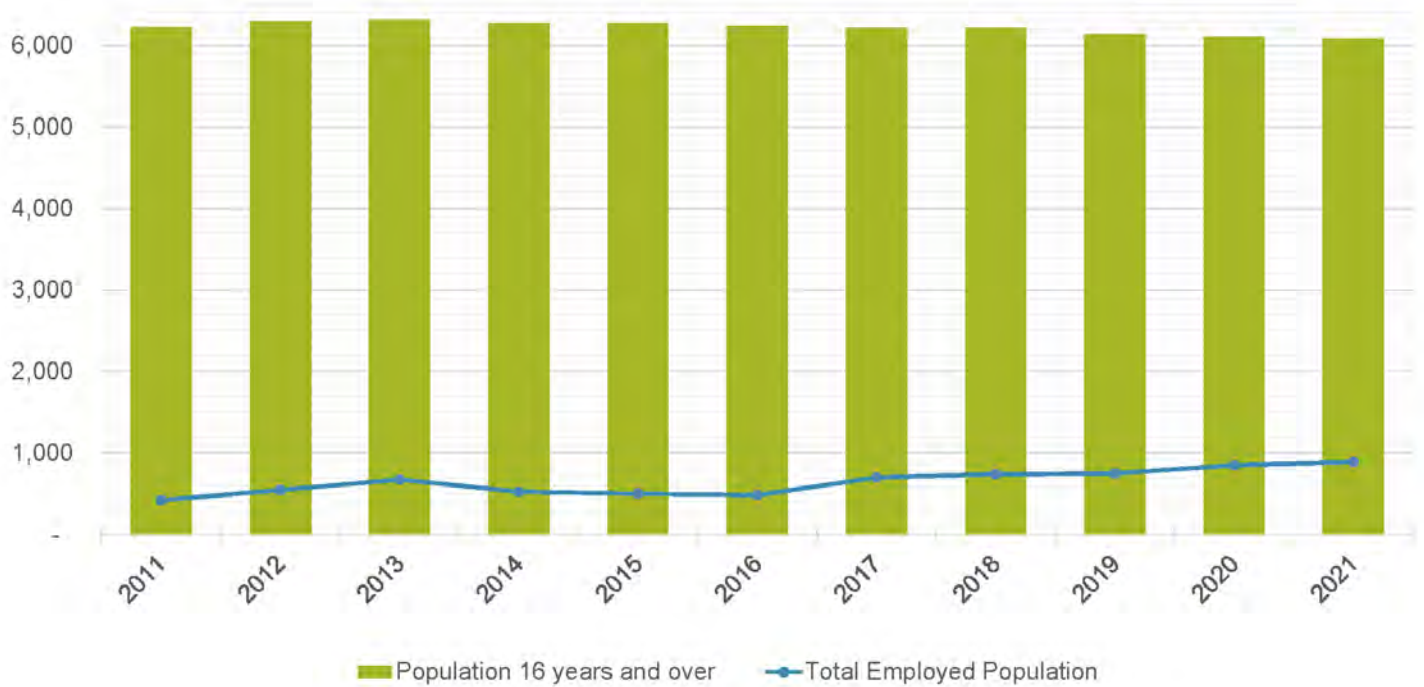
-  Ambridge Area SD
-  Central Valley SD
-  Freedom Area SD
-  New Brighton Area SD
-  North Allegheny SD
-  Riverside Beaver County SD
-  Rochester Area SD
-  Seneca Valley SD
-  New Sewickley Municipal Boundary

2-5 | Socio-Economics

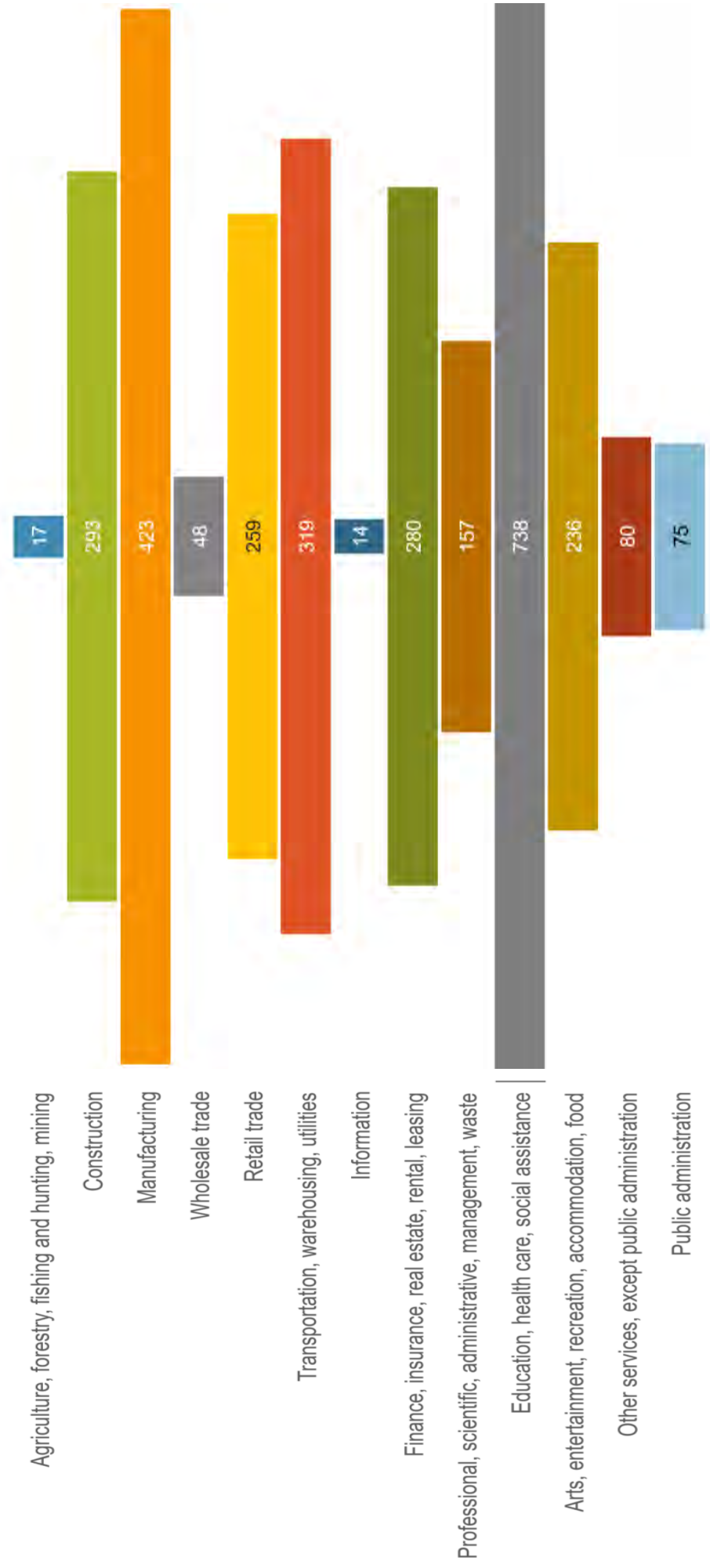
The socio-economic profile of a community takes into account the revenue and expenditures of the municipality operations. It also includes the types of industries, the labor force, resident occupations, income and how they commute to work.

New Sewickley has a labor force population of approximately 6,000 with participation by approximately 3,000 with an unemployment rate of 2.5%. The employment population was decreasing but has shown a recent increasing trend (based on the available data) and diverged from the decrease in population.

2-24 Emploment Population | Change



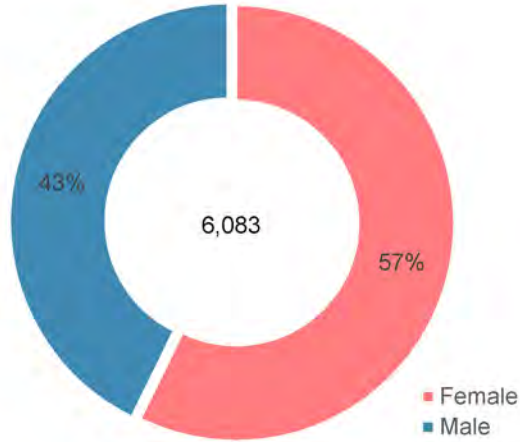
2-25 Employed by Industry



The population is employed in 13 industries as defined by the Census, North American Industry Classification System (NAICS). (<https://www.census.gov/naics/>). The greatest percentage of jobs are in Education and Health Care.

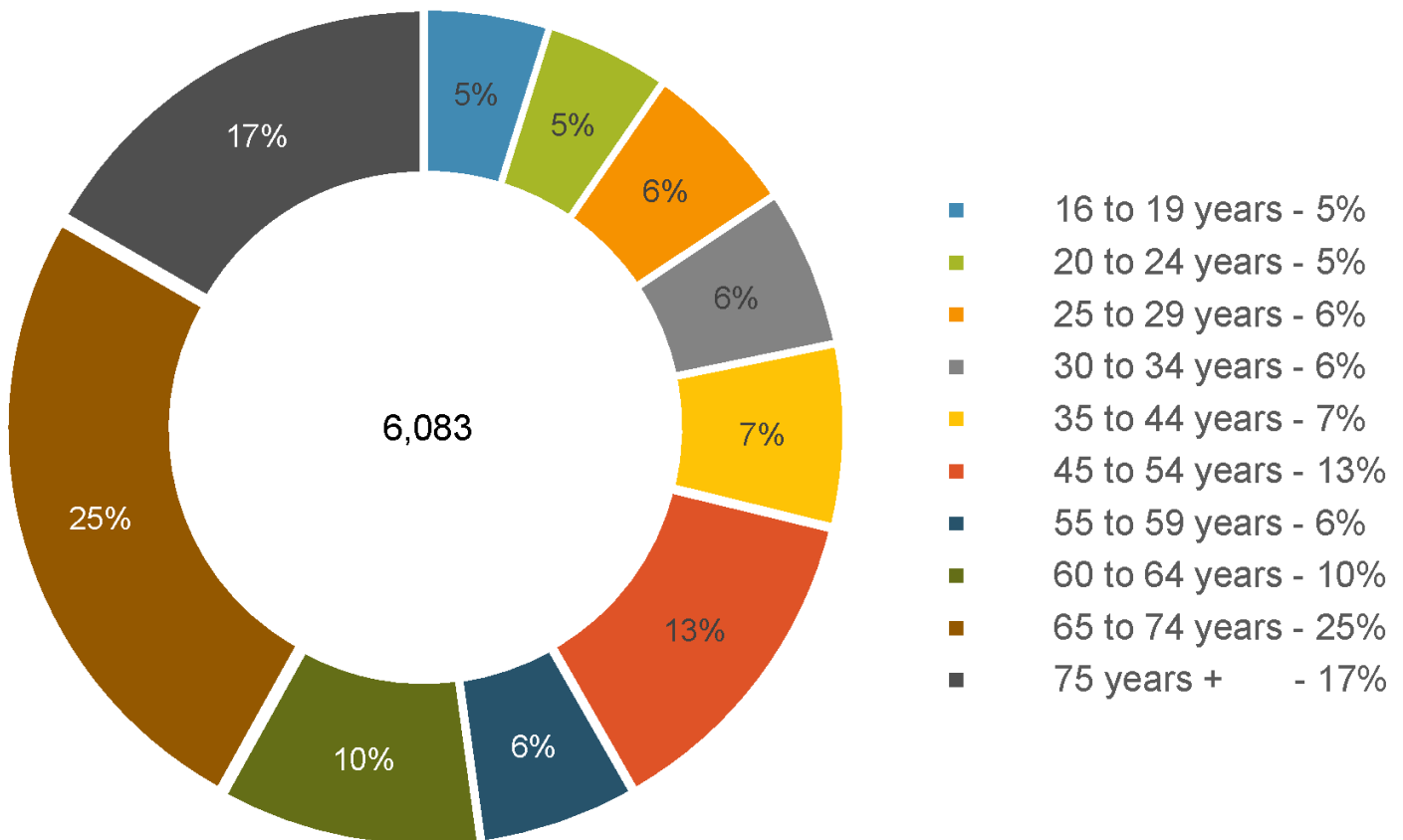
Approximately 6,000 residents are in the labor force (ages 16 and greater). Of those employed, employment distribution by gender is almost equal. However, the age of the employment population is skewed older with almost half of those employed in the 60 to 75 and older range.

2-26 Employment | Gender



According to the Census estimates for 2020, the total labor force population for New Sewickley is 6,109. Labor force population is the working age population of people aged 15-64.

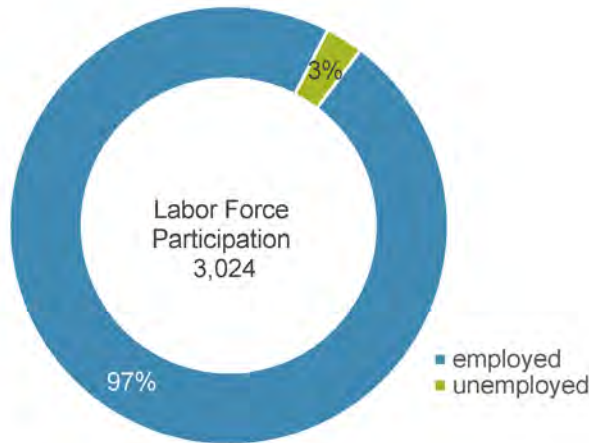
2-27 Employment | Age



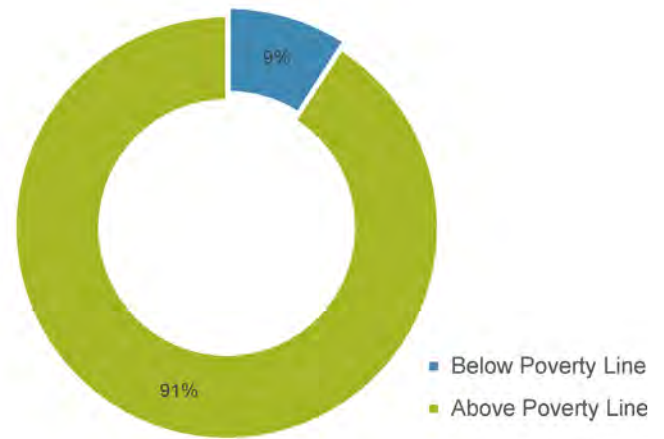
Labor force participation is the number of people working and actively looking for work. Labor force participation for New Sewickley is 3,024. Of those able to work, 85 are unemployed.

Approximately 9% of New Sewickley residents are classified as living below the poverty line. 10.6% of the population in Beaver County, live below the poverty line, which is lower than the national average of 12.6%.

2-28 Employment | Labor Force Participation

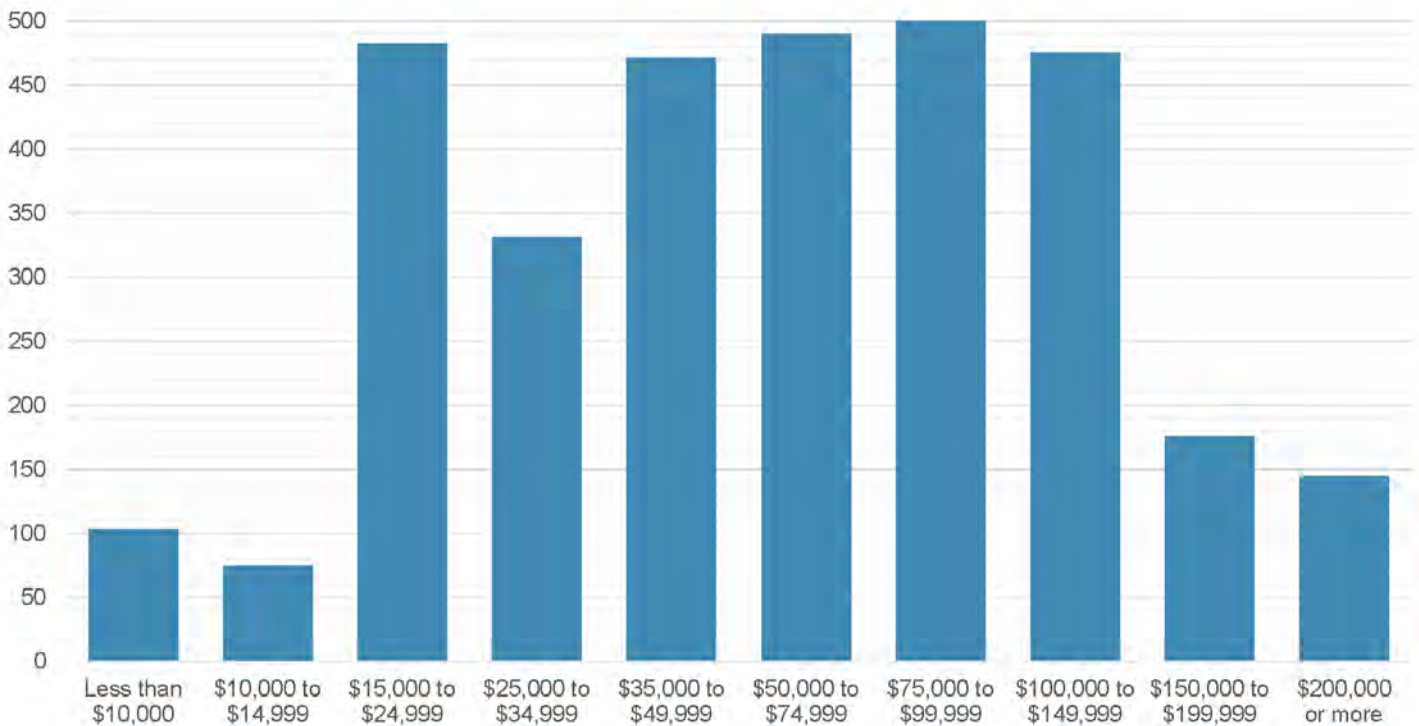


2-30 Employment | Poverty Status



The median yearly income for a household is \$57,182 which approximates to \$4,765 per month.

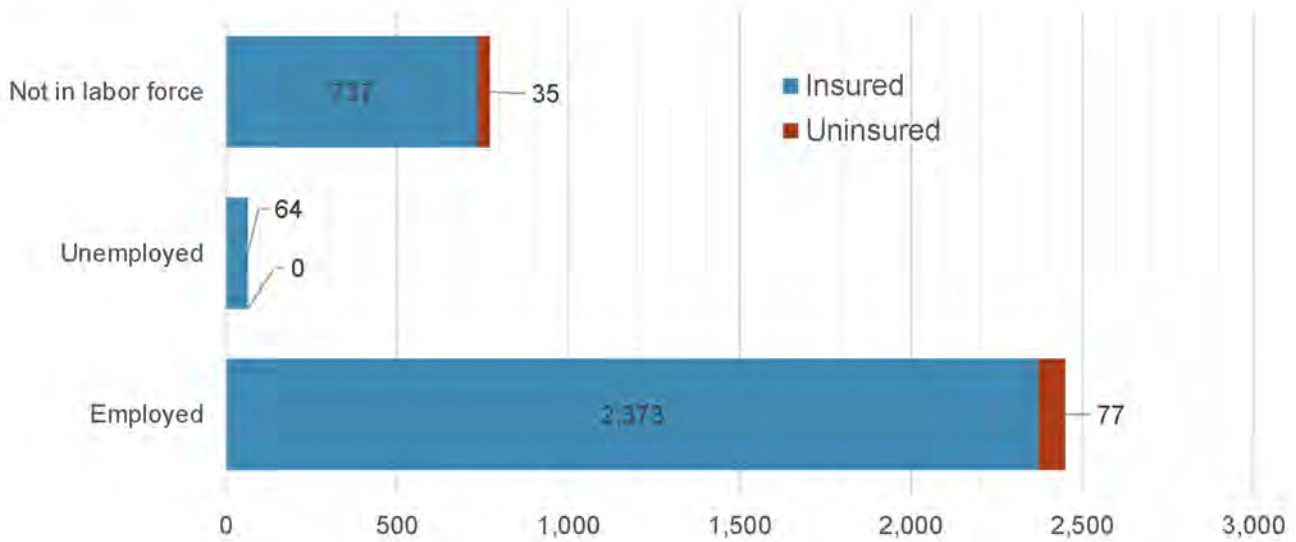
2-29 Household Income



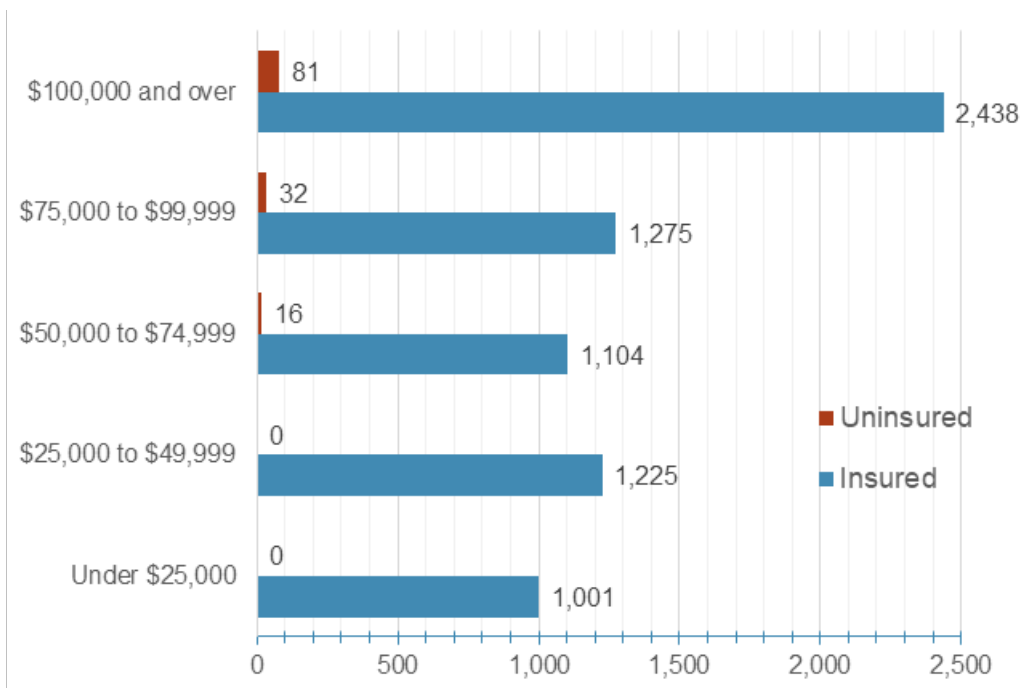
Access to health insurance is another data indicator of the economic health of a community. The Census tracks health insurance coverage for the total labor force population, 19 years and older. New Sewickley has a high level of the labor force that is insured regardless of employment status.

This chart assumes 16-25 years are on parents insurance under the Affordable Care Act.

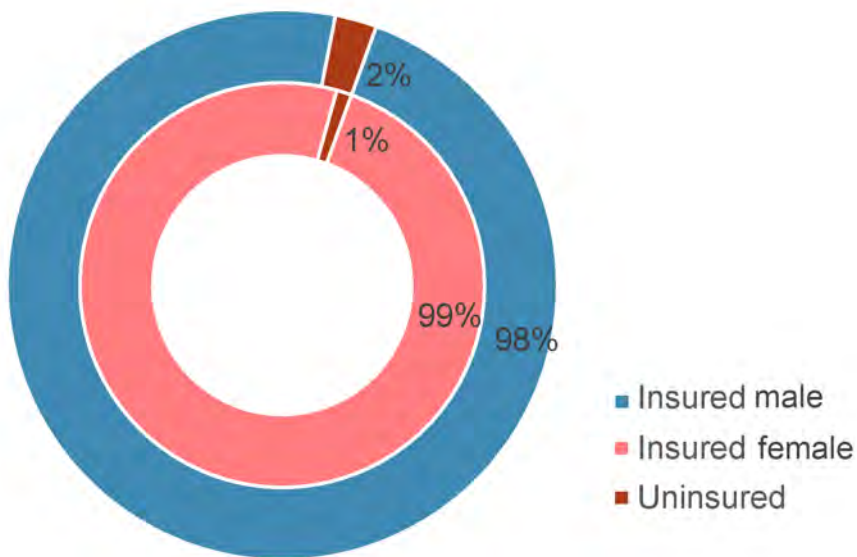
2-31 Health Insurance | by Employment



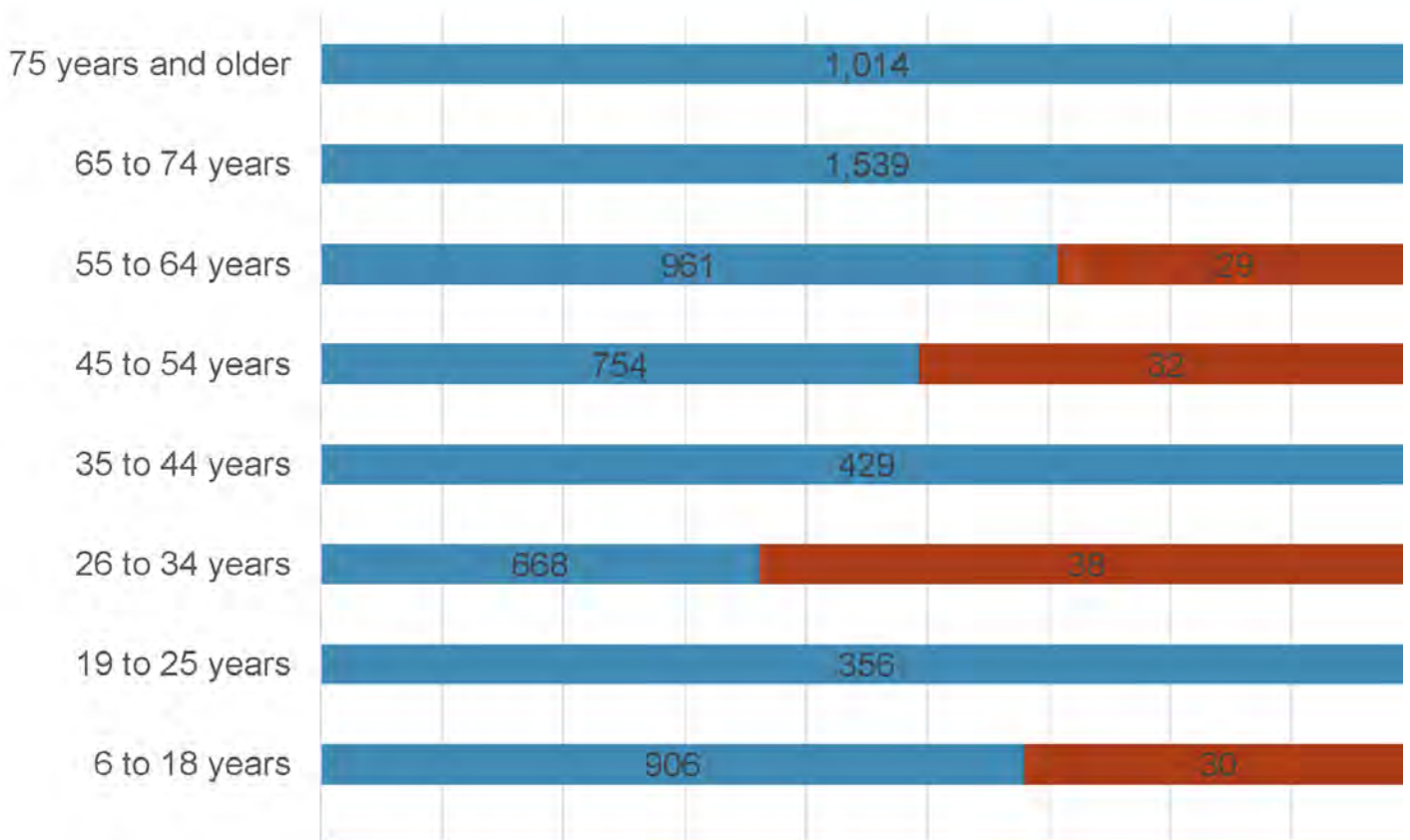
2-32 Health Insurance | Income



2-33 Health Insurance | Gender



2-34 Health Insurance | Age

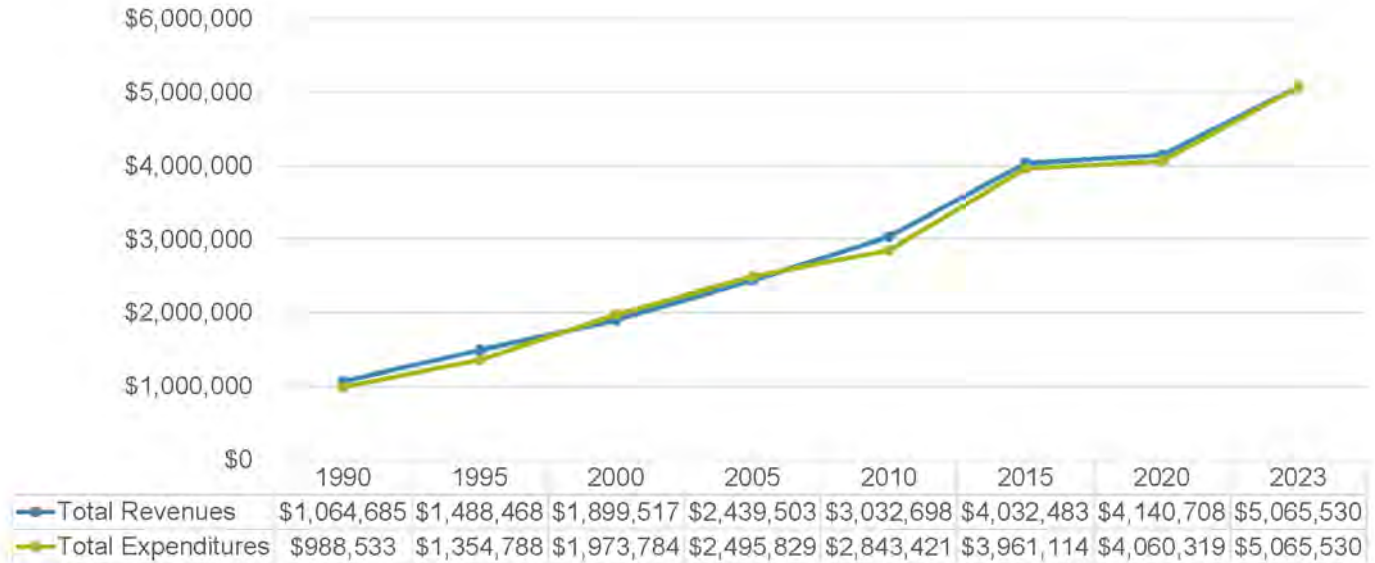




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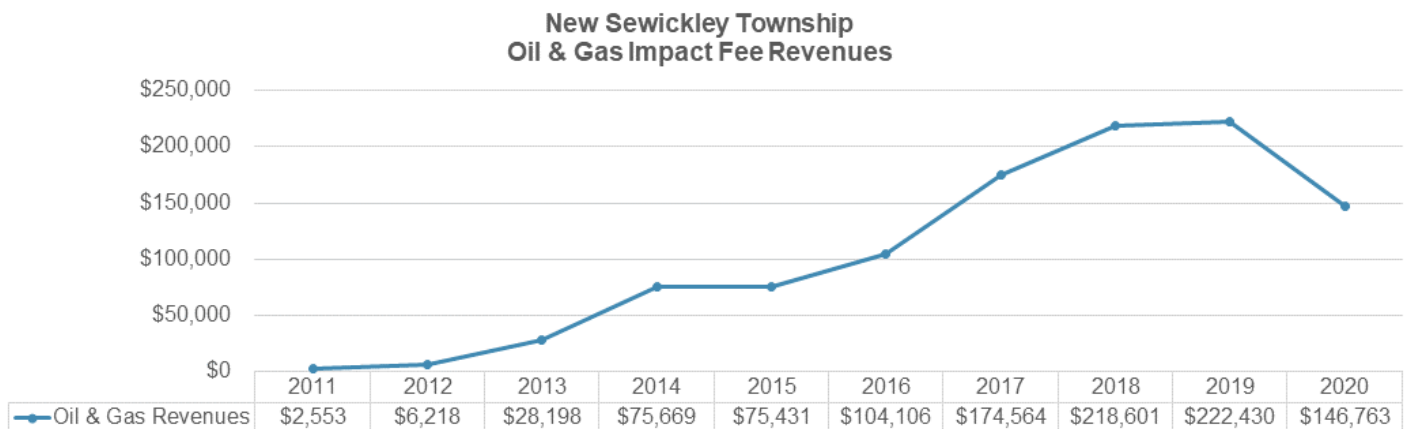
The Township expenditures have increased over time but closely follow the available revenues.

2-35 Township Revenues & Expenditures



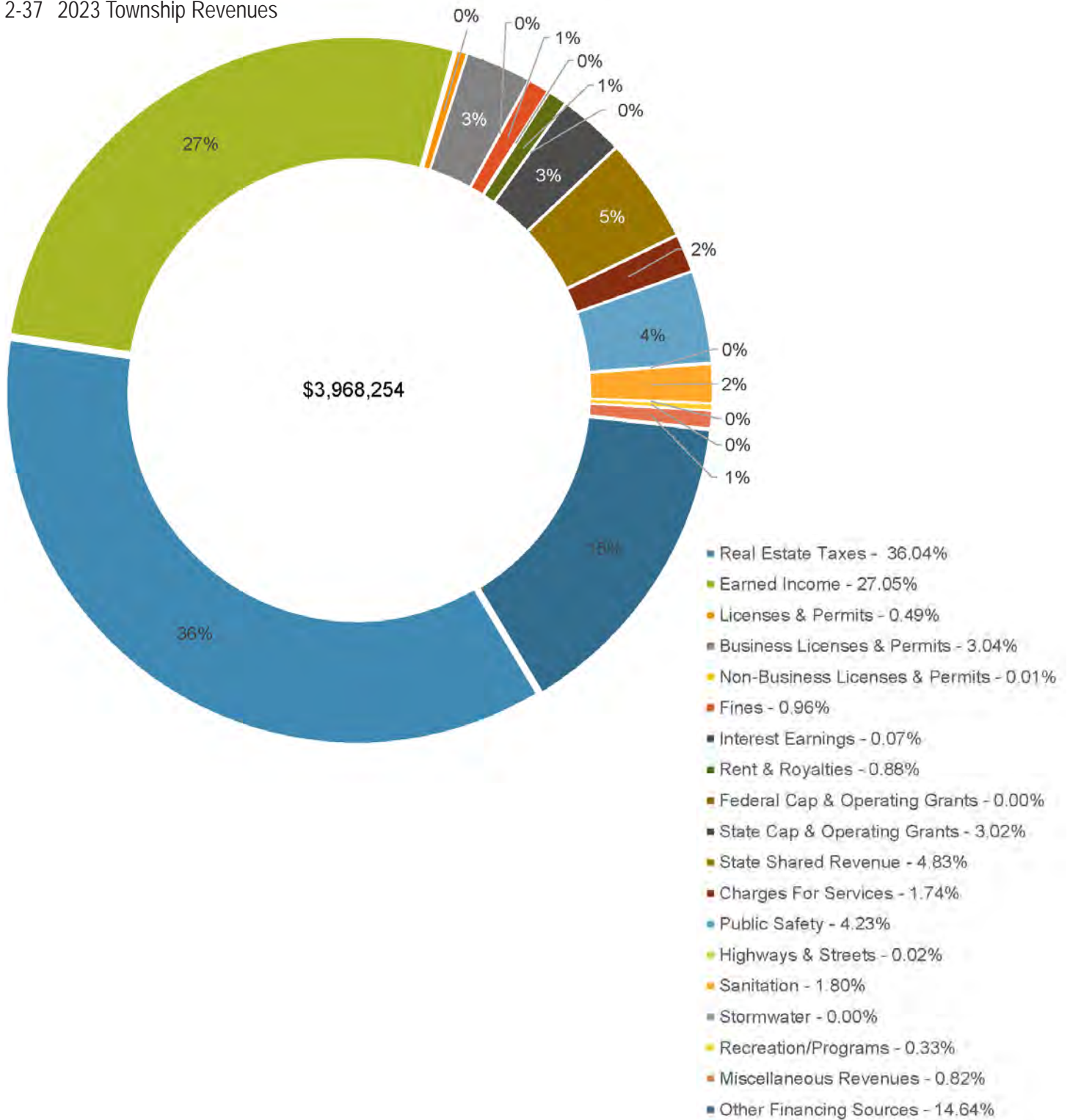
The Act 13 drilling impact fees collected from Oil & Drilling contribute to the total revenues. The Commonwealth collected \$234.4 million in impact fees for 2021, an \$88.2 million increase from 2020. More information regarding how the state manages the fees can be found on the reporting website. <https://www.act13-reporting.puc.pa.gov/Modules/PublicReporting/Overview.aspx>

2-36 Township Revenues | Oil & Gas



The Township collects revenue from approximately 19 sources, with over 56% derived from real estate and earned income taxes. Revenue income has not varied significantly over the past 4 years. (Data derived from the Township Budget Report)

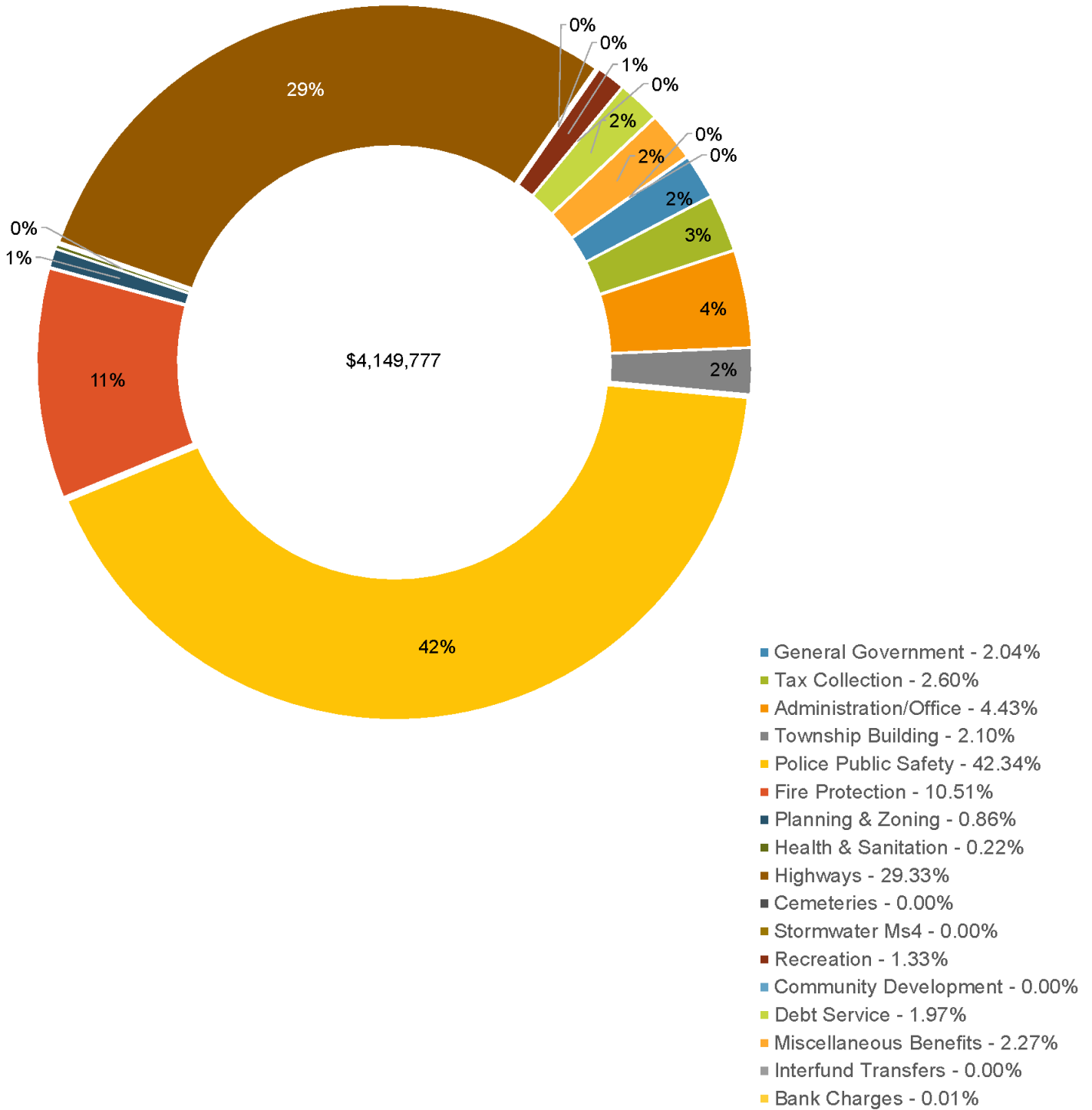
2-37 2023 Township Revenues



Expenditures extend to approximately 17 infrastructure and service needs. A full breakdown of Revenue and Expenditures are available on the Townships website.

<https://www.newsewickley.com/our-government/budget/>

2-38 2022 Township Expenditures

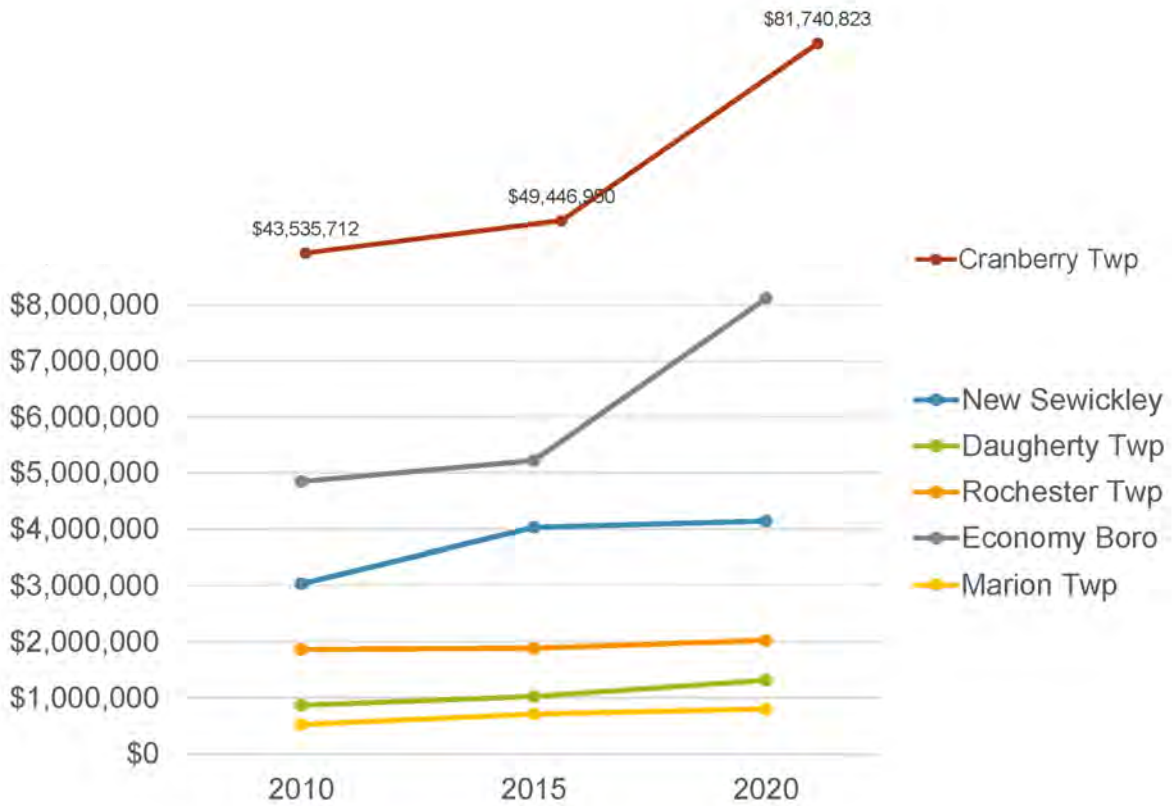


In order to understand how New Sewickley Township is economically situated in comparison with adjacent communities, it is necessary to also recognize other community statistics that impact the economic data. The population of the Townships and Boroughs adjacent to New Sewickley correlates to the revenues and expenditures.

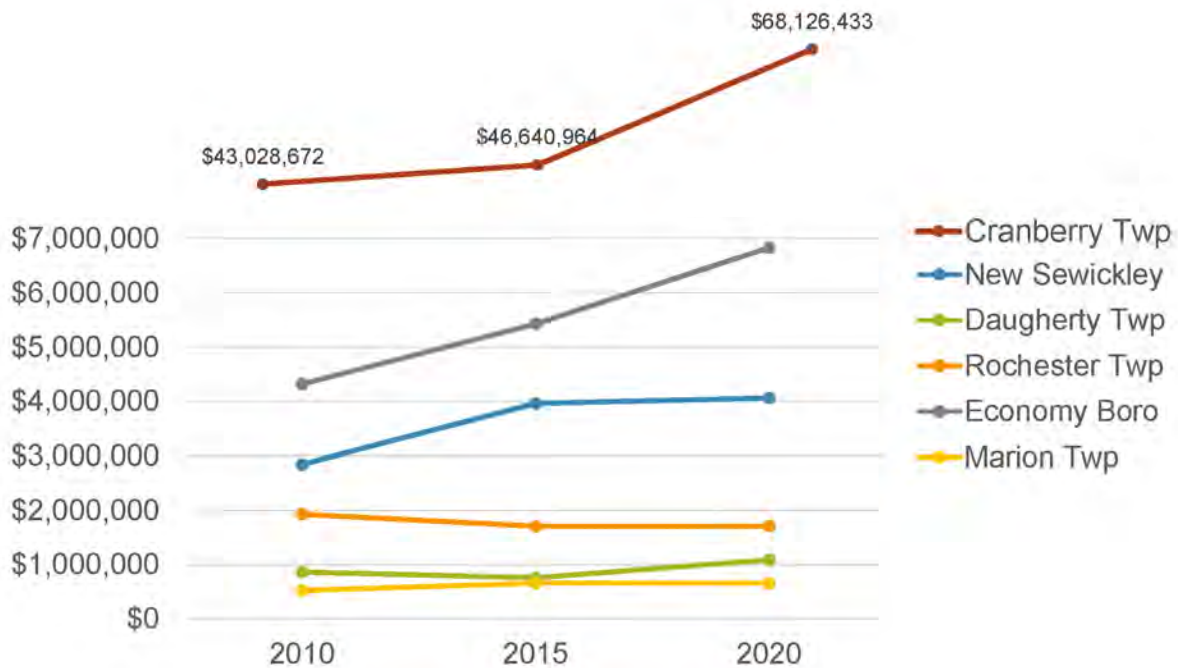
2-39 Adjacent Communities | Population



2-40 Adjacent Communities | Revenues



2-41 Adjacent Communities | Expenditures





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3

TOWNSHIP RESOURCES

3 | TOWNSHIP RESOURCES

3-1 | GOVERNMENT

New Sewickley Township is a township of the second class, which is defined as a community containing less than 300 residents per square mile. New Sewickley has a population density of 291 residents per square mile. The Township operates under the Pennsylvania Second Class Township Code in addition to other laws, which outline governance and planning in the State of Pennsylvania.

A Board of Supervisors, comprised of five members, governs the Township. Each position is an elected member on a rotating two-year election cycle. Responsibilities of the Board includes general Township governance and executing legislation, administrative and fiscal management of Township resources, and a commitment to promote the health, safety, and welfare of the Township's citizens.

The Township is managed by an administrative staff that is led by the Township Manager and supported by the Treasurer and Township Secretary and their assistant.

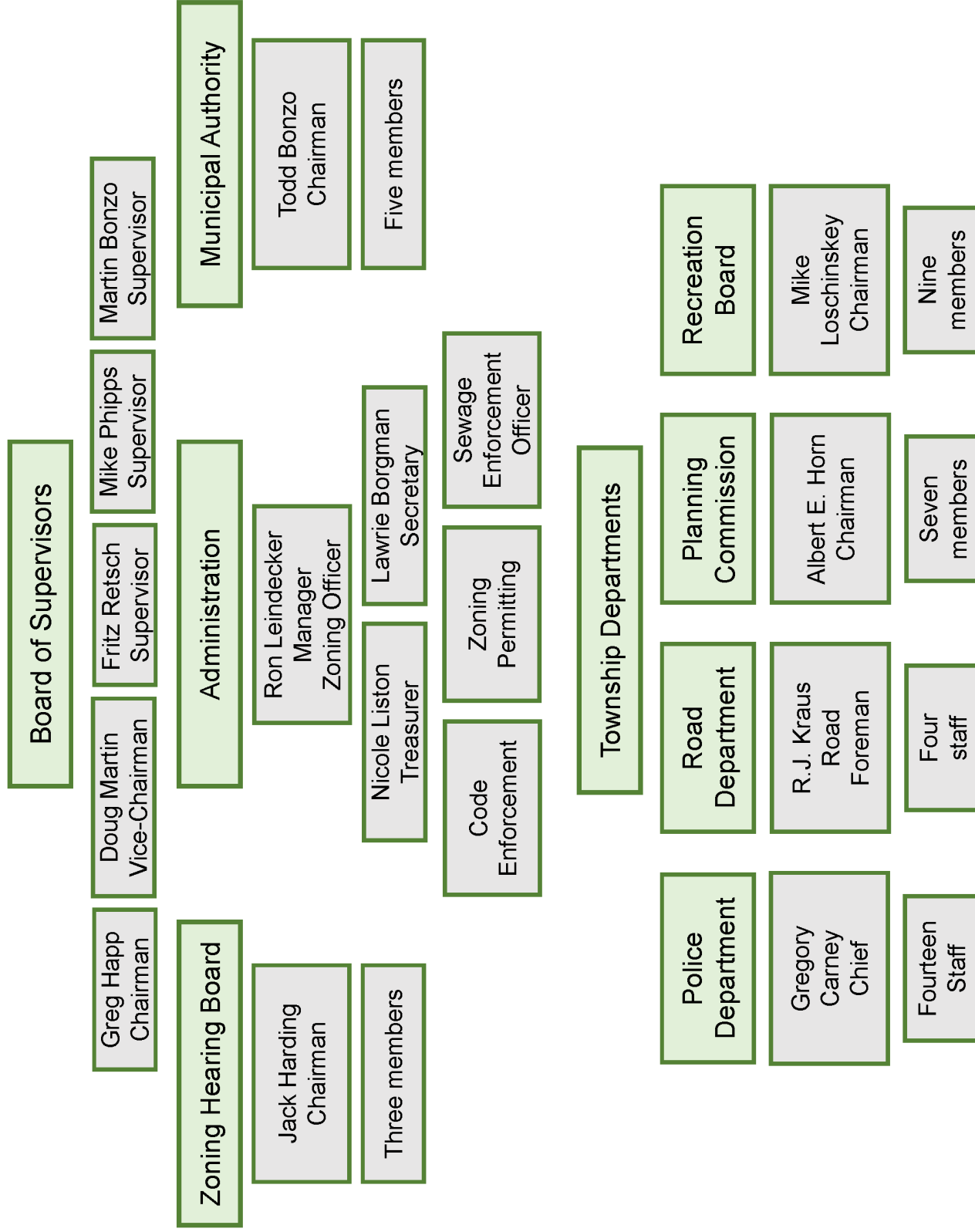
The Township Manager manages the day-to-day operations of the Township Departments, Boards and Commissions. The Manager also provides a point of coordination between emergency service providers, the Municipal Authority and consultants and the general public.

Contact information for the Township leadership and administration can be found on the Townships website: <http://www.newsewickley.com/>

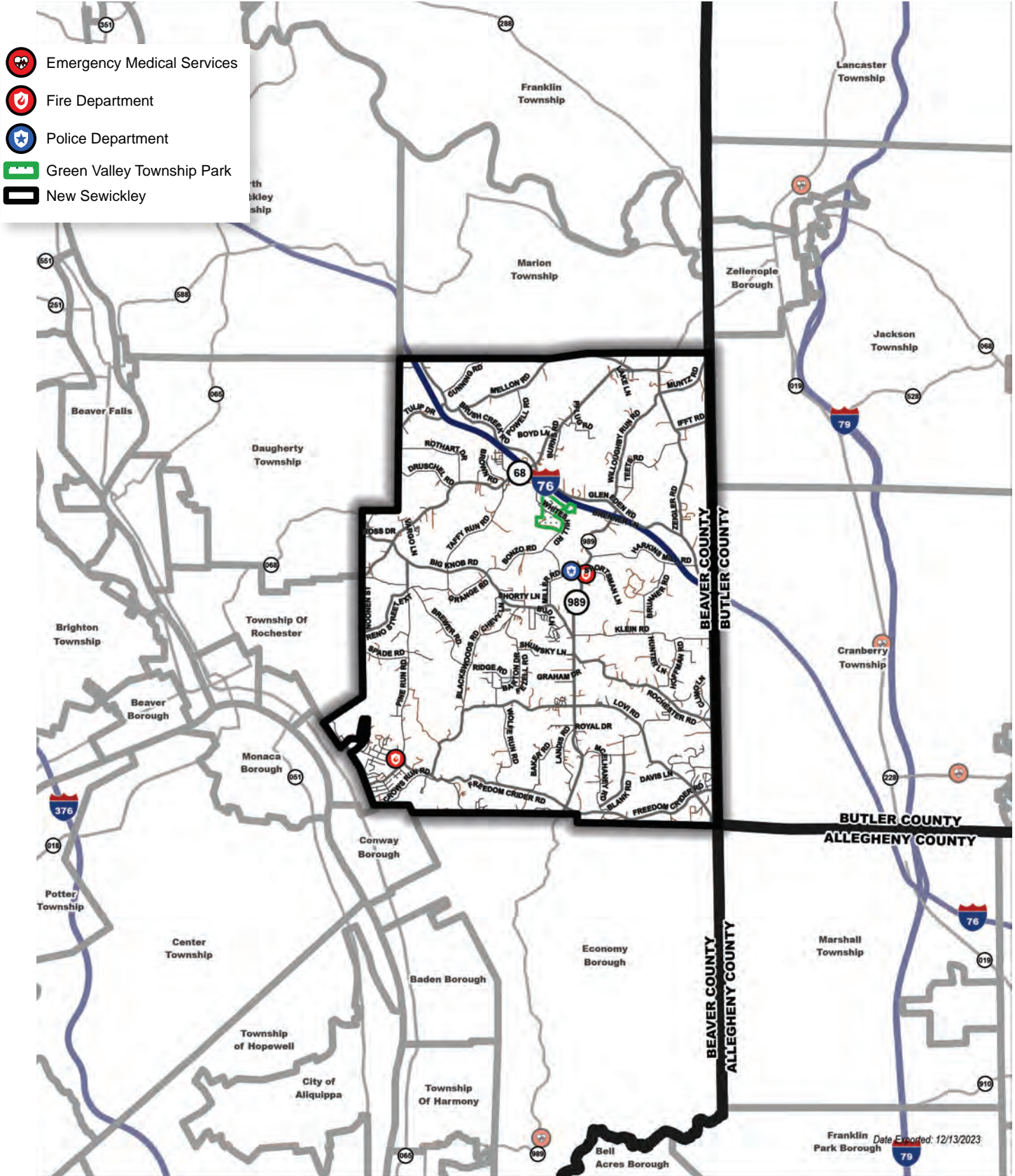
The Township is served by the Freedom Area School District. Public Safety in the community is supported by the New Sewickley Township Police Department, Big Knob and Pine Run Volunteer Fire Departments, The Emergency Management Administrator, four ambulance services, and the Beaver County Humane Society. The Township has engaged five consultants: solicitor; engineering and planning services; code enforcement and permitting to support the Zoning Officer and New Sewickley Township Zoning Hearing Board; and Sewage Enforcement Officer (SEO).

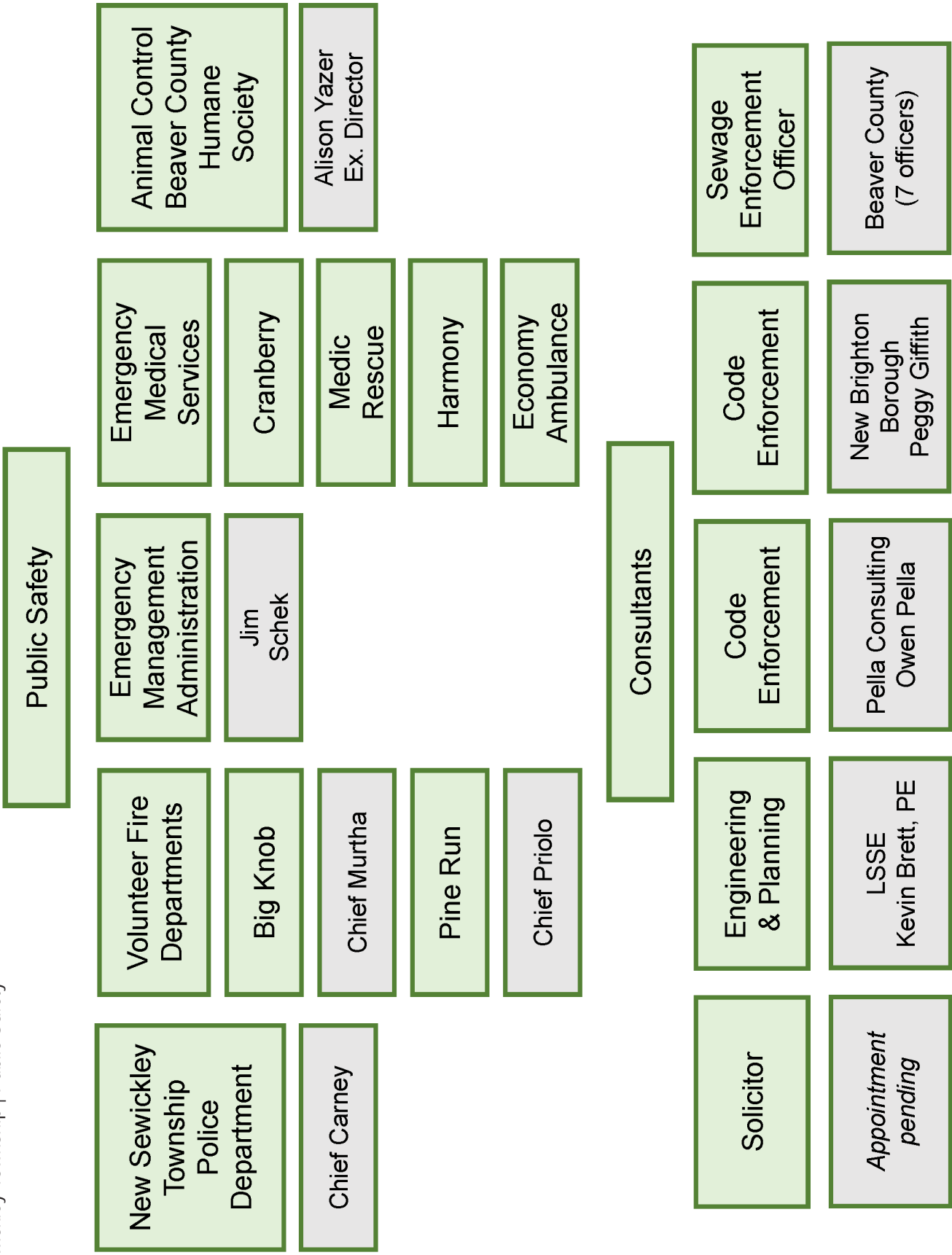
New Sewickley Township is also supported by a strong religious community including new religious families and several historic churches. Many of the historic cemeteries are situated adjacent to these churches, several cemeteries are located at the site of pervious churches or family farms.

Green Valley Park is the Township's only public park. The Big Knob Grange, while not a public facility, is an integral part of the New Sewickley resident's community life.



MAP | 3-9 Government and Public Safety





3-2 | NATURAL RESOURCES

New Sewickley has a wealth of natural resources which have been a foundation of the community since its inception. Historically, quarries, brick making, oil production and agriculture were the engine of the economy. Currently, agriculture and geological resource extraction still underpin the economy and define the community character.

Beaver County's average temperature has gradually increased over time, as noted in the graph with data from National Oceanic Atmospheric Administration, National Center for Environmental Information. Over the same period, precipitation levels have also increased.

3-44 Average Temperature

Beaver County, Pennsylvania Average Temperature

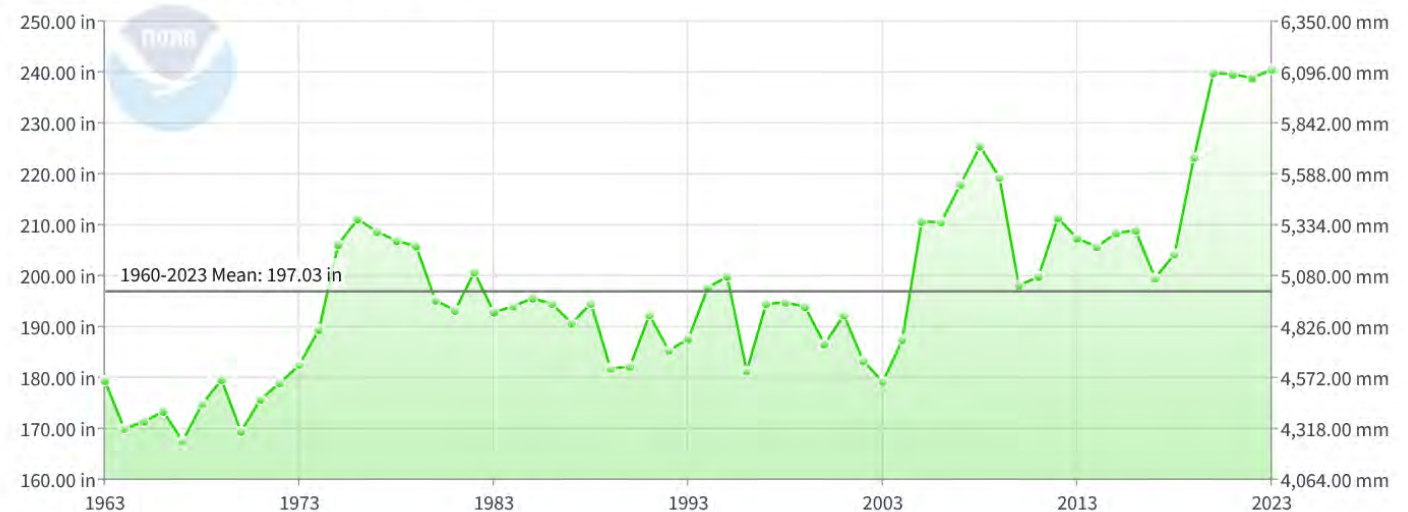
60-Month Period Ending in January



3-45 Average Precipitation

Beaver County, Pennsylvania Precipitation

60-Month Period Ending in January



New Sewickley Township is part of two regional water sheds. The Ohio River Basin is a national watershed, covering over 203,940 square miles and fourteen states; The Upper Ohio watershed covering 15,614 sq. mi. in Western Pennsylvania is a sub-watershed, and is made up of Dutchman Run, Snake Run and Crows Run tributary watersheds. The Connoquenessing Creek watershed is made up of the Little Connoquenessing Creek and Mintun Run. The streams and runs that form these watersheds further define the topography of New Sewickley.












75% of New Sewickley households have private well water. The local businesses, both industrial and agricultural, also tap into the ground water. Surface water, groundwater, floodplains, riparian zones, stormwater, dams, and wetlands are important components to water quality. The primary sources of pollution are mineral extraction, industrial uses and septic failure; protection of the water system from pollution is critical to the health of the community. The Pennsylvania Department of Environmental Protection oversees the specific programs and provides guidance for groundwater protection. More information can be reviewed at this website.

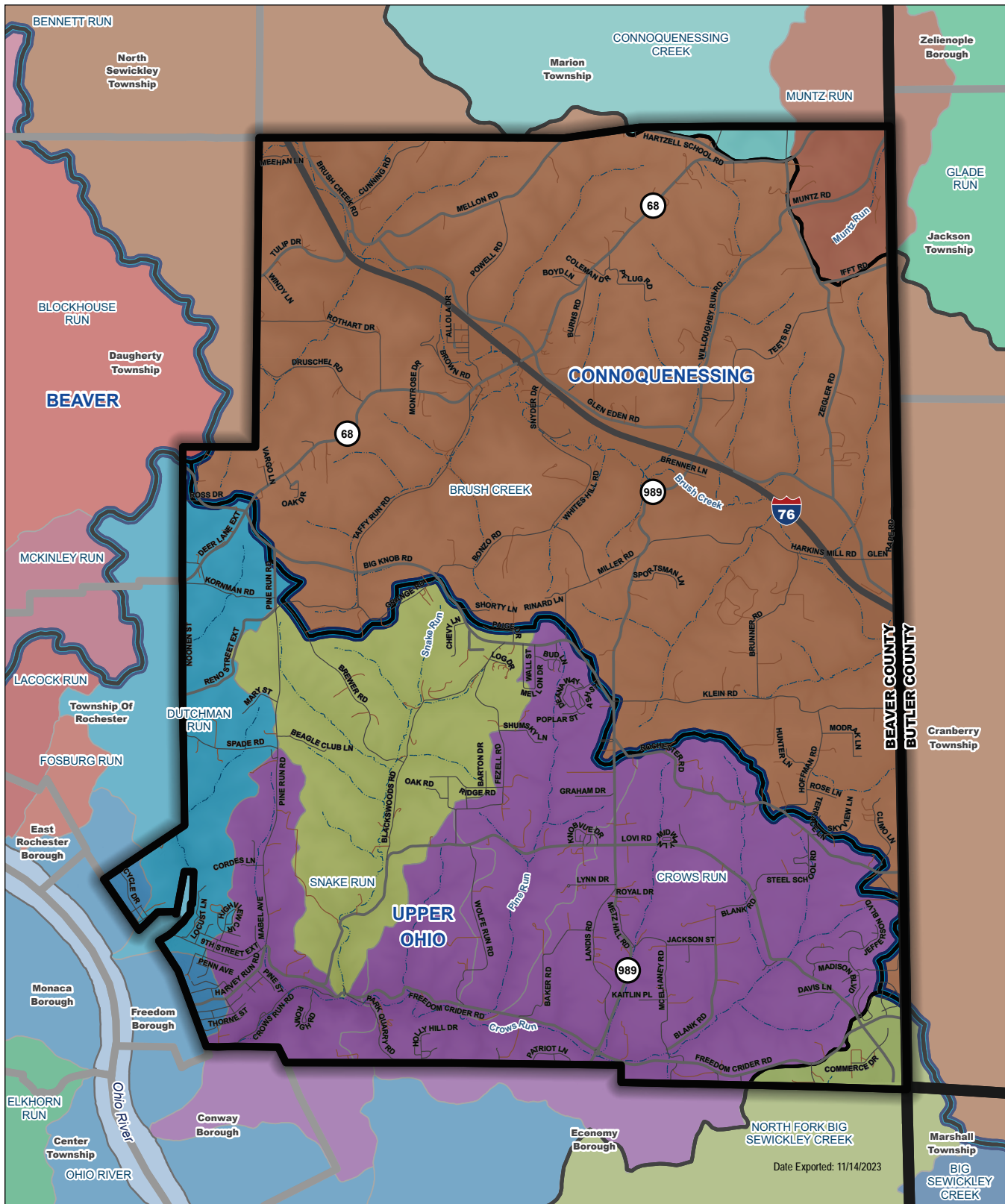
<https://www.dep.state.pa.us/dep/deputate/watermgt/wc/subjects/groundwaterprotection/default.htm>

The Beaver County Natural Heritage Inventory, updated in 2021, describes the biodiversity and natural environment of the County including New Sewickley in detail. One Natural Heritage Site (core habitat), Brush Creek at Glen Eden Road is located in New Sewickley, several others are adjacent following the creek beds and watersheds. The Pennsylvania Natural Heritage Program (PNHP) data can be accessed via their map viewer (<https://conservationexplorer.dcnr.pa.gov/content/map>).

The PA DCNR recommends that any development proposal in the immediate area of the floodplains or nearby upland areas be evaluated for potential impact to species of special interest. Municipalities can also use the Natural Heritage Inventory to identify potential protection projects that maybe eligible for funding through state or community grant programs. (*Anna Johnson and Christopher Tracey, editors. 2021. Beaver County Natural Heritage Inventory. Pennsylvania Natural Heritage Program.*

ERRI Small Watersheds (2009)

 BENNETT RUN	 GLADE RUN
 BIG SEWICKLEY CREEK	 LACOCK RUN
 BLOCKHOUSE RUN	 MCKINLEY RUN
 BRUSH CREEK	 MUNTZ RUN
 CONNOQUENESSING CREEK	 NORTH FORK BIG SEWICKLEY CREEK
 CROWS RUN	 OHIO RIVER
 DUTCHMAN RUN	 SNAKE RUN
 ELKHORN RUN	 Watershed (WBD-H08)
 FOSBURG RUN	 Watershed Basin ((WBD-H10)
	 Sub-Watershed (WBD-HU12)

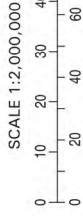


MAP 13

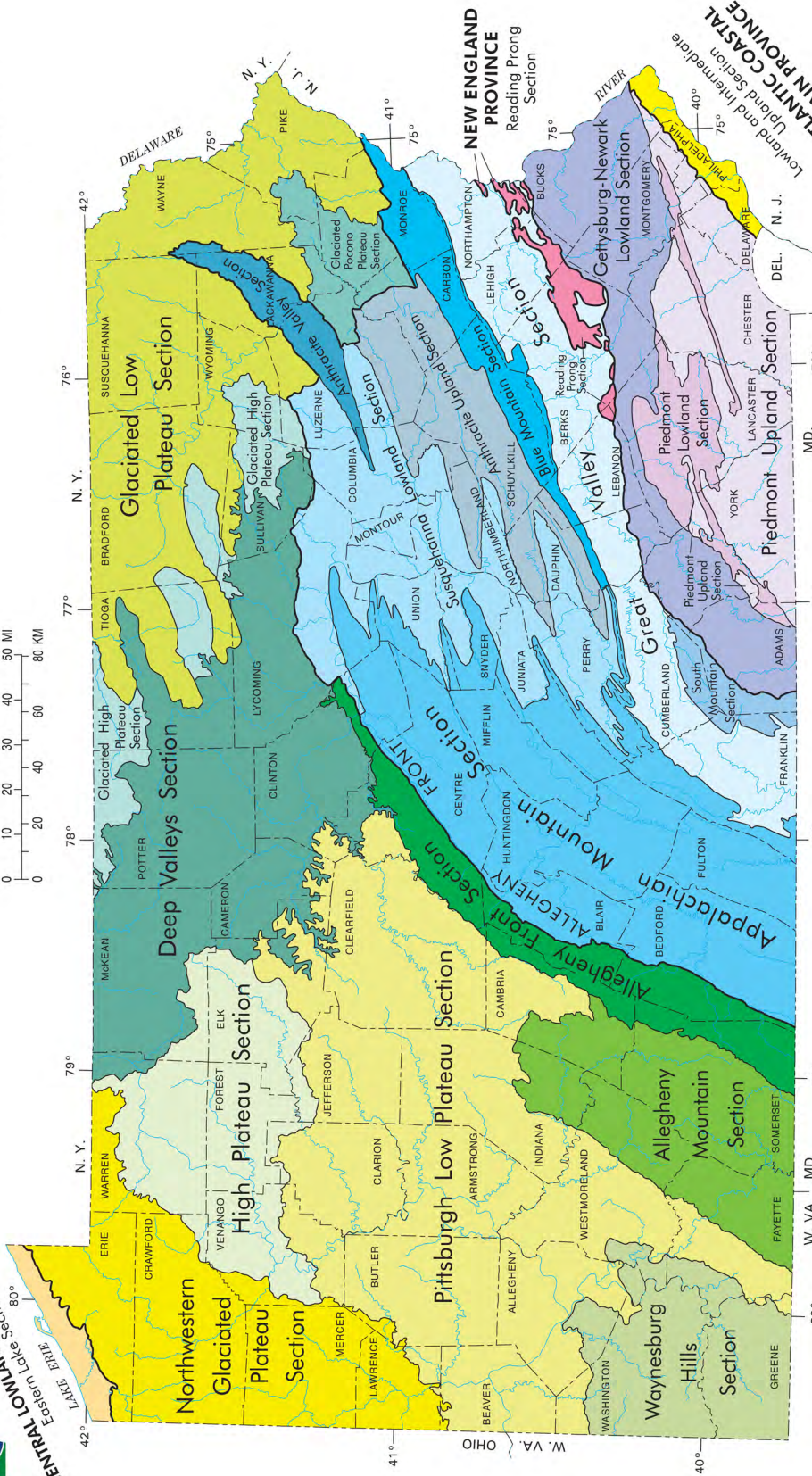


PHYSIOGRAPHIC PROVINCES OF PENNSYLVANIA

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF
CONSERVATION AND NATURAL RESOURCES
BUREAU OF TOPOGRAPHIC AND GEOLOGIC SURVEY
www.dcnrpa.gov/Ceology



CENTRAL LOWLANDS PROVINCE
Eggen Lake Section
LAKES ERIE



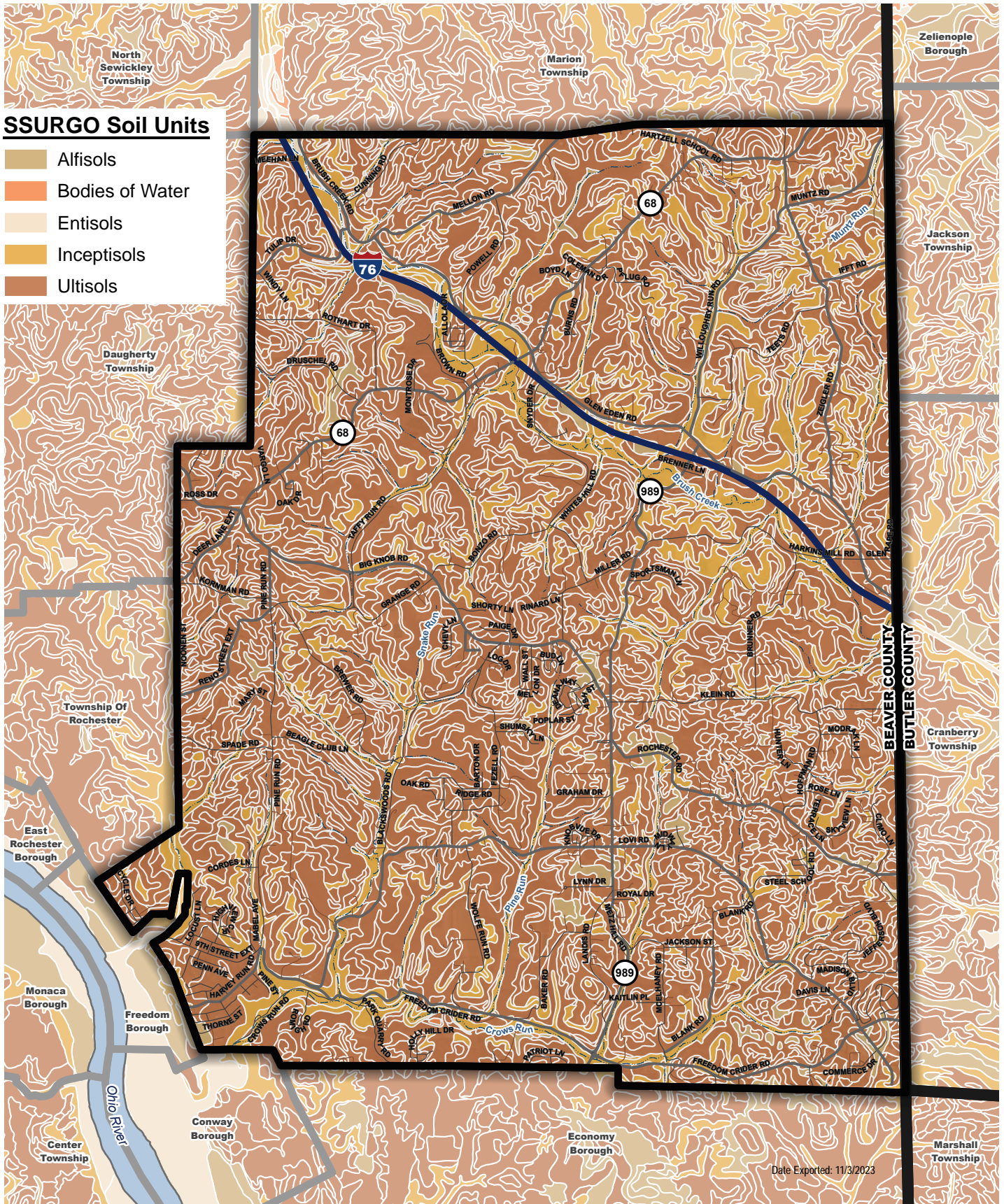
EXPLANATION	
	CENTRAL LOWLANDS PROVINCE
	Northwestern Glaciated Plateau Section
	High Plateau Section
	Pittsburgh Low Plateau Section
	Waynesburg Hills Section
	Allegheny Mountain Section
	Allegheny Front Section
	Deep Valleys Section
	Glaciated High Plateau Section
	Glaciated Low Plateau Section
	Appalachian Mountain Section
	Susquehanna Valley Section
	Anthracite Valley Section
	Blue Mountain Section
	Great Valley Section
	South Mountain Section
	RIDGE AND VALLEY PROVINCE
	NEW ENGLAND PROVINCE
	Reading Prong Section
	PIEDMONT PROVINCE
	Gettysburg-Newark Lowland Section
	Piedmont Lowland Section
	ATLANTIC COASTAL PLAIN PROVINCE
	Lowland and Intermediate Upland Section
	Approximate boundary between physiographic provinces
	Approximate boundary between physiographic sections

Within the Upper Ohio watershed and the Connoquenessing Creek watershed a network of streams and runs have influenced the topography of New Sewickley as they eroded the soil and substrata. Pennsylvania is divided into six physiographic provinces; New Sewickley Township is located within the Pittsburgh Low Plateau section of the Appalachian Plateaus Province. The Pittsburgh Low Plateau is made up of noncarbonate sedimentary rocks. Rock types include shale, siltstone, sandstone, limestone, and coal and soils from unconsolidated water sorted materials (fluvial sand, silt, gravel). The United States Department of Agriculture, Natural Resources Conservation Services provides soil mapping services (<https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>) which are used to identify locations where development can or should not occur.

A large percentage of soils classified by the Commonwealth as prime farmland, are located in the southeastern quadrant. Slopes in the Township are predominantly 3-8%, land abutting stream tributaries increases to 15% and greater. The steeper slopes are not classified as prime farmland. Much of the northeaster quadrant through a portion of Brush Creek and Minty Run flow, is also not considered prime farmland, although the stream valley abutting Brush Creek channel is classified as such. Most of the jurisdictional wetlands in New Sewickley Township also occur in the northeast quadrant and along tributaries and feeder streams within the Brush Creek watershed as well as Snake Run, Dutchman Run and Crow Run sub-sheds located in the southwestern quadrant. These environmental constraints require study when site disturbances are proposed. Land to the south of the Freedom Crider Road corridor where Crows Run is fed by Snake Run, Pine Run and a series of smaller tributaries, exhibit slopes in the 25-40% and over 40% range. Between the Dutchman Run stream channel and the bend in the Crows Run stream channel to the east of Harvey Run Road, there is a level area south of 9th Street.

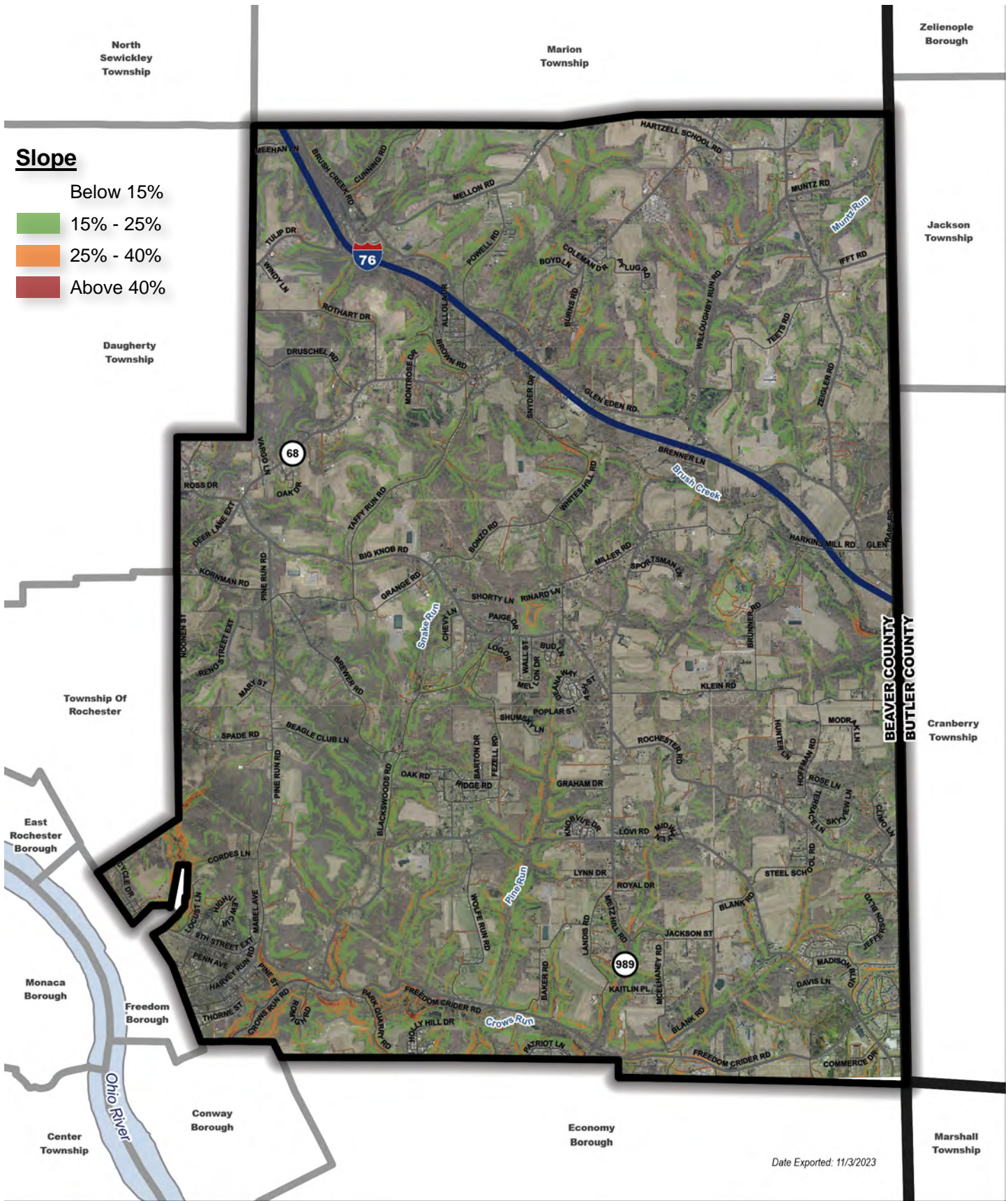
Quarries and strip mines have altered portions of the Townships topography as their natural resources were extracted. Pennsylvania Mine Map Atlas has identified a location at the Freedom / New Sewickley border where mines previously existed. Current extraction is primarily fossil fuel in the form of natural gas well pads, which has impacts on the subsurface topography and can impact water resources. The Pennsylvania Department of Environmental Protection Environmental Site Assessment Search Tool (<https://gis.dep.pa.gov/esaSearch/>) maps the approximate location of active Oil and Gas facilities. Mineral and fossil fuel wealth is layered between the rock and along with water resources continues to be extracted; consideration should be given to the impacts the extraction methods have on individual property resources and rights.

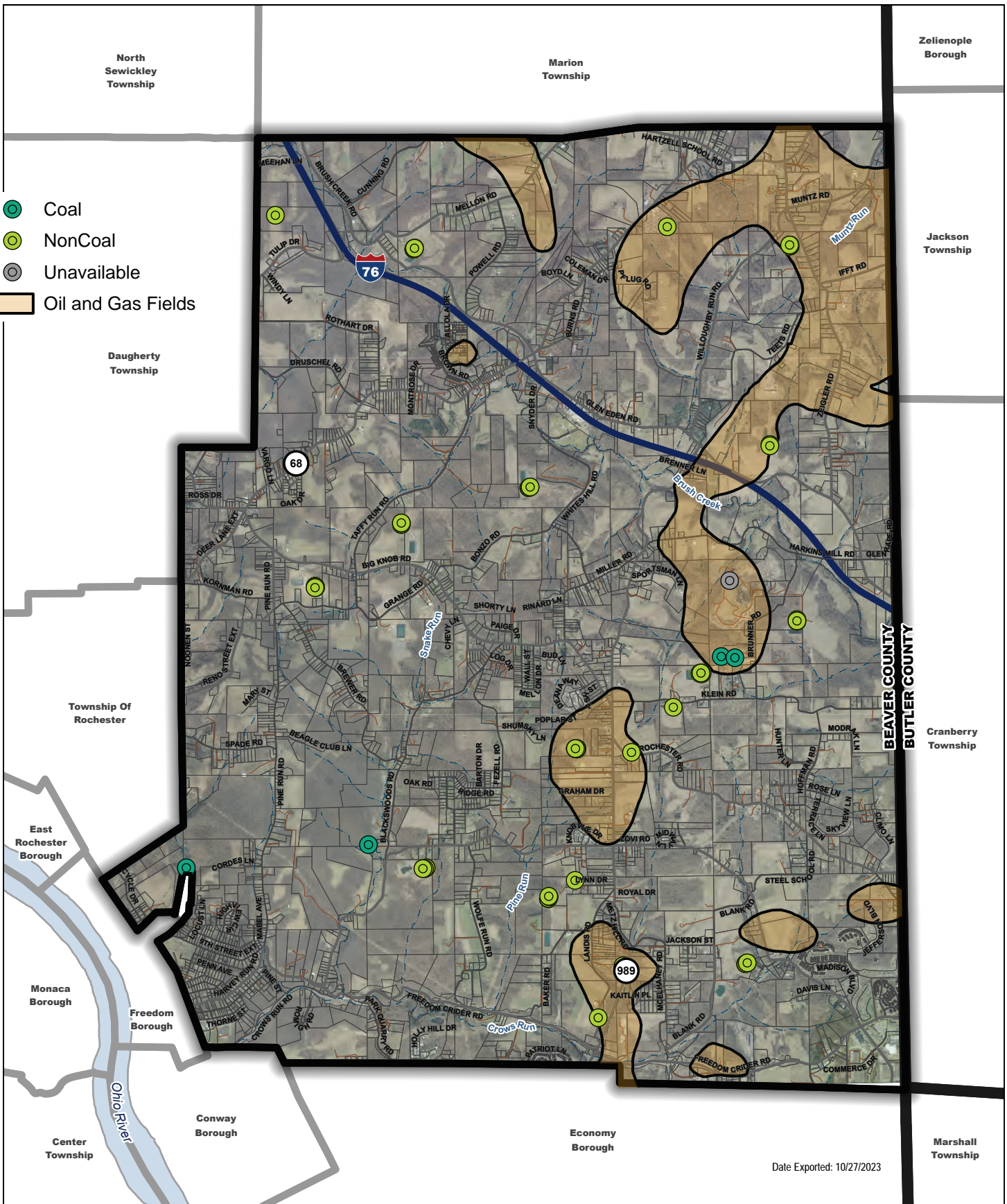
The physical geographic makeup of Western Pennsylvania is the basis for the mineral and the agricultural wealth. The climate, precipitation, watersheds, and soils all contribute to the physiography. The use of the resources in the community can be divided into resource extraction and the agriculture industry and residents that rely on the soil and water resources. Planning for future land uses and development should be based on respecting the geography and the water sheds and managing growth so as to preserve and protect these resources now and for future generations.



Slope

- Below 15%
- 15% - 25%
- 25% - 40%
- Above 40%





Date Exported: 10/27/2023

3-3 | TRANSPORTATION

New Sewickley Township road network is comprised of State-owned highways, roads, and bridges, Township owned roads and private roads and drives.

The Road Department which is responsible for the maintenance of the Township roads, is led by a Foreman and has a crew of four equipment operators. The Summer Maintenance Plan includes construction, repairing and repaving of roads; traffic and street signs; the Winter Maintenance Plan includes deicing and snow removal.

The following are roads maintained by the Township:

Allola Drive	Fletcher Lane	Miller Road	Spade Road
Apple Street	Franz Drive	Noonen Road	Steel School Road
Baker Road	Glen Rape Road	Oak Drive	Stewart Road
Barton Drive	Gordon Lane	Ochs Street	Suzanne Street
Blackwoods Road	Grange Road	Orchard Street	Taffy Run Road
Blank Road	Harkins Mill Road	Paige Drive	Teets Road
Bonzo Road	Hetchie Avenue	Park Avenue	Thomas Drive
Brandt Avenue	Highview Circle	Park Quarry Road	Thorne Street
Brewer Road	Hillman Street	Pecky Street	Tri County Drive
Burns Road	Hillside Avenue	Penn Avenue	White Oak Street
Carriage Drive	Jackson Street	Pflug Road	Whites Hill Road
Center Street	Kaitlin Place	Pine Street	Wolfe Run Road
Circle Drive	Klein Road	Pony Drive	Brown Road
Commerce Drive	Kornman Road	Powell Road	Brunner Road
Cunning Road	Lafayette Street	Ridge Road	Darlington Road
Cycle Drive	Lakeview Drive	Riverview Road	Hoffman Road
Danburry Drive	Lawnview Drive	Robinson Avenue	Landis Road
Dean Street	Locust Lane	Romigh Road	Park Hill Road
Druschel Road	Mabel Avenue	Rothart Drive	Steinbach Road
Edgemore Drive	Maple Lane	Saddle Court	Wall Street
Elm Avenue	McElhaney Road	School Street	Willowmere Park Road
Elm Street	Mellon Drive	Snead Drive	Woodcroft Road
Fezell Road	Metz Hill Road	Snyder Drive	Woodrow Street

State roads and Private Roads and are not included in the Township maintenance responsibilities.

The following are State Roads:

PA Turnpike Route 76	Freedom Crider Road	Lovi Road	Tulip Drive
Big Knob Road	Freedom Road	Mellon Road	Willoughby Run Road
Brush Creek Road	Hartzell School Road	Munz Road	Zeigler Road
Crow's Run Road	Harvey Run Road	Ninth Street Ext	Rochester Road
Deer Lane Ext	Ift Road	Route 989	

The following roads are privately owned or serve private developments:

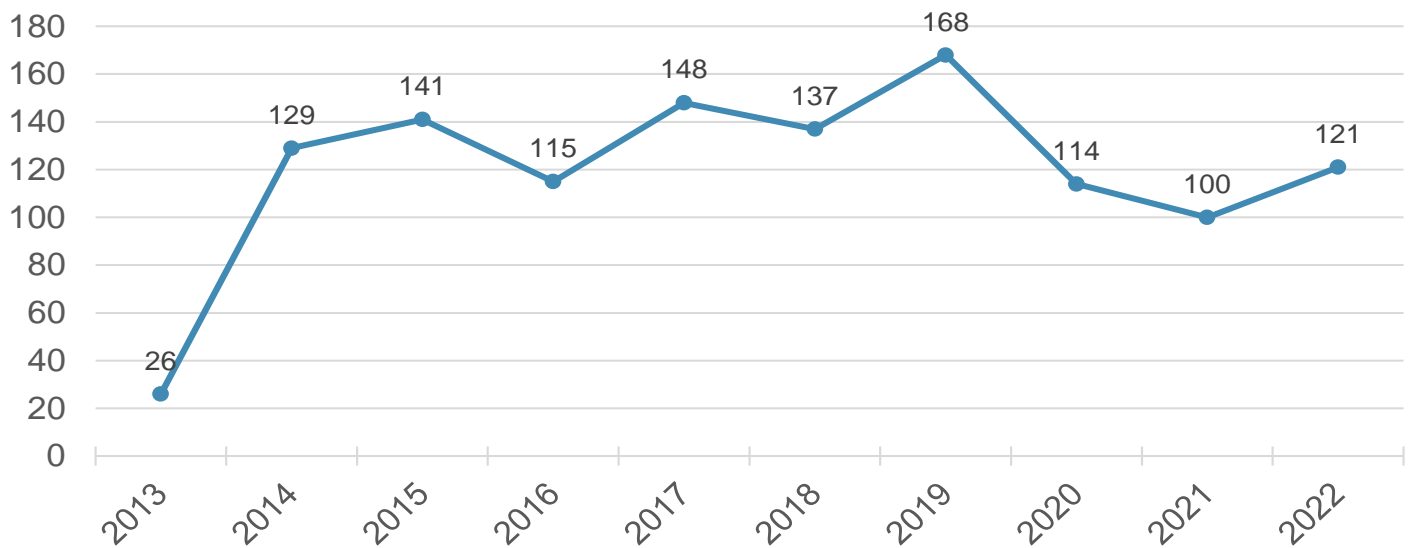
Amy Lane	Geneva Lane	Manor Lane	Roosevelt Blvd
Arbogast Lane	Graham Drive	Martin Lane	Ross Drive
Ash Street	Hamilton Blvd	Meeder Lane	Royal Drive
Beagle Club Lane	Hardman Lane	Meehan Lane	Shorty Lane
Boyd Lane	Harvard Circle	Midway Lane	Shumsky Lane
Bud Drive	Hunter Lane	Modrak Lane	Skyview Lane
Chevy Lane	Jackson Blvd	Monroe Blvd	Sportsman's Lane
Climo Lane	Jefferson Blvd	Montrose Drive	Treesdale Lane
Coleman Drive	Knobvue Drive	Old Glory Lane	Twin Creek Lane
Colonial Lane	Lake Lane	Panarama Lane	Van Buren Blvd
Cordes Lane	Leibolt Court	Patriot Lane	Vargo Lane
Cyprus Avenue	Lincoln Blvd	Pioneer Lane	Walker Lane
Davis Lane	Little Creek Drive	Popular Street	Windy Lane
Deana Way	Lynn Drive	Power Line Road	Yale Circle
Dutchman's Run Lane	Madison Blvd	Princeton Place	Young valley Lane
Evergreen Lane	Magnolia Street	Purdue Drive	Rose Lane
Franklin Blvd	Mandi Lane	Rinard Drive	

PennDOT works closely with New Sewickley Township and the Township engineer on road maintenance and repair projects, through the four- and twelve-year Transportation Improvement Program (TIP). Details of the plans and reports on the projects can be accessed on the state project map website. (<https://gis.penndot.gov/paprojects/TipVisMap.aspx>)

The federal government classifies roads in the Township as Interstate Highway, Principal Arterial Highways, Minor Arterial roads and Major Collectors, Minor Collectors and local. The PA Turnpike, Route 76 is an interstate highway; State Route 68 and State Route 2004, Freedom Crider Road are both minor arterial roads; Major collector roads include Big Knob Road (between Sunflower Corner and S.R.989), State Route 989 (between Freedom-Crider Road and Rochester Road), Rochester Road where it enters Cranberry Township, and Lovi Road (east of S.R. 989). Most of the local businesses, services and industry are located along these roads. Minor collector roads include Mellon Road (S.R. 1018), Lovi Road (west of S.R. 989), Rochester Road (east of S.R. 989) and State Route 989 (between Big Knob Road and Glenn Eden Road).

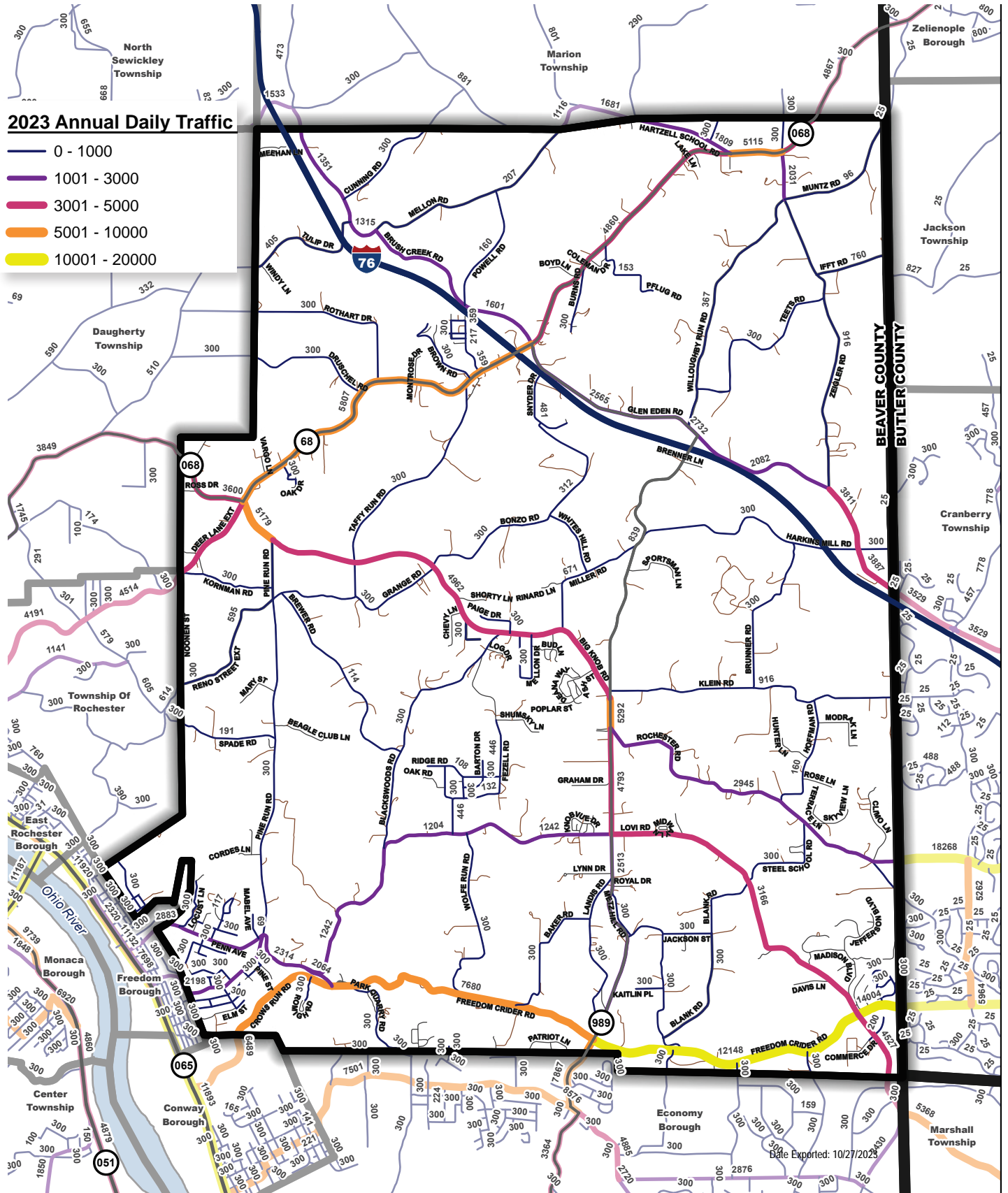
Traffic volumes are tracked along state roads. The State Highway Safety Task Force was reformed in 2018 and the municipalities/police departments that were included were: New Sewickley Township, Hopewell Township, Economy, Chippewa Township, New Brighton Borough, Beaver, Beaver Falls, Raccoon Township, Center Township and South Heights Borough. In addition to coordinating DUI checkpoints, the Task Force helps provide enforcement for pedestrian safety, seat belt laws, child restraint laws, distracted driving and aggressive driving. The Beaver County data is available for 10-year increments, and seems to show a decrease in accidents during the COVID pandemic but a slow increase more recently. The most recent crash map data available for New Sewickley Township in 2022, and shows location and accident types. PennDOT only tracks reportable accidents. The Pennsylvania Crash Information Tool (PCIT) provides information regarding reporting, crash statistics and a YTD dashboard. (<https://www.crashinfo.penndot.pa.gov/>)

3-46 PennDOT Crash Counts



The Township ordinance provides the Planning Commission with the authority to request a Traffic Impact Study where they deem it is warranted, regardless of road ownership. This option allows Township leaders to have a full understanding of the impact of a particular development on the transportation network and request appropriate mitigation or improvements both from developers and the State. Previous studies have resulted in improvements to intersections. The Township may give consideration to requesting additional traffic studies for locations where traffic volumes or high rates of traffic accidents warrant further investigation for the allocation of the Road Department budget or structuring of new development traffic impact fees.

MAP | 3-17 TRANSPORTATION | ANNUAL DAILY TRAFFIC COUNT

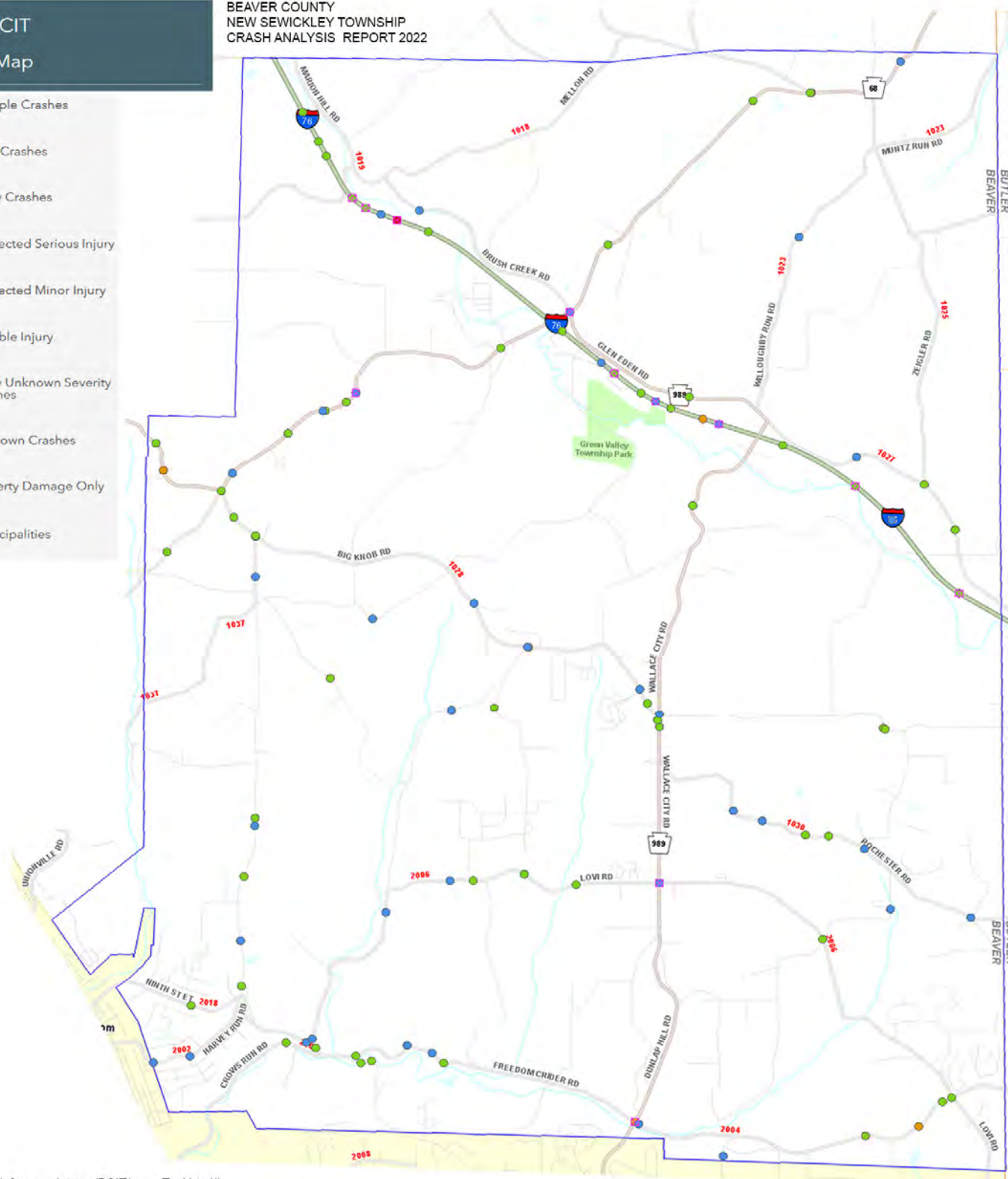




PCIT
Point Map

BEAVER COUNTY
NEW SEWICKLEY TOWNSHIP
CRASH ANALYSIS REPORT 2022

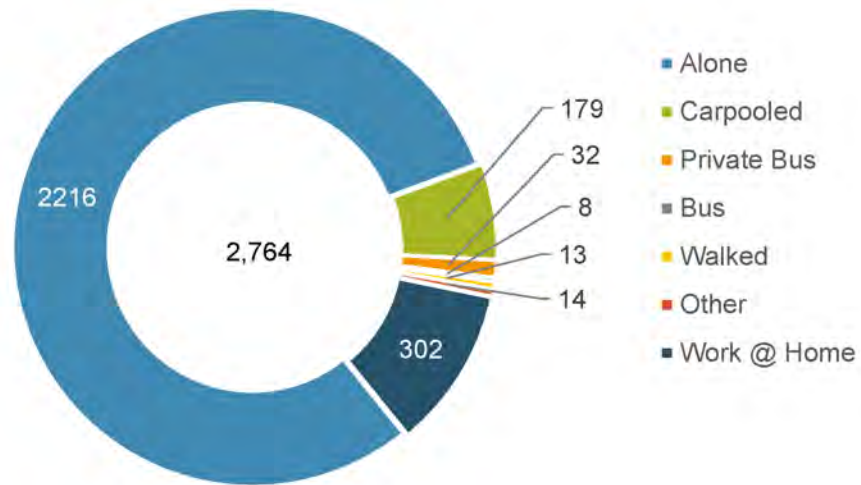
- Multiple Crashes
- Fatal Crashes
- Injury Crashes
- Suspected Serious Injury
- ▲ Suspected Minor Injury
- ★ Possible Injury
- ◆ Injury Unknown Severity Crashes
- Unknown Crashes
- Property Damage Only
- Municipalities



<https://crashinfo.penndot.gov/PCIT/queryTool.html#>

The primary means of commuting to work is by personal vehicle, alone; some workers carpool or take a private bus and a few use public transportation where it is available; some walk and a small percentage work from home. 2.5% of the workforce does not have access to a vehicle. Public transit in the form of a local bus network is provided by Beaver County Transit Authority (<https://bcta.com/>). The BCTA operates four bus routes, three of which provide service to or near New Sewickley. Bus Route 1 has stops along Route 65; Bus Route 18 runs through Conway, Freedom and Rochester; Bus Route 11 connects Rochester to the Heritage Valley Health System, Beaver Valley Hospital and the Beaver Valley Mall. The Medical Assistance Transportation Program provides free non-emergency medical transportation to those that qualify. (<https://bcta.com/specialized-transportation/matp/>)

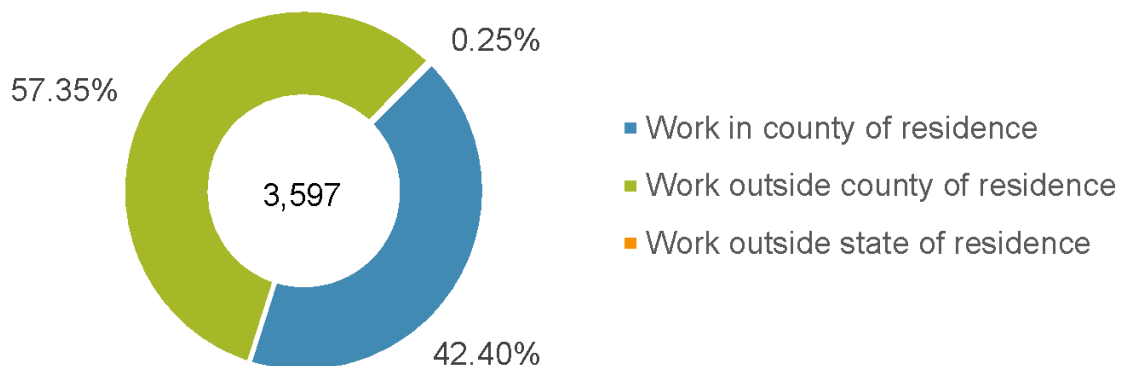
3-47 Means of Transport



The census tracks the location of the workplace at the county level. In 2021 approximately half of all New Sewickley Township residents worked in Beaver County and half outside of Beaver County. A small percentage (0.25%) worked outside the State.

Most of the primary roads, in the New Sewickley road network, are State owned, connecting the Township regionally. These roads have predefined volumes and acceptable levels of service. Road ownership, size, right-of-way width, capacity and maintenance responsibilities should be a consideration when planning a future growth management strategy. Traffic impact improvement fees may be needed where the road type is mismatched to the anticipated volumes.

3-48 Work in County



3-4 | UTILITIES

The New Sewickley Municipal Authority., tracks service for 3,253 homes. 25% of New Sewickley Township residents and businesses are served by public water and 23% by public sanitary services.

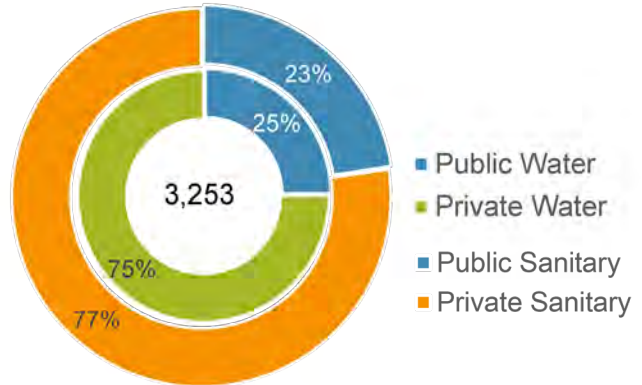
The New Sewickley Municipal Authority, was formed by the Board of Supervisors to acquire, hold, construct, improve, maintain, operate, own or lease the Township sewer and sewer system, sewer treatment works, waterworks and water supply distributions systems.

The New Sewickley Township Municipal Authority (NSTMA) is a consecutive water system which purchases its water from the Beaver Falls Municipal Authority (BFMA) for customers in the 9th Street / Harvey Run Road Service Area and from the Ambridge Water Authority (AWA) for customers in Liberty Hills residential development and the Tri-County Commerce Service Area.

NSTMA provides public water to 811 residents, Freedom Schools and eight commercial accounts in the Tri-county area. West View Water Authority (WVWA) provides water to one commercial building (the Tri-County Sport and Soccer Center) and a few residents along its waterline that parallels Freedom Crider Road. A few residents in the northwest corner of the Township are served by the Beaver Falls Municipal Authority (BFMA). (Reference: NSTMA Drinking Water Consumer confidence Report for 2021). Approximately 2% of properties are supplied by a private water delivery service, in whole or in part during the year, either due to limited well capacity, or water table depths that make drilling impractical. According to the Pennsylvania GEOlogic Data Exploration website, 1173 private wells have been drilled in New Sewickley Township. (<https://gis.dcnr.pa.gov/pageode/>). Pennsylvania DEP does not regulate private water wells, but does provide a webpage to aid owners in the maintenance of their wells (<https://www.dep.pa.gov/Citizens/My-Water/PrivateWells/pages/default.aspx>).

According to the community survey respondents, 18% of those with private wells have had quantity or quality issues in the last five years. Approximately 10% more residents with private services responded to the survey than those with public service. Antidotal comments during the public workshop suggest that the groundwater available for private wells may be maximized in some locations as new wells require deeper drilling to tap a reliable water supply. 34% of respondents who currently have a private well, would be interested in public service; 50% believe public water service should be expanded. Development applications should be reviewed with consideration to a site's access to an adequate water supply. The NSTMA is currently undertaking a water service study. The study will include addressing the question of who or where additional water supply is available, how much additional water capacity would be available and where new water distribution lines could be

3-49 Percentage of Private Utility Service | Water / Saniatary



installed. It is anticipated that the study will be completed in the 2024–2025-time frame. Capacity for sanitary sewer systems should be increased in tandem with increased public water service as there is a correlation between increased water usage and increased sewage.

Responses to the survey questions regarding sanitary service approximately match the water service questions, with more residents with septic systems responding than those with public service. 34% of respondents would be interested in public service and 46% in expanding the Township's sanitary sewage capacity.

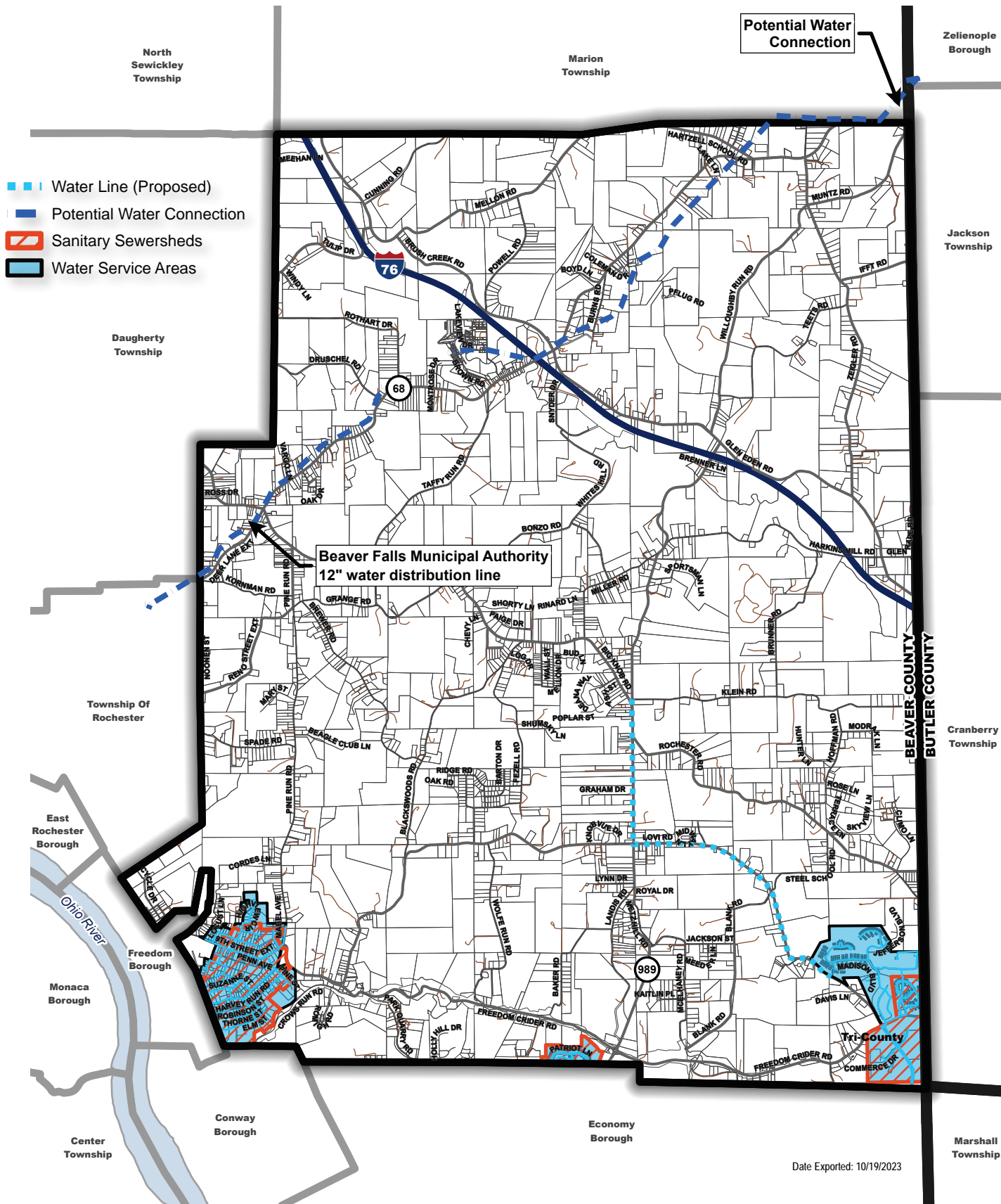
There are five types of typical on-lot systems (OLS) permitted for residential lots; an alternate system may be proposed where soils, water table, steep slopes inhibit installation of the typical OLS. Approximately 6,500 homes have an on-lot septic system (OLS). According to PA DEP "because of Pennsylvania's geology, soils, land development patterns, and aging septic systems, there's a risk of substandard septic systems contaminating our groundwater, surface waters, our streams, rivers, and lakes." Beaver County has seven Sewage Enforcement Officers (SEO) who oversee administration of the PA DEP regulations and standards as set forth in 25 PA Code Chapters 71, 72 and 73. Specific requirements must be met for both typical and alternate on-lot septic systems and differ between residential and commercial systems. PA DEP provides On-lot system operations and maintenance guidance on its Septic System website (<https://www.dep.pa.gov/Citizens/My-Water/SepticSystems/Pages/default.aspx>)

736 residents and approximately 8 commercial businesses have access to public sanitary sewer service through the NSTMA. Treatment is provided for the Harvey Run area by the Rochester Area Joint Sewer Authority (RAJSA), Liberty Hills and the Tri-County Commerce Service Area are served by the Economy Borough Municipal Authority (ECMA), and a small area of New Sewickley is served by the Brush Creek Waste Water Pollution Control Plan (BCWWPCP).

The Township's Act 537 Plan is the Township's sanitary planning module. New Sewickley's plan was last updated in October 30, 1999, as noted on the PA Act 537 Official Plan aging map. When warranted by new development, minor amendments can be added to the Plan. A full update to the plan should be completed if the Township Municipal Authority anticipates a need to develop independent sewage treatment facilities. PA DEP provides a guide for preparing a Municipal Act 537 Plan Update which can be accessed on the DEP Act 537 Facilities Program website (<https://www.dep.pa.gov/Business/Water/CleanWater/WastewaterMgmt/Act537/Pages/default.aspx>).

Future land use and development should take into consideration options and capacity to supply public water and sanitary services to locations and residents where private systems are no longer sufficient. Planning for public services should include a review of development constraints such as soils, water, steep slopes, routing and identify the options for developing private or public services to serve the Township and manage future growth.

Antedotal comments were provided at the community workshops regarding access to natural gas for heating and cooking. Residents have expressed economic burden from dependence upon oil, or heat pumps with oil, resistive electrical auxiliary heating, electric hot water heating, especially when outdoor temperatures decline.



3-5 | OPEN SPACES

A community is made up of both public and private spaces, spaces where people have chance meetings or gather for events. New Sewickley is primarily made up of private agricultural lands, private woodlands and residential homes with large lots. There is limited public open space. Green Valley Park is the only public park. Big Knob Grange is a quasi-public fraternal organization which holds community events at its facilities and fairgrounds. There are several private sportsman clubs and activity venues. There are not any pedestrian or bicycle facilities along roads or within easements linking community destinations. An "Access to Public Spaces" Map was created through a partnership between DCNR, the Trust for Public Lands and We Conserve PA; the map graphically represents the 10 minute service area for community parks. The interactive ArcGIS map can be viewed here: [https://experience.arcgis.com/experience/4b34299cf99b4d699135e38c3ca0d6d9/page/10-Minute-Walk-\(Municipal\)/](https://experience.arcgis.com/experience/4b34299cf99b4d699135e38c3ca0d6d9/page/10-Minute-Walk-(Municipal)/)







Green Valley Park is located at 184 Snyder Drive, Rochester, PA 15074. According to the Township website, "the Township purchased 80.5 acres from Mr. Rolland Richardson in 1965 for construction of Green Valley Park. In 1982 Mr. Blake Walker donated an additional 8.7 acres. The total park area is just under 90 acres. The park now consists of athletic fields for baseball, softball and soccer. There is a play area for children; picnic shelters and a walking trail with exercise stations." (Reference: <https://www.newsewickley.com/community/green-valley-park/>) The Park is maintained by the Park Caretaker, and managed by the Recreation Board; the nine members are appointed by the Board of Supervisors and serve five-year terms. The Township holds community events at the park including: Community Days and the fall Trick or Treat Trail. The Freedom New Sewickley Baseball Association home fields are located at Green Valley Park. The gazebo, shelters and pavilions are available to the public for rent. The amphitheater is barrier free and available to local churches for special events.

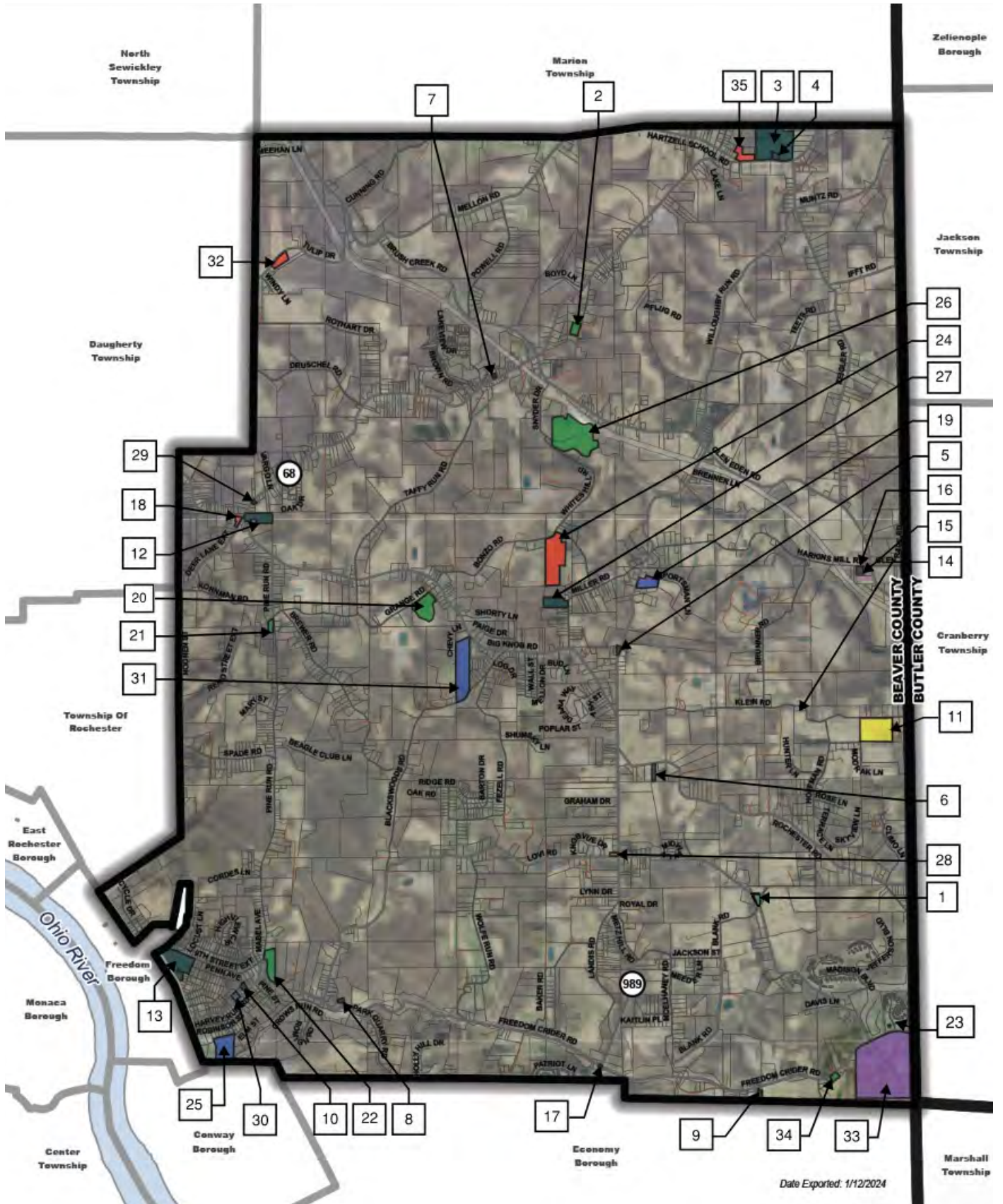
The Big Knob Grange is located at 336 Grange Road, Rochester PA 15074. The original site was located along Glen Eden Road but was relocated when the Pennsylvania Turnpike expansion occurred in 1952. The 36.5 Acre site includes the Grange Building constructed in 1952, fairgrounds, accessory structures and the parking area located to the north across Grange Road. The Big Knob Grange Fair was first held in 1938; The Fair has been held annually since that date with a few interruptions. The Grange is managed by the Officers and the Fair is managed by the Committee Chair and members. Additional community events are held at the Grange including an outdoor Easter Egg Hunt in the spring. Additional information regarding the Grange can be found on the Township's website (<https://www.newsewickley.com/community/big-knob-grange/>) and the Fair website (<https://bigknobgrangefair.org/index.html>).

Landmarks are places and features in the community that the residents associate with an event or specific location. The cemeteries in the Township, both active and closed are associated with the historic churches in the Township. While not appropriate for active recreation, the cemeteries contribute to the collective open space both in terms of maintained green space and places where gatherings may occur. Many of the churches are historic and serve as landmarks in the community. These places physically exist at crossroads but they are also part of the fabric of the community. Some landmarks are historic or in historic locations; some are commercial centers, or quasi-public locations where chance meetings occur and may be in the public realm or on private property. Public gathering spaces in New Sewickley include the Township building, the Grange, the Freedom Area School District Campus, the Police and Fire departments; the Little Super, Guy's Market at Sunflower Corner, and Young's Custard Stand are also local landmarks.

Map Number	Landmarks
1	Allison Cemetery - Powell Cemetery
2	Burn's Cemetery
3	Burry's Church Cemetery
4	St. John's United Evangelical Church (Burry's)
5	Prince of Peace Lutheran Church Cemetery
6	Prince of Peace Lutheran Church
7	Unionville United Methodist Church
8	Family Bible Church (Formerly: House of Mercy)
9	United Brethren Cemetery
10	Freedom Pine Run Church of the Nazarene
11	Historic Home
12	New Sewickley Presbyterian Church
13	Oak Grove Cemetery
14	Oak Grove Lutheran Church Cemetery
15	Oak Grove Lutheran Church
16	Oak Grove Lutheran Church - Community Garden
17	The Roundabout
18	Guy's Market @ Sunflower Corner
19	Big Knob Fire Station
20	Big Knob Grange Fairgrounds
21	Boggs Cemetery
22	Calvary Cemetery
23	Chabad Jewish Center
24	Cycle Salvage
25	Freedom School District Campus
26	Green Valley Township Park
27	Hosanna Industries
28	Little Super
29	New Life Community Church
30	Pine Run Volunteer Fire Department
31	Suncrest Camp Of Christ
32	Tatko Automotive
33	Tri-County Commerce Park
34	Tri-County Soccer & Sports Center
35	Young's Custard Stand

Current Landmarks

-  Residential
-  Commercial
-  Industrial, Manufacturing
-  Social, Institutional, or Infrastructure
-  Religious Institutions
-  Parks/Recreation





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4

CITIZEN PARTICIPATION

4 | CITIZEN PARTICIPATION

4-6 | Community Survey Responses

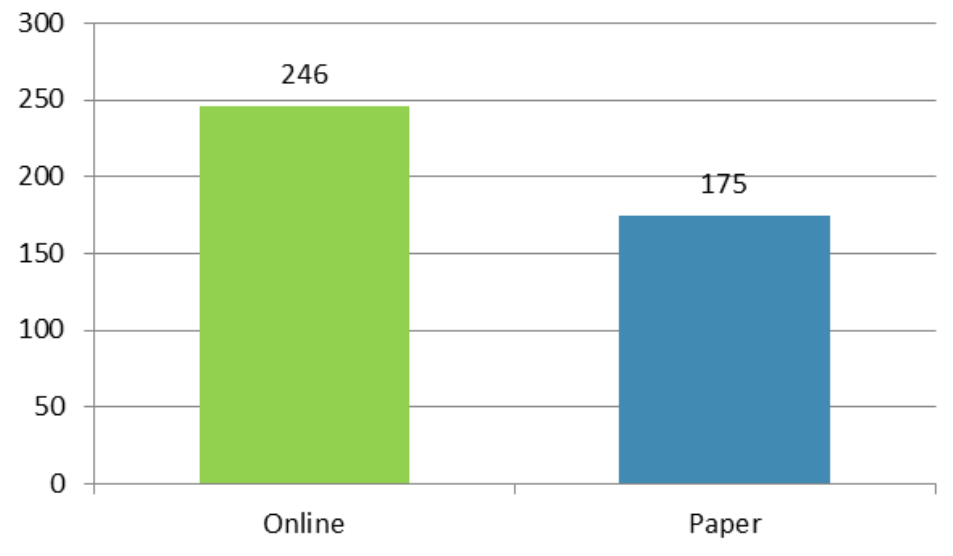
The community survey was created by the Planning Commission, based on a template from the 2013 survey and included questions regarding topics and areas of concern that had been identified during community meetings over the past years. The survey was published on May 2023 and kept open for responses through the end of October 2023. The Survey was distributed by mail to the 3,467 address listed as residents on the Township master list. The survey was published on the Township website and was available online by scanning the QR code. Flyers were distributed and posted at local community hubs.

According to the website [SurveyMonkey.com](https://www.surveymonkey.com) the "Margin of Error" tells you how much you can expect your survey results to reflect the views from the overall population. A total of 421 surveys were submitted online and via hard copies returned to the Township offices, this represents a twelve percent return rate. The Margin of Error is 5%; this means that there is a 95% probability that the responses accurately reflect the views of the overall population.

Respondents were asked to provide an address or crossroads; the location data shows that responses came from all regions of the Township and verifies respondents came from within the Township. All hard copies have been scanned, and both hard copies and digital submissions were collected in a master spreadsheet. Diagrams have been created to visually represent the survey results. The master spreadsheet, scans and output will be turned over to the Township.

The appendix contains the full text of the write in comments from the community survey.

4-50 Number of Responses by Type



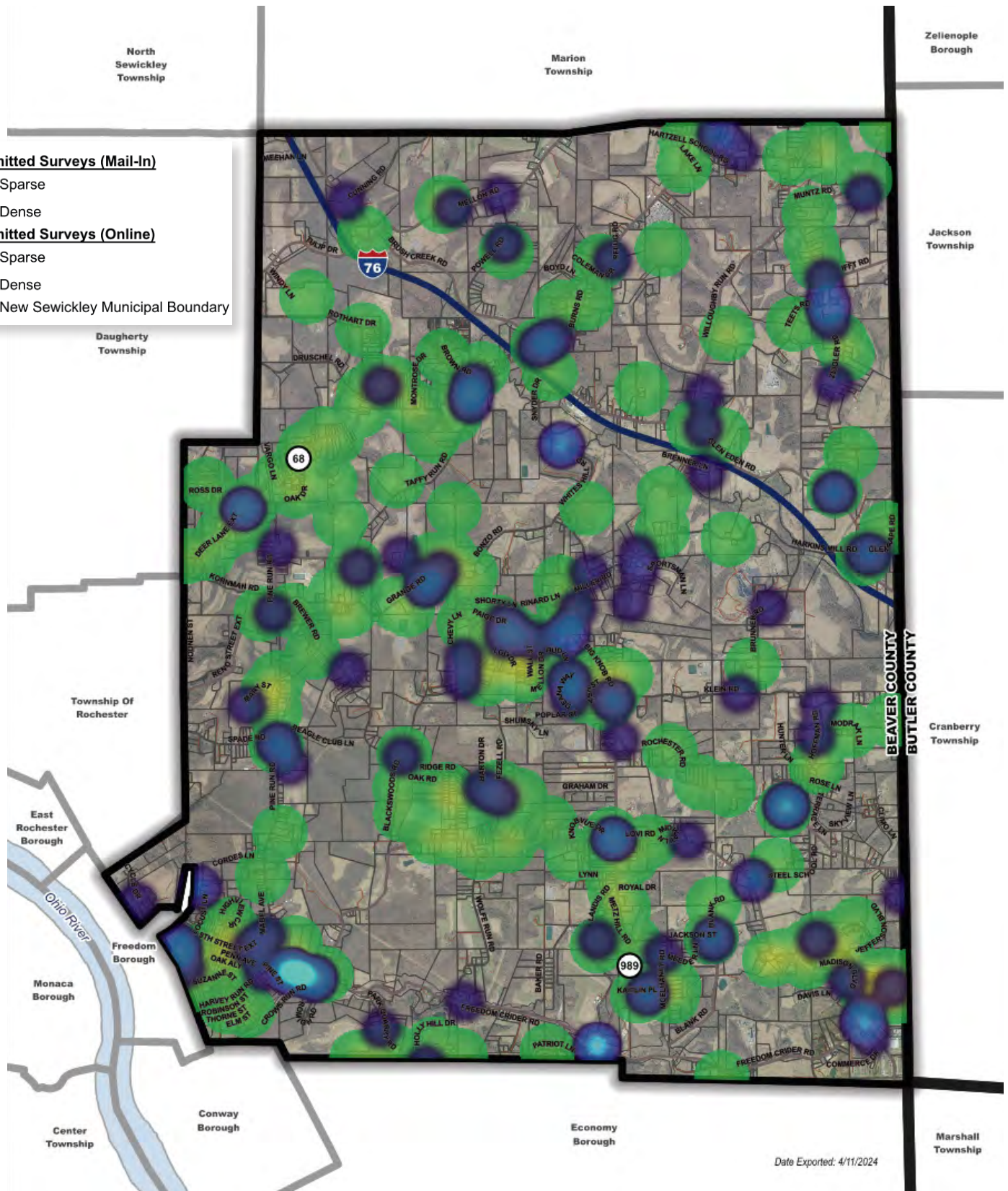
Submitted Surveys (Mail-In)

- Sparse
- Dense

Submitted Surveys (Online)




- Sparse
- Dense

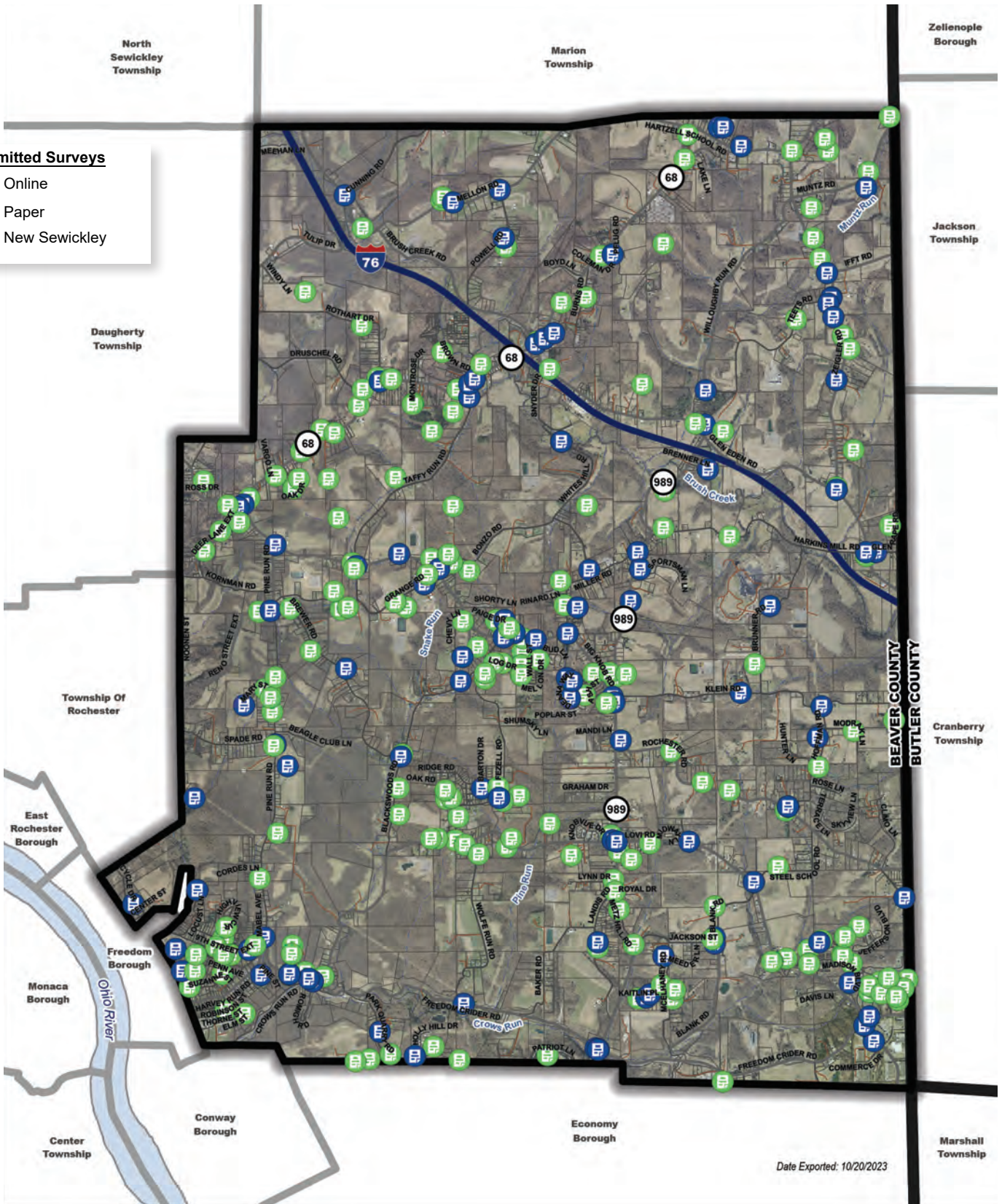
New Sewickley Municipal Boundary



Date Exported: 4/11/2024

Submitted Surveys

-  Online
-  Paper
-  New Sewickley



4-1 | Community Survey

New Sewickley
TOWNSHIP

Planning Commission

233 Miller Road
Rochester, Pa 15074
(724)774-7822

Chairman Albert Horn

Vice Chairman Ed Eisenbrown
Secretary Jenny Fessler

March 24, 2023

Dear Community member:

The New Sewickley Township Planning Commission is in the process of doing a 10-year review of the Comprehensive Plan. Townships in Pennsylvania are encouraged to undergo the Comprehensive Planning process every ten years in conjunction with the 10-year Census update. Working in coordination with our Planning consultant, LSSE, this process includes interviewing members of the community, holding public meetings, updating demographic data, taking inventory of township strengths and weaknesses, and analyzing the results so as to provide recommendations for managing future growth and development.

One of the first stages in the planning process is collecting information from our residents and business owners in the form of a community survey. The survey questions were written to address information required to be collected by the State and topics that have been identified by the Planning Commission and a committee of stakeholders. The greater the participation in the survey, the more accurately township leadership can understand the collective opinions and goals of the residents.

Surveys are being provided to both residents and business owners, one per address. The survey can be accessed either online or via the enclosed print copy.

- Print responses can be dropped off or mailed to the township building at 233 Miller Road, Rochester, PA 15074.
- If you would like to try the on-line digital version, you can access the survey via the QR code (to scan with your phone or tablet) or follow the hyper link from your computer.

Additional opportunities to provide feedback will be provided at public meetings and one-on-one interviews. Progress updates are provided at the monthly Planning Commission meetings. The Planning Commission meets the third Thursday of every month at the Township building, 6:30 PM.

The findings of this process will be published in a report available to the public – to be known as the New Sewickley Township 2023 Comprehensive Plan Update.

If you have specific questions regarding the survey or planning process you can contact LSSE's Planner: Joanne L. Shelly, at jshelly@lsse.com or 412-239-1819 or the township office at 724-774-7822 or info@newsewickley.com.

We look forward to hearing from you,

Albert E. Horn, Chairman

New Sewickley Township Planning Commission

INTRODUCTION

The following questions will provide the Planning Commission with an understanding of the Community's perspective.
There will be further opportunities for public comment, in addition to this survey.

QUESTIONS

SURVEY COVERAGE

The purpose of this question is to ensure that survey responses are received from all areas of the Township.

1 Where do you live or own a business in New Sewickley Township?

(choose on the map or provide nearest crossroad)

LAND USE

In New Sewickley Township there are three residential use districts and two commercial districts; The following questions relate to the location of those uses.

- | | |
|--|------------------------|
| RA - Residential Agricultural District | GC- General Commercial |
| MDR - Mixed Density Residential District | LI - Light Industrial |
| TN - Traditional Neighborhood District | |

2 How would you describe New Sewickley Townships character?

(choose an answer or add your own)

- | | |
|-------------------|-------------------|
| rural residential | suburban |
| farming | <i>(write in)</i> |

3 Please rank the type of housing you think is most needed in the Township

- single family - detached
- single family - attached (condos, townhomes, carriage homes)
- housing for seniors (group homes)
- housing for seniors (age in place, single story, small yard)
- housing for young families (starter homes, more affordable)
- rental housing - single family detached
- apartments
- no additional housing needed

4 Please locate on the map where you think new residential growth is appropriate within the RA, MDR, and TN Districts.

(draw circles)

5 Please locate on the map places or landmarks which you believe have cultural significance for the community.

(place Xs)

6 Are the local commercial / shopping services adequate?

- yes
- no

7 Would you like to see increased shopping opportunities?

- yes
- no

(if yes, please describe what type of services you would prefer.)

PUBLIC SERVICES

The following question are related to what services the Township should provide.

- 8a** Is your home/business on well water, public water, or water delivery?
well
public
water delivery
- 8b** If you have PRIVATE WELL, have you had an issue with water QUANTITY in the last 5 years?
yes
no
(please describe)
- 8c** If you have PRIVATE WELL, have you had an issue with water QUALITY in the last 5 years?
yes
no
(please describe)
- 8d** If you have PRIVATE WELL service, would you be interested in public service?
yes
no
- 8e** Should public water service be expanded?
yes
no
- 9a** Is your home/business on SEPTIC or public sanitary?
septic
public
- 9b** Have you had an issue with your SEPTIC in the last 5 years?
yes
no
(please describe)
- 9c** If you have PRIVATE SEPTIC, would you be interested in public service?
yes
no
- 9d** Should public sanitary service be expanded?
yes
no
- 10a** Are the roads in New Sewickley adequate?
yes
no
- 10b** What improvements to the roads would you like to see?
(write in)

11a Does your family use the Township recreation facilities?

- yes
- no

11b In which Township recreation facilities and programs do you participate?

(choose all that apply)

- a. Walking trails
- b. Playground
- c. Baseball, soft ball, or soccer matches
- d. Community Day
- e. Concerts/movies
- f. Trick or Treat trail
- g. Santa Day
- h. Pavillion/Gazebo/Amphitheater rental
- i. Grange events
- j. None of the above

(write in)

11c Would you like to see additional recreation facilities developed by the Township?

- yes
- no

11d Which type of additional recreation opportunities would be beneficial to the Township?

(write in)

12a Have you had need of the emergency services?

(circle all that apply)

- a. police
- b. fire
- c. EMT
- d. no

12b Do you believe the services you required were sufficient?

- yes
- no

12c What could be improved?

(write in)

12d Should the Township increase funding to any of the services?

(choose multiple)

- police
- fire
- EMT
- other

13a Please rank how you would like to see Township revenues allocated

- _____ Township roads
- _____ Township emergency services
- _____ Township recreation facilities/programs (existing)
- _____ Township land acquisition for new facilities
- _____ other *(write in)*

13b Would you be in favor of a tax increase to fund Township infrastructure improvements (parks, water, sanitary, roads) ?

(write in)

CONSIDERATIONS

14 What are New Sewickley Townships most positive characteristics?

15 What are your areas of concern?

15 New Sewickley Township officials are responsive to residents concerns?

(choose one)

- very responsive
- somewhat responsive
- responsive
- not responsive

17 What is your preferred method of communication (to/from) Township officials?

(choose multiple)

- | | |
|---------|----------------------------|
| webpage | public meeting (in-person) |
| mailer | public meeting (virtual) |
| email | text alert |

18 If you would like to participate further in the Comprehensive Planning, please provide your name and contact information.

Name: _____
address: _____
telephone: _____
email: _____

For those who prefer.

A version of this survey is available on-line

Scan the QR code with your phone camera

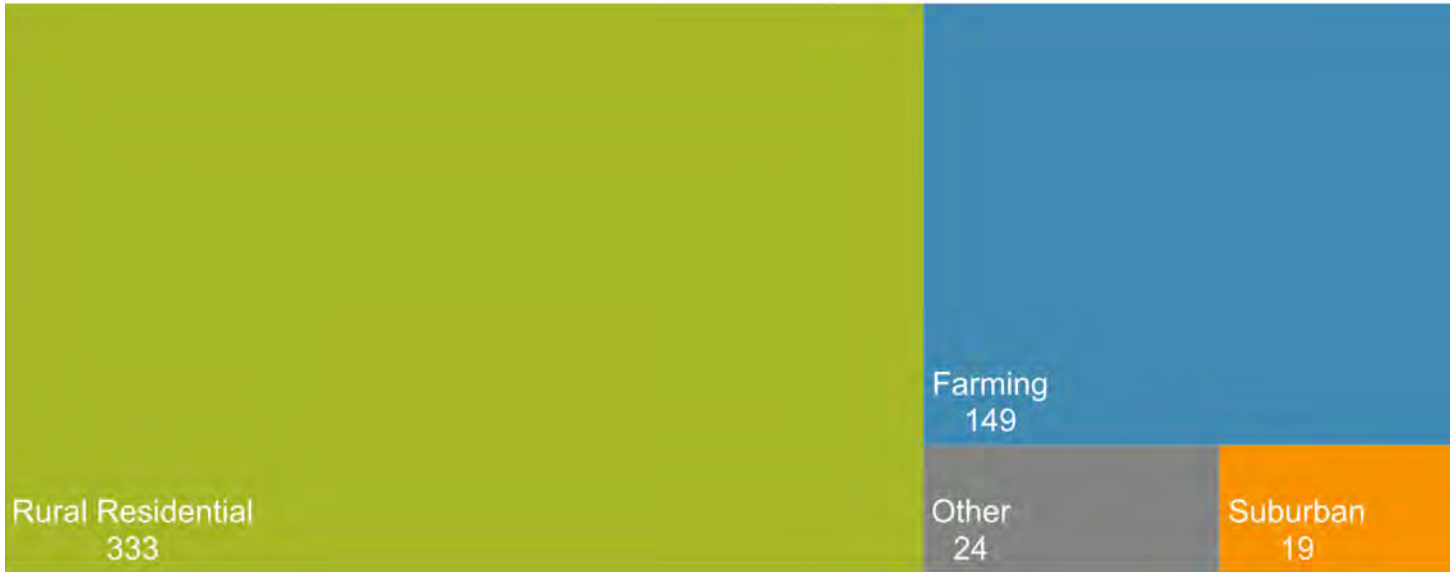
<https://arcg.is/0v95v4>



*Thank you for your participation.
Please feel free to share this survey with neighbors who may not yet have participated.*

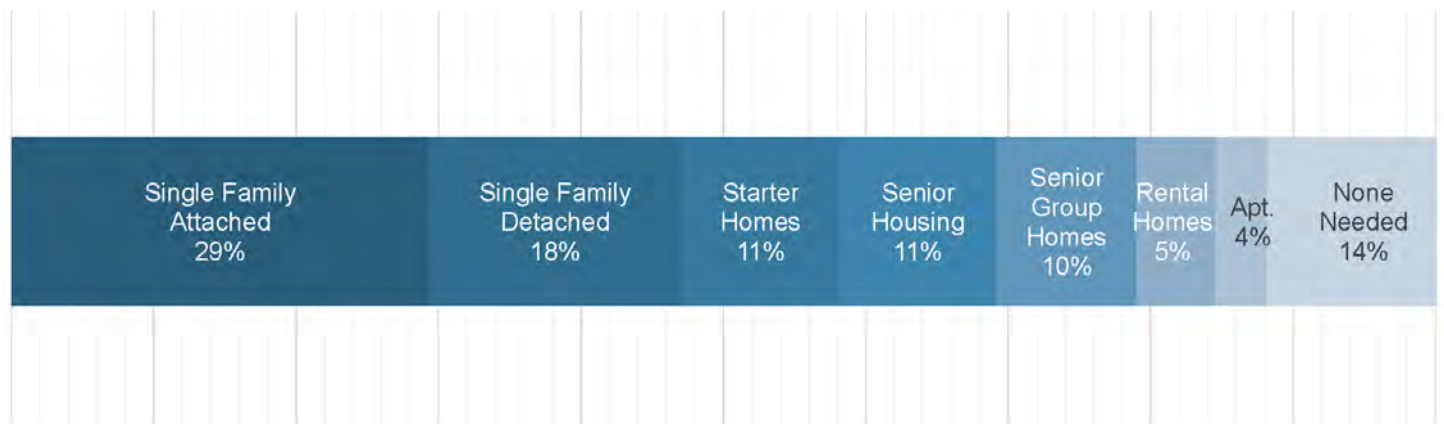
4-2 | Community Survey Results

4-51 Question #2 | How would you describe New Sewickley Townships Character?



Respondents may have chosen more than one character adjective.

4-52 Question #3 | Please rank the type of housing you think is most needed in the Township.



410 respondents answered this question; on 11 surveys this question was left blank.

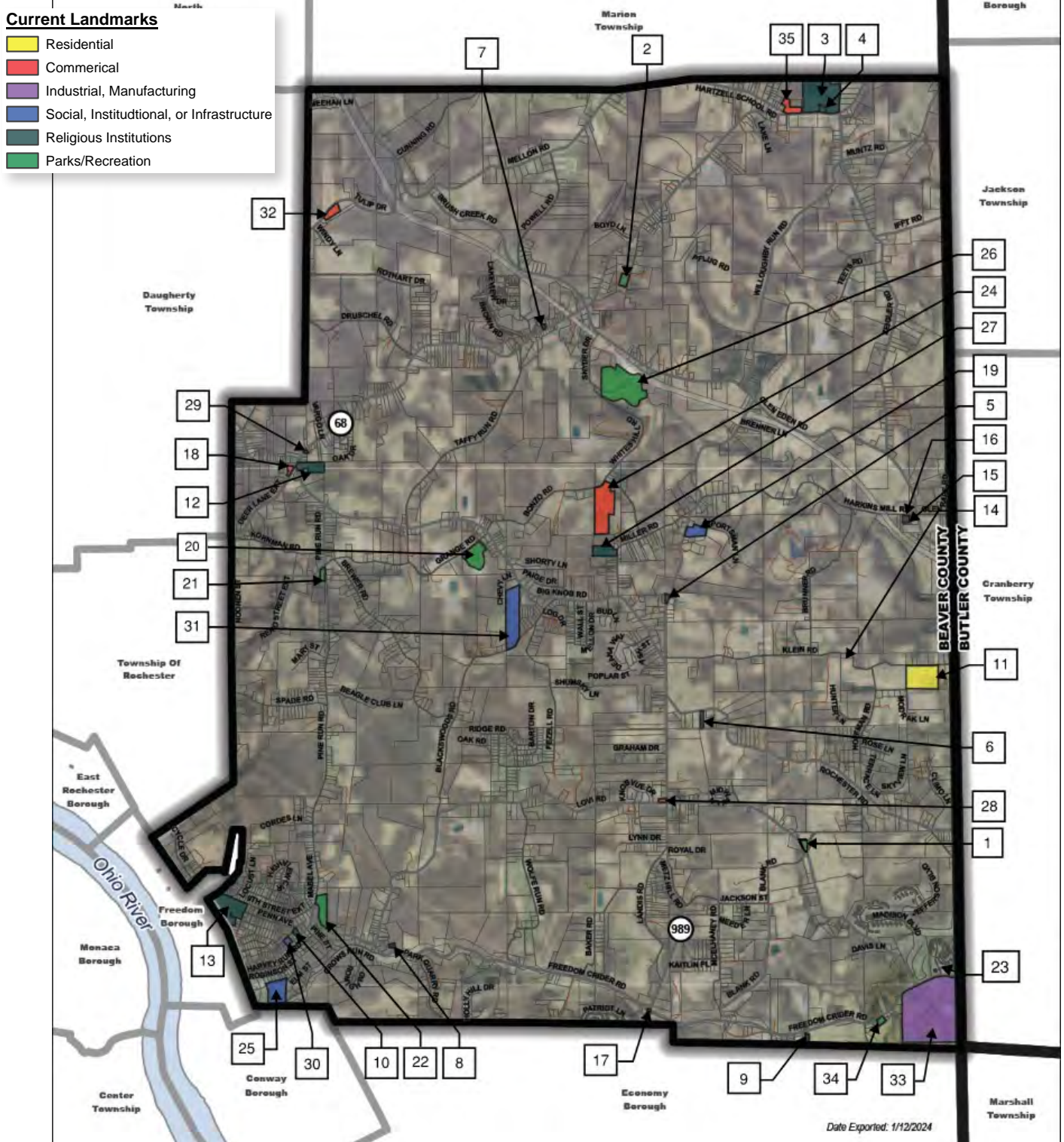
The responses to Question #4 were inconclusive as the responses blanketed the Township.

4-53 Question #4. Please locate on the map where you think new residential growth is appropriate within the RA, MDR, and TN Districts.

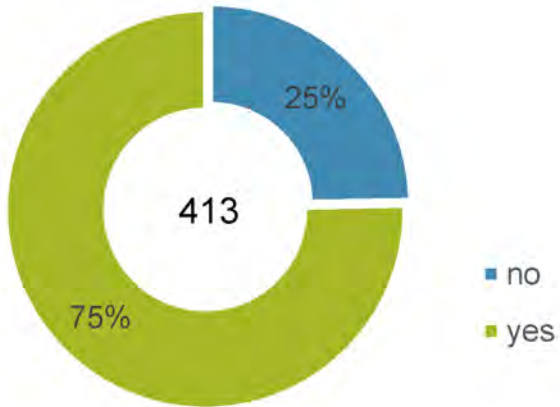


The responses to Question #5 were incorporated into the Township Landmarks Map 2-3 and 3-19

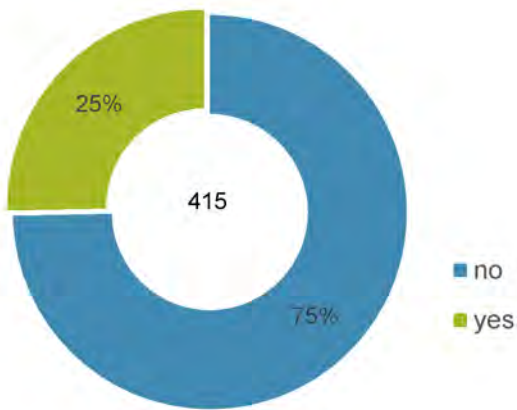
4-54 Question #5 | Please locate on the map places you believe have cultural significance for the community.



4-55 Question #6 | Are the local commercial / shopping services adequate?

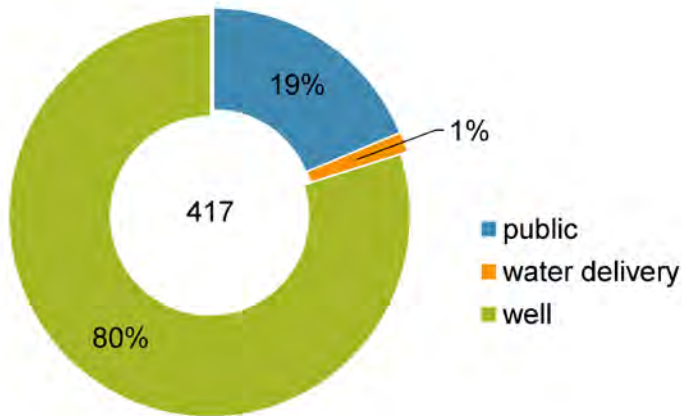


4-56 Question #7 | Would you like to see increased shopping opportunities?

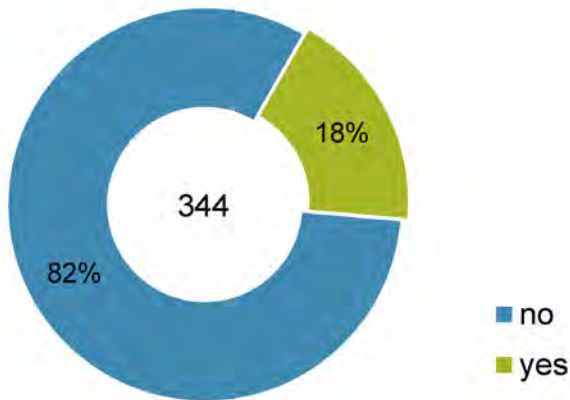


The following question are related to existing utility service

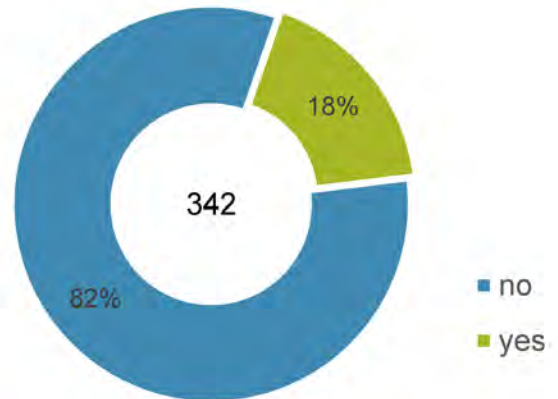
4-57 Question #8 a | Is your home/business on well water, public water, or water delivery?



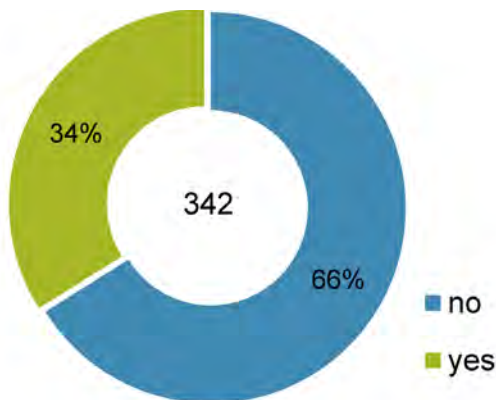
4-58 Question #8 b. | If you have PRIVATE WELL, have you had an issue with water QUANTITY in the last 5 years?



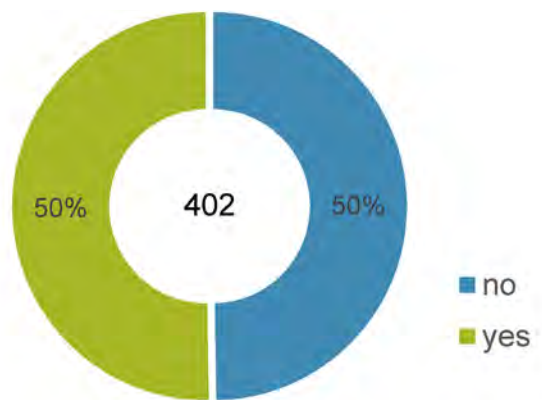
4-59 Question #8 c | If you have PRIVATE WELL, have you had an issue with water QUALITY in the last 5 years?



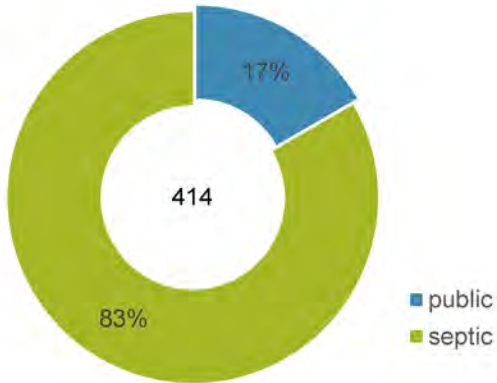
4-60 Question #8 d | If you have PRIVATE WELL service, would you be interested in public service?



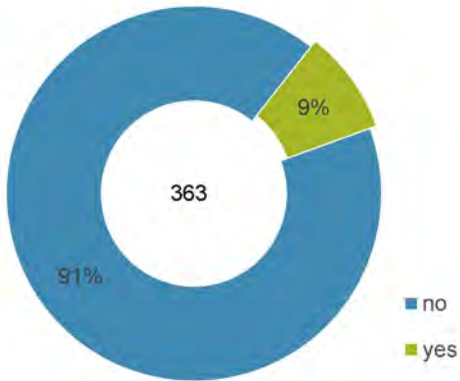
4-61 Question #8 e | Should public water service be expanded?



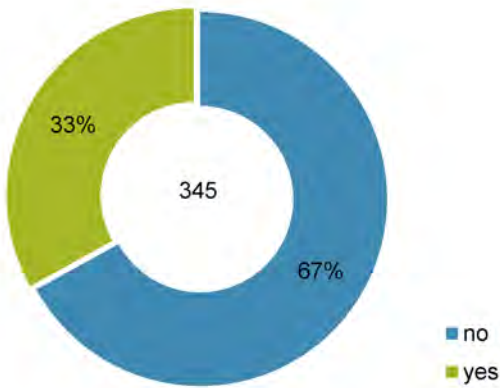
4-62 Question #9 a | Is your home/business on SEPTIC or public sanitary?



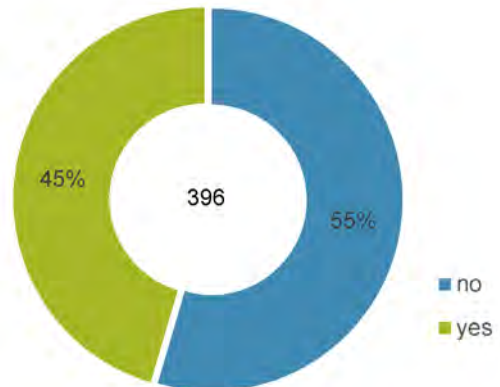
4-63 Question #9 b. | Have you had an issue with your SEPTIC in the last 5 years?



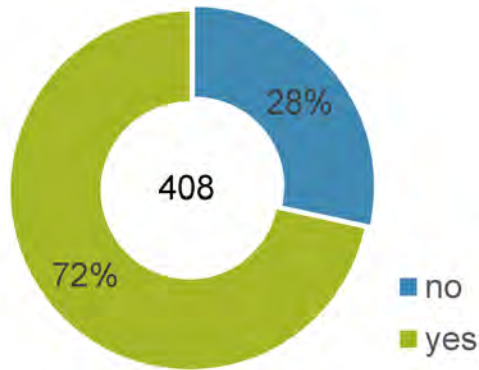
4-64 Question #9 c | If you have PRIVATE SEPTIC, would you be interested in public service?



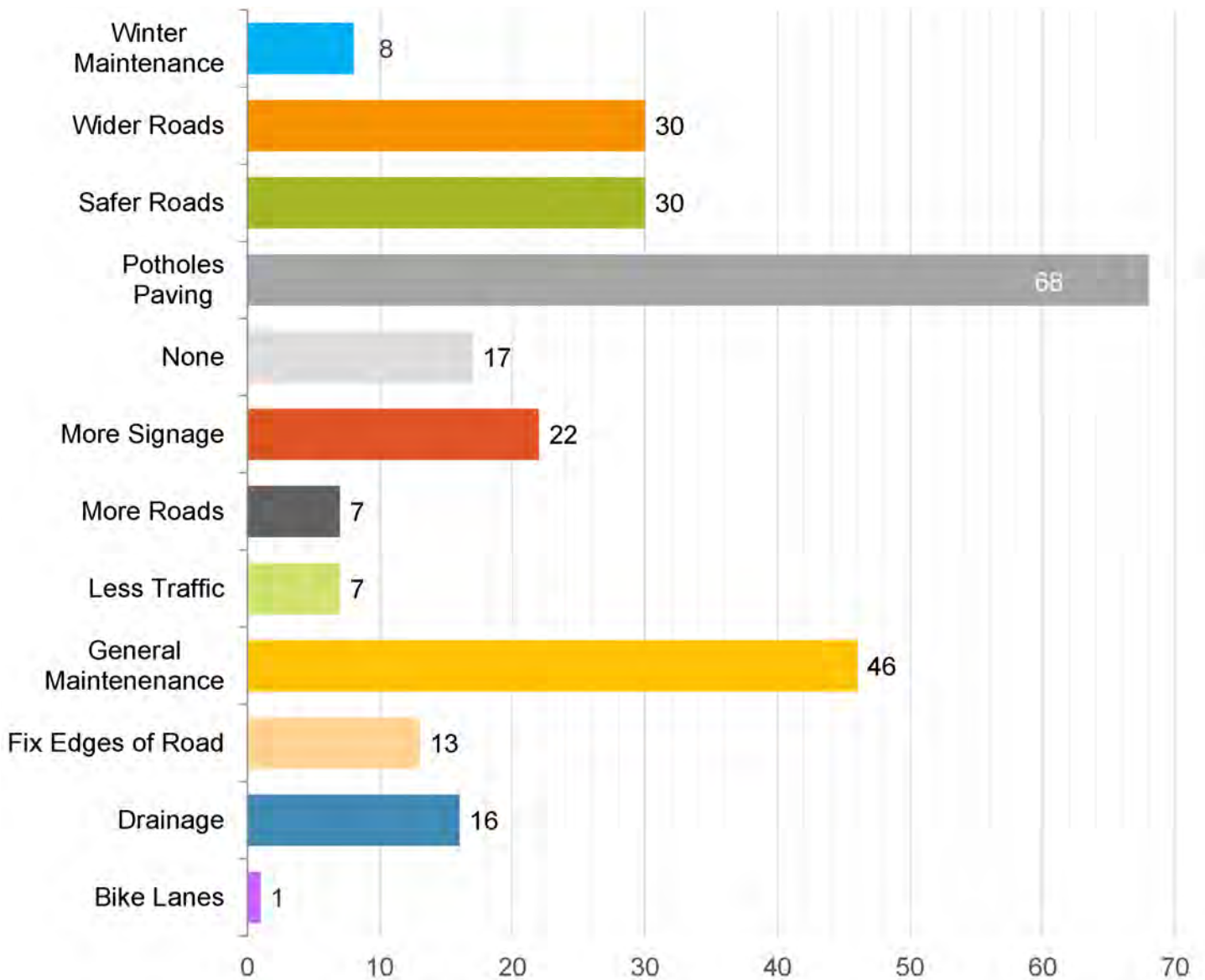
4-65 Question #9 d | Should public sanitary service be expanded?



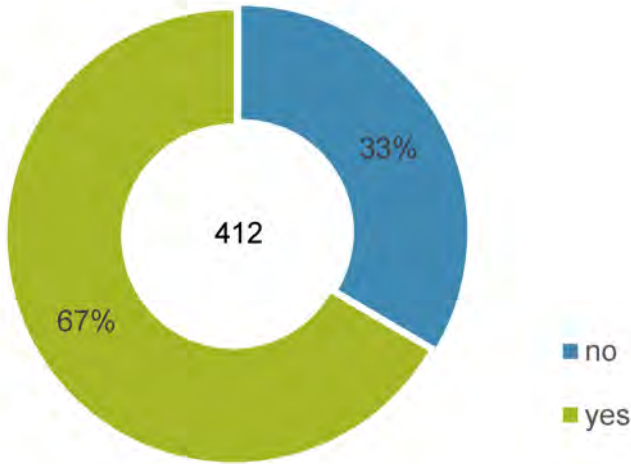
4-66 Question #10 a | Are the roads in New Sewickley adequate?



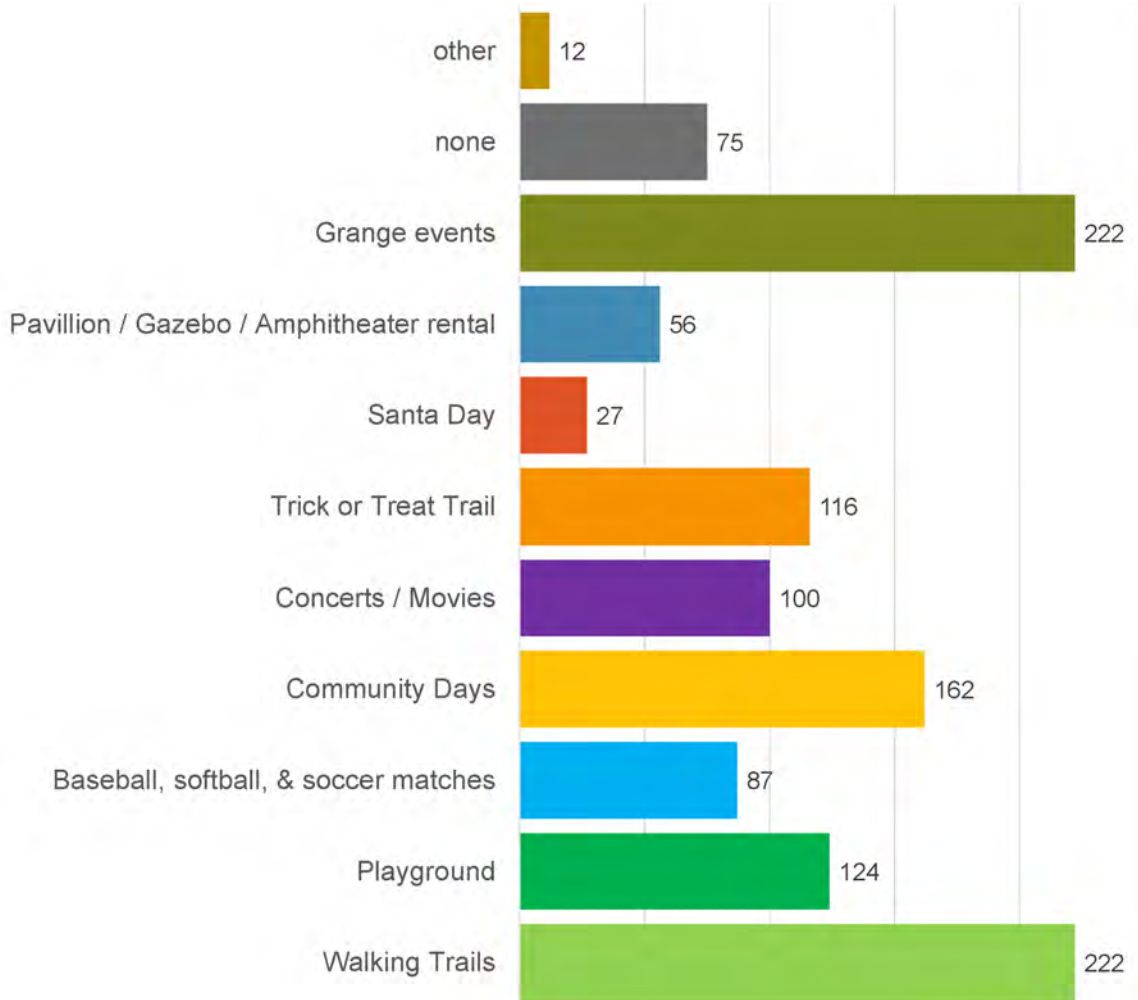
4-67 Question #10 b | What improvements to the roads would you like to see?



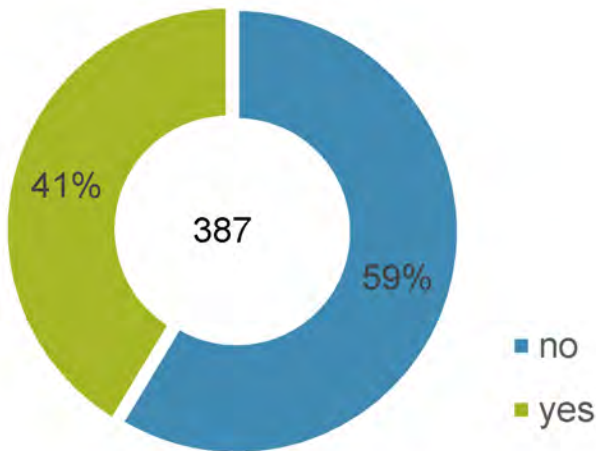
4-68 Question #11 a | Does your family use the Township recreation facilities?



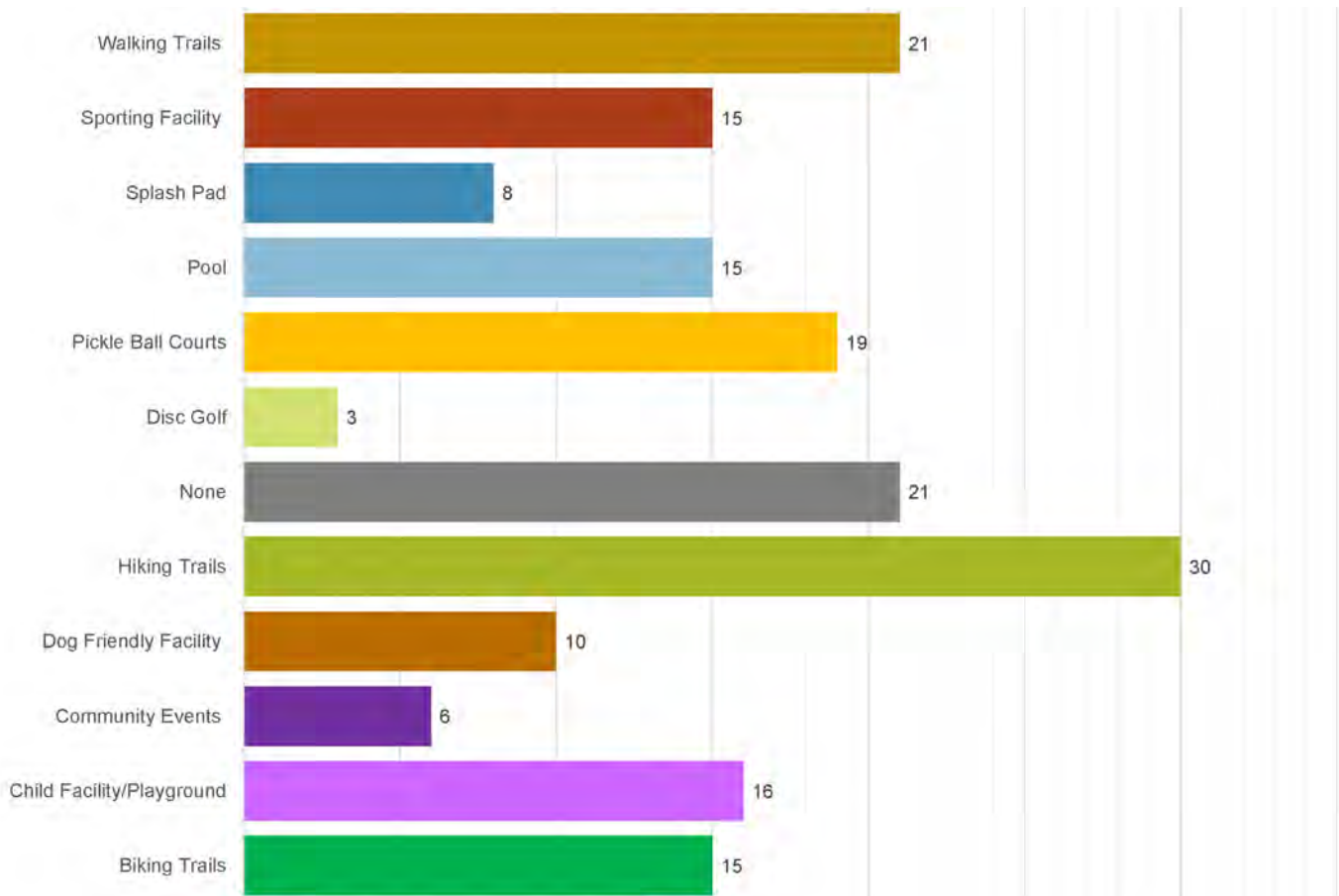
4-69 Question #11 b | In which Township recreation facilities and programs do you participate?



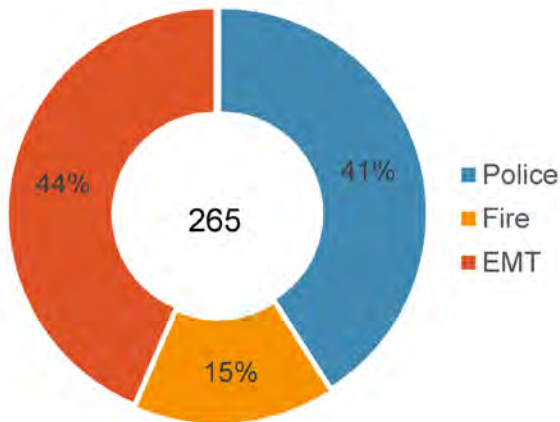
4-71 Question #11 c | Would you like to see additional recreation facilities developed by the Township?



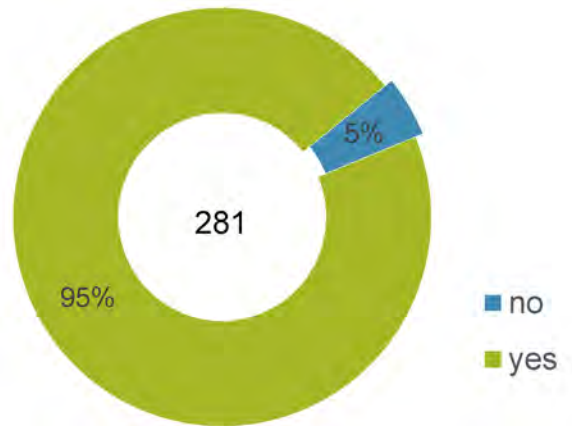
4-70 Question #11 d | Which type of additional recreation opportunities would be beneficial to the Township?



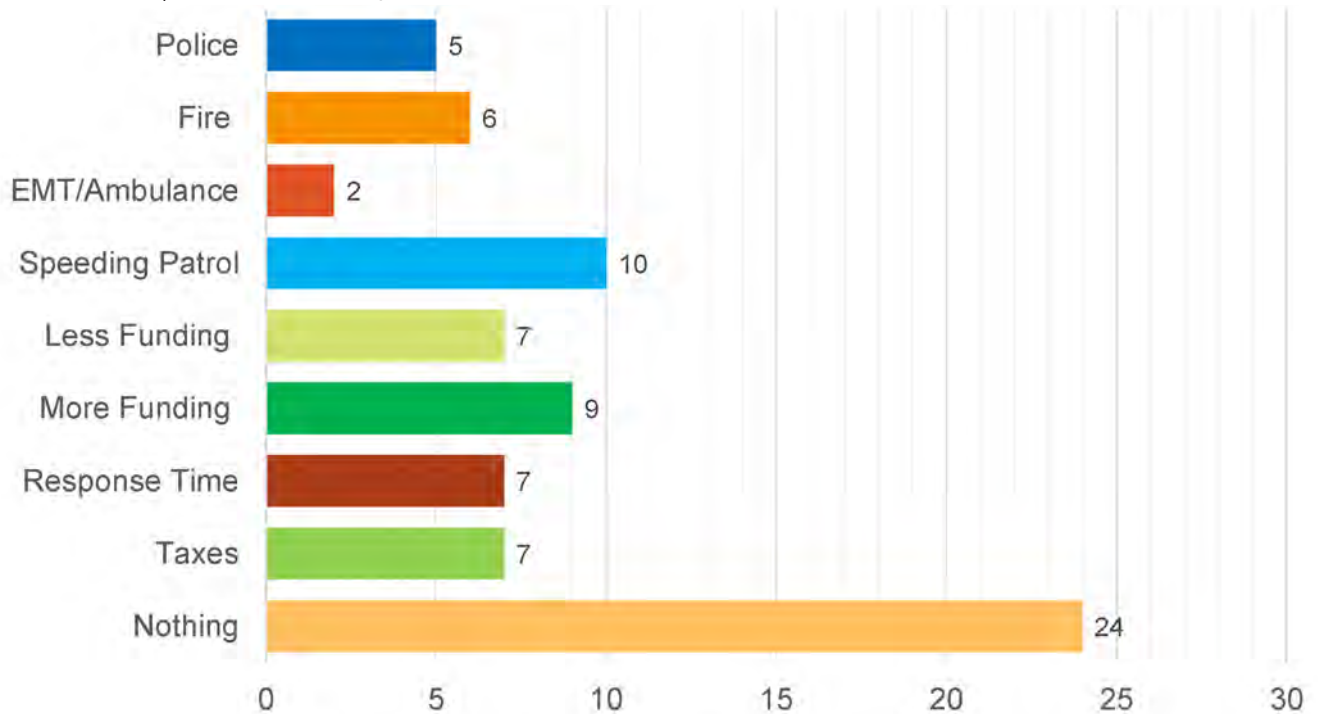
4-72 Question #12 a | Have you had need of the emergency services?



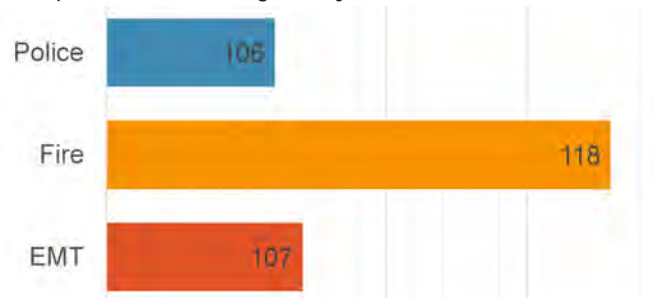
4-73 Question #12 b | Do you believe the services you required were sufficient?



4-74 Question #12 c | What could be improved?



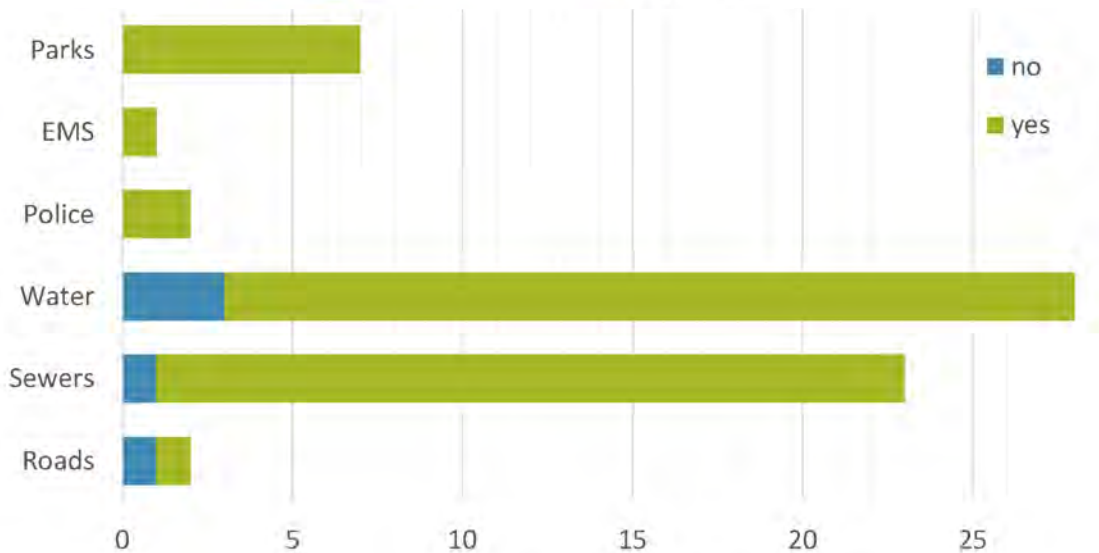
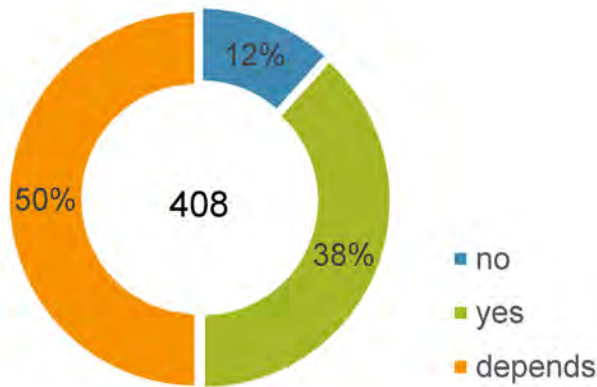
4-75 Question #12 d | Should the Township increase funding to any of the services?



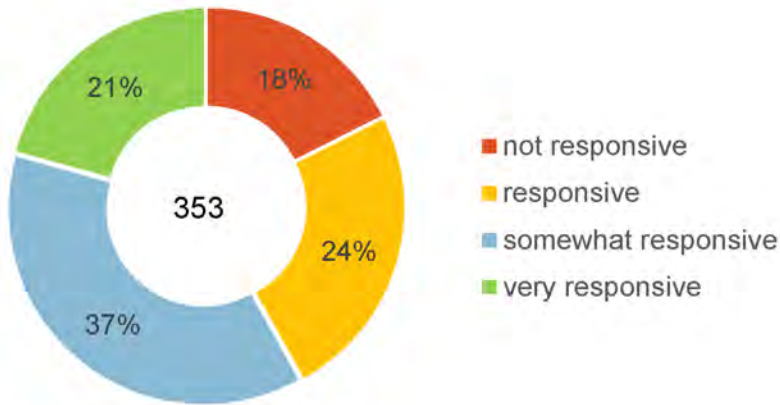
4-76 Question #13 a | Please rank how you would like to see Township revenues allocated.



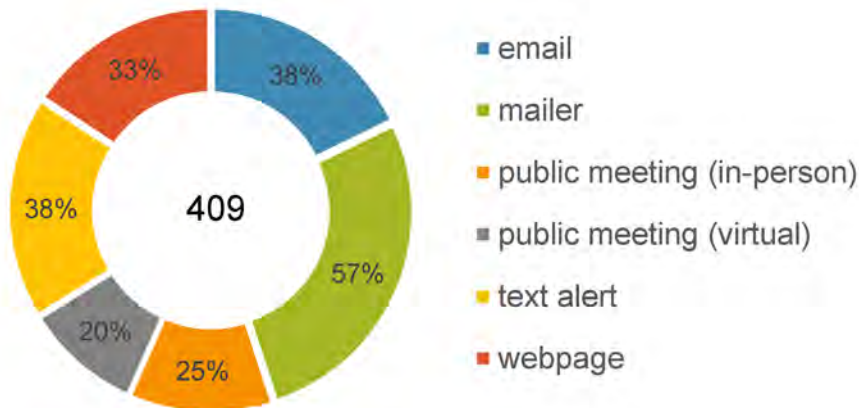
4-77 Question #13 b | Would you be in favor of a tax increase to fund Township infrastructure improvements (parks, water, sanitary, roads) ?



4-80 Question #16 | New Sewickley Township officials are responsive to residents concerns?



4-81 Question #17 | What is your preferred method of communication (to/from) Township officials?
This question allowed respondents to choose more than one answer.



4-3 | Community Workshops

Three Community workshops were held to discuss issues that were identified during a public comment session on July 20th, 2023 and the results and comments from the Community Survey. Days and times for the workshops were selected based on a survey of the stakeholders availability. Each stakeholder was contacted via email and/or by a phone call to ensure that every person was given an opportunity to engage. Stakeholders in attendance included residents, farmers, business owners, local school district representatives and Township leadership.



The first two workshops were held, in the fall of 2023, to review the community survey responses. One workshop was held in the evening and one during the day. 16 Stakeholders participated on September 20th and another 14 participated on September 21st. The workshops followed the same agenda, both days. The workshop subjects were:

- Utilities Services
- Rural Preservation
- Housing

The tables were provided with preliminary information from the census data updates, regional resource data and survey responses. Participants were assigned to one of three tables. The table subject leaders posed a series of questions to their group and recorded notes from the discussion. After approximately 20 minutes the leader summarized the discussion and the groups moved to the new subject table. At the end of the meeting, the results of the discussions were summarized and final comments spoken. The discussions reflected the results and comments received from the survey and prompted a request for continued discussion and long range planning for these subject areas.

26 residents participated in a third workshop which was held on February 1st, 2024. The purpose was to review, verify or propose revisions to the current Policy Objectives. The Policy Objects cover three land use areas:

- Housing
- Education
- Transportation
- Land use
- Socio-economics

A summary of the workshops, agendas and notes is provided on the following pages. Policy Objectives comments are documented in the tables in Chapter 6: Implementation.



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New Sewickley TOWNSHIP

New Sewickley Township
Comprehensive Plan
Stakeholder Meeting

Dates:

Wednesday 20th, 6 – 8 PM

Thursday 21st, 9-11 AM

Location:

233 Miller Road
Rochester, PA
15074

ACTIVITIES

Check-in

15 minutes

- Assign groups
- Map exercise
- Introductions

Future Vision

60 minutes

(20 minute each)

1. Utility services
2. Rural Preservation
3. Housing

Break

5 minutes

- refreshments

Summarize

40 minutes

(10 minutes each)

1. Utility services
2. Rural Preservation
3. Housing

Post

Meeting

30 minutes

- Open discussion

TABLE NOTES

Please take about 5 minutes for each question.

RURAL CHARACTER PRESERVATION

- 68% of the survey participants consider New Sewickley to be “Rural Residential”
- 17% of NST is farmed.

ZONING DISTRICT		AREA		%
GC	General Commercial	1578.244	AC	7.79%
LI	Light Industrial	2646.065	AC	13.05%
MDR	Mixed Density Residential	7734.382	AC	38.16%
RA	Residential Agriculture	6919.665	AC	34.14%
TN	Traditional Neighborhood	1391.177	AC	6.86%

STRENGTHS

- What is the strengths of the term “Rural”?
 - *Open Space? Large lots? Less people?*

THREATS

- What are the threats to keeping NST rural?
 - *Think beyond density, cost of living, cost of providing public services, availability of natural resources, impacts of industrial or commercial development etc.*

ASPIRATIONS

- How do you envision the future as property ownership changes?
 - *Consider farms that are subdivided for the family.*
 - *Consider changes of uses in the commercial/industrial areas.*

ACTIONS

- What actions should be taken to preserve the rural character for the future?

Threats to Rural Preservation

Proximity to Cranberry

- Most people liked the proximity of NST to Cranberry for amenities.
- Almost everyone expressed that they don't want the community to become Cranberry.
- New development should be geared more towards the outskirts of the community.
- New development should be built more towards Cranberry and should be tapered out. It should be thinned out the closer you get to the middle of the Township.

Commercial Developments

- Most people expressed that they would like to see more commercial developments for convenience but at a very small scale – Grocery stores and locally owned mom and pop shops
- Freedom Corridor is where commercial development should be concentrated.
- It was expressed that they see minimal commercial development as a positive.

Population

- There needs to be a way to attract younger residents and more families.
- There is a lack of nearby opportunities for younger people.
- Most people were receptive to an increase in population growth since many people saw the necessity for it, but they wanted to ensure that the rate of growth was monitored.
- Job growth / opportunities must be considered when looking into the construction of new houses.

INITIAL INQUIRY

- ADDRESSING FAILING UTILITIES WILL PROMOTE GROWTH AND REDUCE OPEN SPACE.
- LAND VALUES ARE HIGH
 - COST OF PURCHASE
 - LACK OF OPPORTUNITY
- NEED BETTER ZONING TO CONTROL DENSITY
- RURAL CHARACTER EQUATES TO BETTER QUALITY OF LIFE

RURAL.

INQUIRY

- PRIVACY
- INDEPENDANCE
- LOW TAXES / REGULATIONS
- DEVELOP AGRICULTURAL BASED COMMUNITIES
- LOSS OF FARMING / YOUNG PEOPLE
- SMALL LOTS / NOISE / LIGHT TRAFFIC POLLUTION

RURAL.

New Sewickley Township
Comprehensive Plan
Stakeholder Workshop

September 20th 2023
September 21st 2023

TABLE NOTES

Please take about 5 minutes for each question.

WATER & SANITARY SERVICE

Things to consider:

- 3% of New Sewickley Township area is served by public water.
- 77% of respondents have private water service.
- 52% believe public water service should be expanded.
- 2% of New Sewickley Township area is served by public sanitary.
- 82% of respondents have private sanitary service.
- 46% believe public sanitary service should be expanded.

STRENGTHS

- What are the strengths (positive aspects) of having public services?

THREATS

- What threats are created by providing/expanding public service?
- What are the threats are there to private services?
 - *Contamination, expansion capacity, new locations?*

ASPIRATIONS

- What do you envision as the future of public/private sanitary service in the future?

ACTIONS

- What actions should be taken to achieve that future?

Utility Services

- People expressed that they were concerned with the water quality and the amount of water that is available
- People expressed that they are concerned with more developments that would deplete the existing water from their wells
- Most people saw the lack of utilities and the cost to bring in utilities as a barrier for any new developments
- It was suggested that there should be a way to tap into the utilities that Cranberry has to provide services for the community – The possibility of a joint partnership should be looked at.
- There needs to be a real solution to bringing water and sewer services to the community
- There should be a way to require the developer to build and maintain the utilities so it doesn't fall on the community to pay for the installation and maintenance of utilities
- Addressing failing utilities will promote growth and reduce open space
- Studies should be conducted to evaluate the true cost of introducing utilities into the community.

○ NEED TO PROVIDE FOR FUTURE (PLAN)

- GROWTH - FAILED SYSTEMS.

○ FEAR OF COSTS FOR PUBLIC SERVICE

○ NEED MORE INFORMATION

- COSTS

- TECHNOLOGY,

○ FIRE PROTECTION

UTILITIES

○ LACK OF SERVICE KEEPS IT RURAL.

○ COST OF BUILD & MAINTENANCE IS MORE

○ PLAN FOR SPECIFIC LOCATIONS

○ CHALLENGE FOR JOB GROWTH.

UTILITIES

New Sewickley Township
Comprehensive Plan
Stakeholder Workshop

September 20th 2023
September 21st 2023

TABLE NOTES

Please take about 5 minutes for each question.

HOUSING

- 84.7% of residents own their own homes
- \$200,500 median value of owner-occupied homes
- 15.3% of residents rent.
- \$1,225 is the median monthly rent
- 48% of survey participants thought that some additional single-family housing is needed in the community.

STRENGTHS

- What are the strengths of the current housing stock?
 - *What types? Locations? affordability?*

THREATS

- What housing types are missing?
- Is housing affordable?
- What threats come with developing new housing?
- What threats come from not developing new housing options?

ASPIRATIONS

- How would you improve the housing options?

ACTIONS

- What actions should be taken to improve the housing options?

Housing

- Many people acknowledged that more housing is needed but that it should be thinned out and not concentrated
- People acknowledged that the housing prices were too expensive and something should be done to bring the prices down
- Many people expressed that they prefer to see single-family developments
- Many people liked that its large lots
- People acknowledged that many of the homes are old and dilapidated
- People expressed that the developments that do go in are mainly for seniors and that there should be more of a balance for younger buyers
- There should be more green-space between houses
- It should be easier to subdivide large lots
- Most people were against any dense developments – Developments should be spread out through the community – Developments should be kept at the edges of the community
- Most people acknowledged that the lack of public utilities and the cost to connect to public utilities is what stifles any new development
- It was expressed that people appreciate that their homes tend to retain their value
- The land is inexpensive to buy but expensive and difficult to build on
- There was an interest in developing “Agrihoods” which are small neighborhoods or communities built around small batch farming and establishing a commercial area that focuses on selling items that are grown and produced in the community. This would allow younger families to come into the community but carry on the tradition of farming and preserving the rural-ness of the community
- A positive is that there is room to have animals and a garden
- Most people felt that any new developments shouldn’t include any HOA
- Certain areas should be identified when considering the construction of new housing

HOUSING

- SINGLE FAMILY DEV.
- DEV. IN OUTSKIRT
- TINY HOMES

HOUSING

- TINY HOMES
- ALLOW FOR SUBDIVISION OF LOTS
- COMMERCIAL DEV. TO BRING YOUTH FAM.
- NOT DENSE BUT MORE HOUSING
- DEVELOPER TO MAINTAIN/BUILD UTILITIES
- AGRIFOOD

- Fire protection should be considered with the construction of new housing
- When considering the construction of new housing, privacy between homes and lots should be taken into consideration
- Low taxes and minimal regulations should be maintained
- The loss of farmland should be monitored and be minimal
- Reducing the size of large lots into smaller lots should be considered to allow the creation of more homes
- The potential affects of noise, light pollution and traffic should be studied prior to the creation of any new housing developments
- Along with the comprehensive plan update, the zoning code should also be updated to better control density

Tiny Homes

- Most people were receptive to allowing Tiny Homes within an existing lot
- There should be a cap on the square footage of the tiny home
- There should be a distance requirement of the Tiny Home from neighboring properties
- Some people were receptive to covenants being placed on properties that build tiny homes. Restrictions on owner occupancy only – rentals shouldn't be less than 30 days.

New Sewickley TOWNSHIP

Comprehensive Plan
2023 Update
Stakeholder Workshop

Date:
February 1st, 2024
6:00 PM – 8 PM

Location:
New Sewickley
Township Building
- meeting room
233 Miller Road
Rochester, PA 15074

Check-in
5:30 – 6:00 PM

**Review of
Comprehensive Plan**
(20 minutes)

- Introduction
- Section purpose(s)
- Data collection process

**Review of
Goals & Policy Objectives**
(30 minutes)

- Current Goals &
- Current Policy Objectives

**Table Activity
Policy Areas**
(10 minutes each Policy area)

- Review Policy Areas
- Confirm Objectives
- Suggest Strategic Actions

Summary
(10 minutes)

- Summarize comments
- Next Steps

Post Meeting
30 minutes

- Open discussion

Table Activity

Directions:

1. Review the current Goals
 - o Goals were generally confirmed by the Community Survey results.
2. Review each current Policy Objective.
 - o Do the Policies support the Goals? agree, disagree, edit, add, or change.
3. Summarize the main points of the conversation.

Goals

Goal #1: Minimize loss of agricultural lands

Goal #2: Preserve open spaces

Goal #3: Protect the environment

Goal #4: Manage density

Goal #5 Minimize commercial development

Goal #6 Manage traffic impacts

Things to consider:

- 0.08% of New Sewickley Township area is open water and wetlands.
- 54.40% of New Sewickley Township area is woods, scrub and grassland.
- 27.14% of New Sewickley Township is agricultural.
- 8.42% of New Sewickley Township is developed open space.
- 9.38% of New Sewickley Township is developed.

Policy Objectives

Areas of consideration:

- Housing
- Education
- Socio-Economics
- Transportation
- Infrastructure
- Land Use

Table summaries. - Top considerations for future land use management policies and actions



- BALANCE DEVELOPMENT W/ RURAL PRESERVATION.
- ALLOW FOR DEVELOPMENT OF ACCESSORY DWELLING STRUCTURES
AGE IN PLACE - MULTI GENERATION
- DEVELOPMENT STANDARDS FOR NEIGHBORHOOD CHARACTER
- AFFORDABLE STARTER HOMES

WATER → SEWAGE PLAN

ZONING MAP REVIEW

HIGH DENSITY

* → FAMILY HOUSING

TIME DELIBERATELY PLACE

LARGE RETAIL

- HOW ARE WE ENCOURAGING SMALL BUSINESS?
- FLEXIBILITY ON LOCATIONS
 - REVIEW ROADS - HOW ROAD USE AND TRAFFIC HAS CHANGED
 - SCHOOLS - BETTER SCHOOLS
YOUNG FAMILIES
PARTNERSHIP
 - ATTRACT YOUNG FAMILIES
- COST OF HOUSING AMENITIES

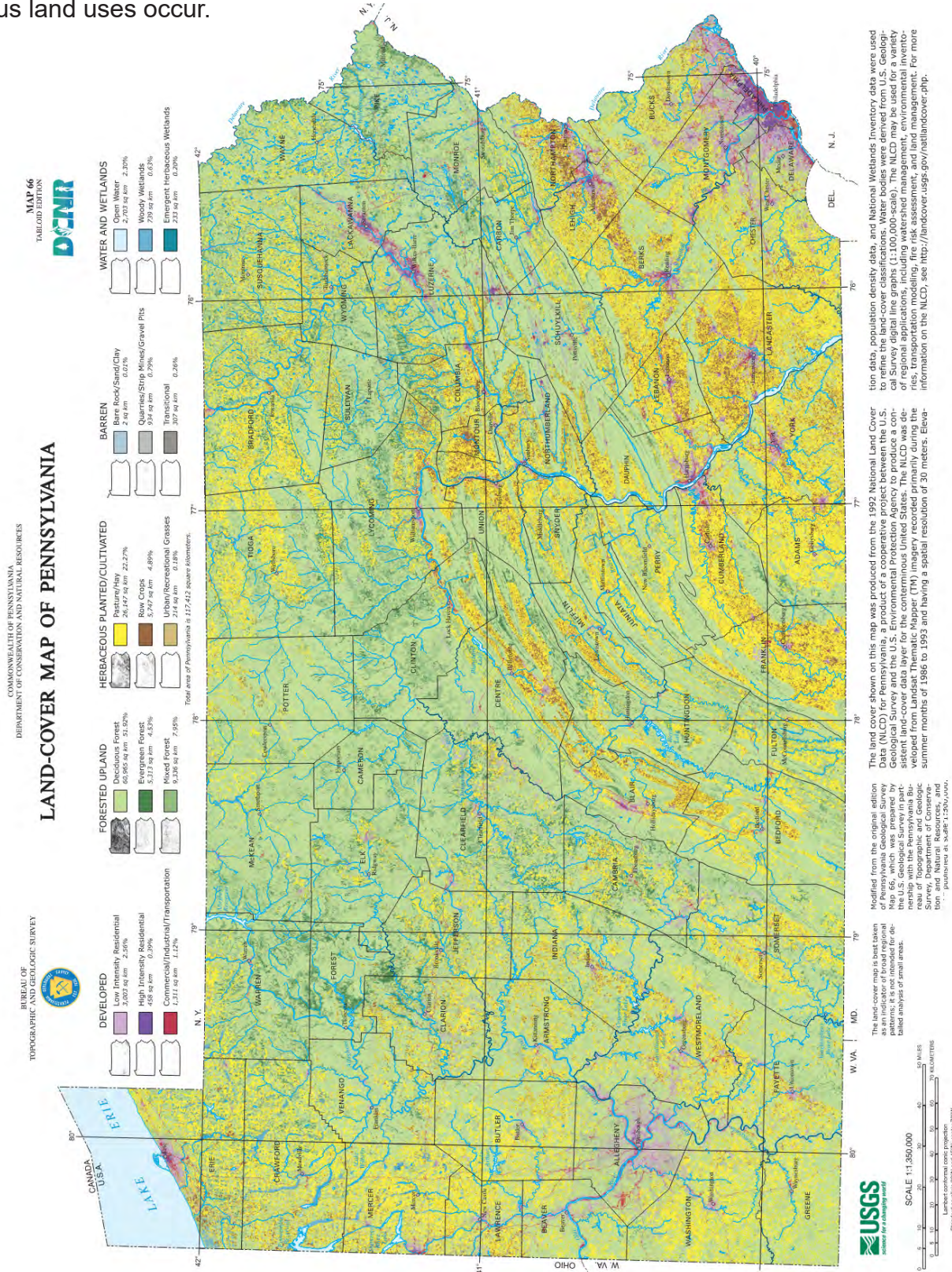


5 | LAND USE

MAP | 5-24 PENNSYLVANIA LAND (USE) COVER MAP

















5-1 | CURRENT LAND USE

PA Department of Conservation and Natural Resources Land Cover maps show where pervious and impervious land uses occur.



Primary land uses found in New Sewickley include: woodland (deciduous forest, evergreen forest, mixed forest), agriculture (pasture and cultivated crops) and development (low to medium to high intensity). New Sewickley land use is primarily woodland with agriculture as a secondary use. Development is concentrated along the primary transportation corridors and at public utility service areas. The maps on the following pages detail the land use coverage and distribution of impervious surfaces (a proxy for where development has occurred) in New Sewickley Township.

Land Cover (NLCD 2019)

	Open Water	0.01%
	Developed, Open Space	8.42 %
	Developed, Low Intensity	6.31 %
	Developed, Medium Intensity	2.50 %
	Developed, High Intensity	0.57 %
	Barren Land (Rock/Sand/Clay)	0.23 %
	Deciduous Forest	44.36 %
	Evergreen Forest	0.17 %
	Mixed Forest	8.42 %
	Shrub/Scrub	0.10 %
	Grassland/Herbaceous	1.35 %
	Pasture/Hay	15.61 %
	Cultivated Crops	11.53 %
	Woody Wetlands	0.04 %
	Emergent Herbaceous Wetlands	0.03%
	New Sewickley Municipal Boundary	

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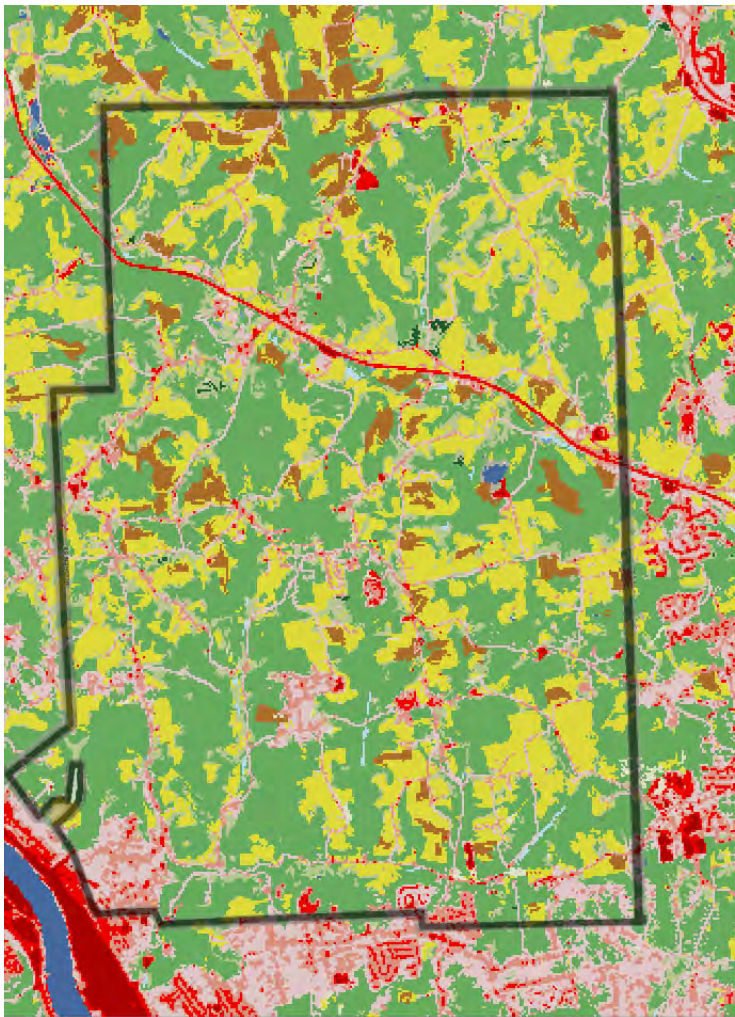
MAP | 5-25 NEW SEWICKLEY LAND (USE) COVER MAP



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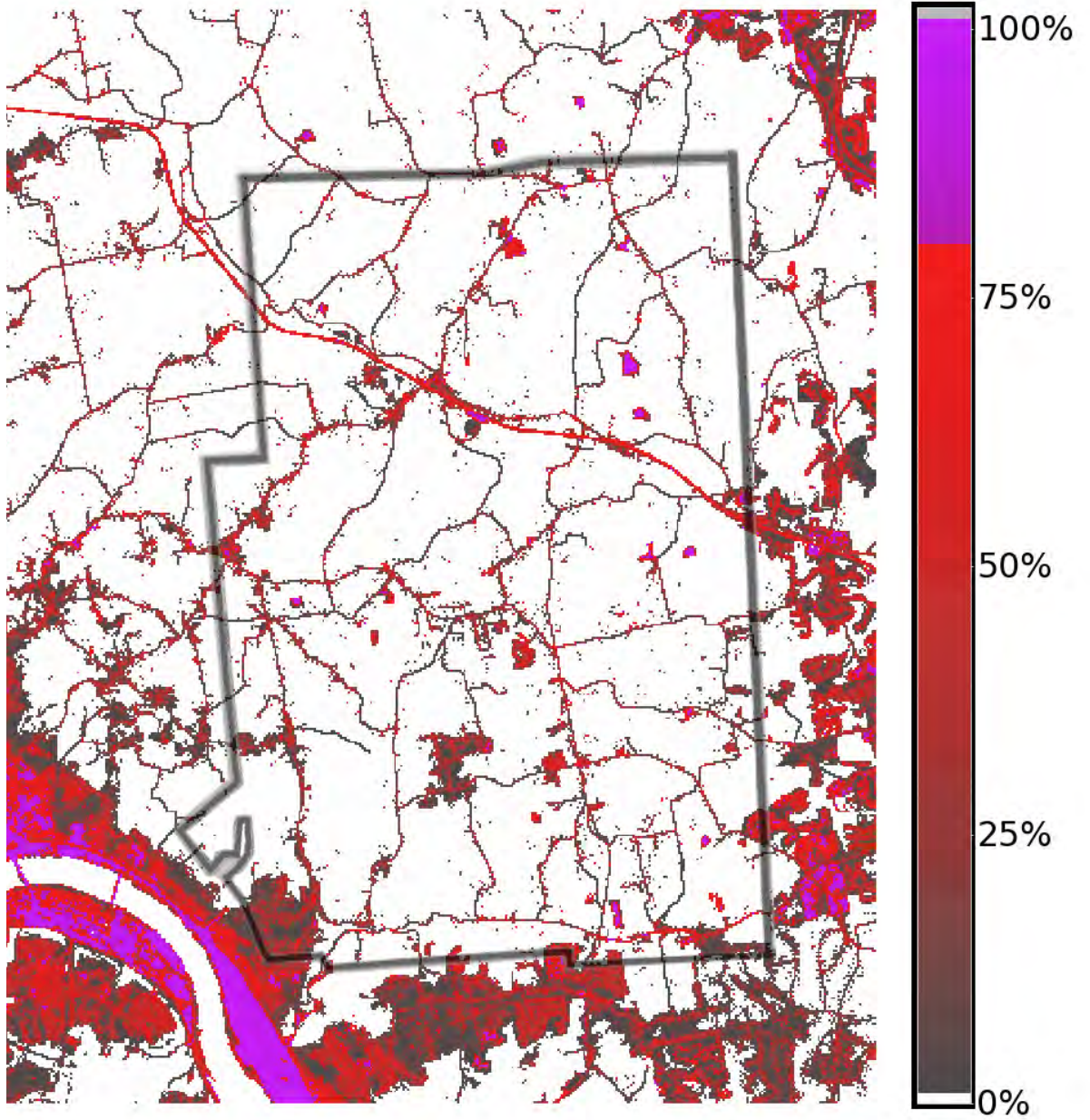
The National Land Cover Database (NLCD) also provides county-level mapping of land use and impervious coverage. Downloads of the mapping graphically capture the developed and undeveloped areas of New Sewickley. Both the land use map and the impervious coverage map provide a visualization of the use change over time, the animation can be viewed on the NLCD map viewer website. (<https://www.mrlc.gov/viewer/>)

MAP | 5-26 NLCD - LAND USE COVER ANALYSIS MAPPING



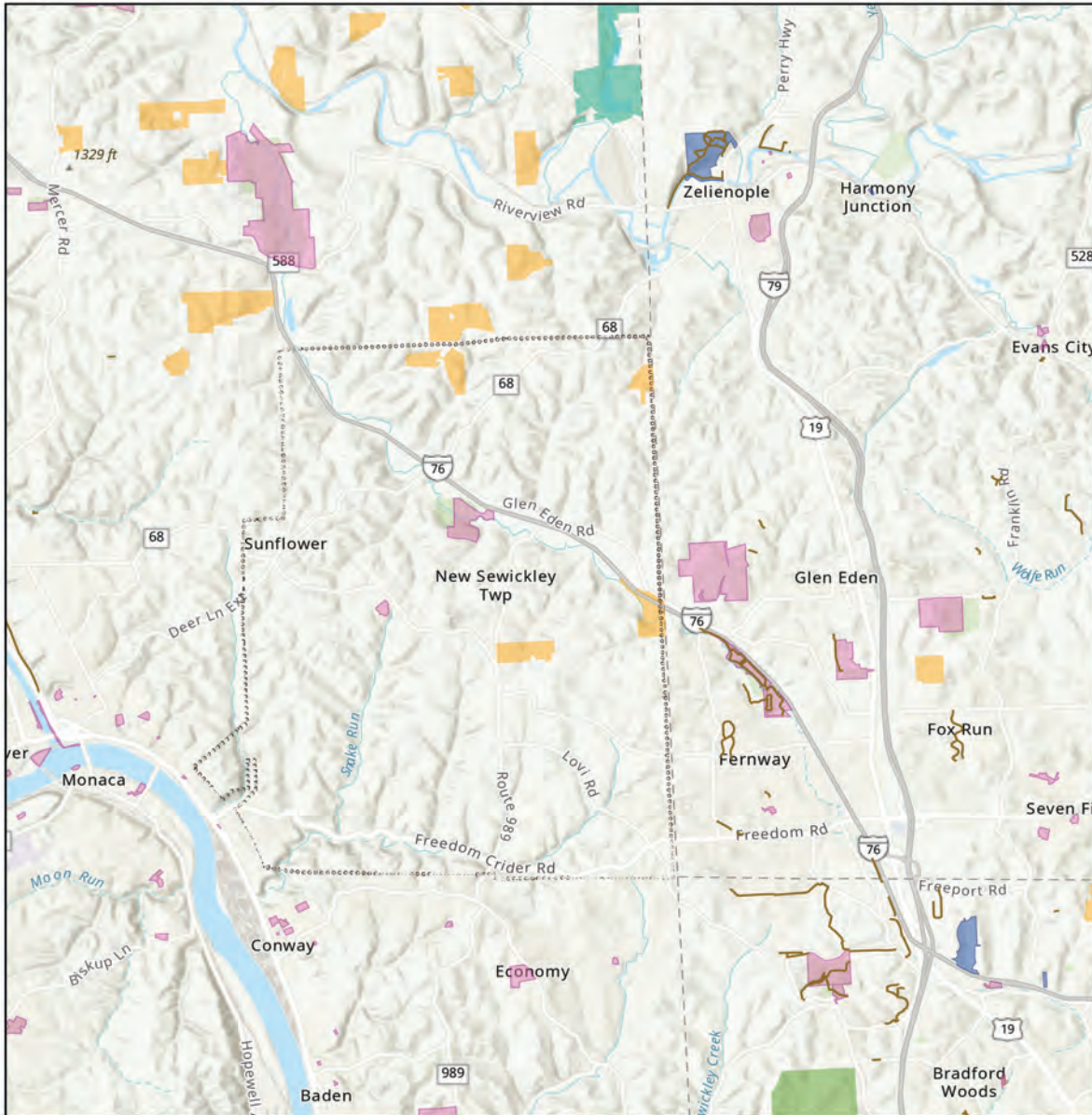
- Open Water (11)
- Perennial Ice/Snow/ (12)
- Developed, Open Space (21)
- Developed, Low Intensity (22)
- Developed, Medium Intensity (23)
- Developed, High Intensity (24)
- Barren Land (Rock/Sand/Clay) (31)
- Deciduous Forest (41)
- Evergreen Forest (42)
- Mixed Forest (43)
- Dwarf Scrub(AK only) (51)
- Shrub/Scrub (52)
- Grasslands/Herbaceous (71)
- Sedge/Herbaceous(AK only) (72)
- Lichens (Ak only) (73)
- Moss (AK only) (74)
- Pasture/Hay (81)
- Cultivated Crops (82)
- Woody Wetlands (90)
- Emergent Herbaceous Wetlands (95)

MAP | 5-27 NLCD - IMPERVIOUS LAND AREA MAPPING - 2021



There are currently four County Farm Easements in New Sewickley. The County Easement Purchase program was developed in 1988 to help slow the loss of prime farmland to non-agricultural uses. The Program is managed by the Pennsylvania Department of Agriculture, more information regarding the program can be found at the program website. (<https://weconservepa.org/gis/>), and (https://www.agriculture.pa.gov/Plants_Land_Water/farmland/Easement/Pages/default.aspx)

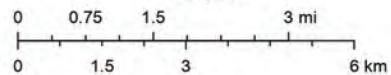
MAP | 5-28 PA LAND CONSERVATION | FARM EASEMENTS



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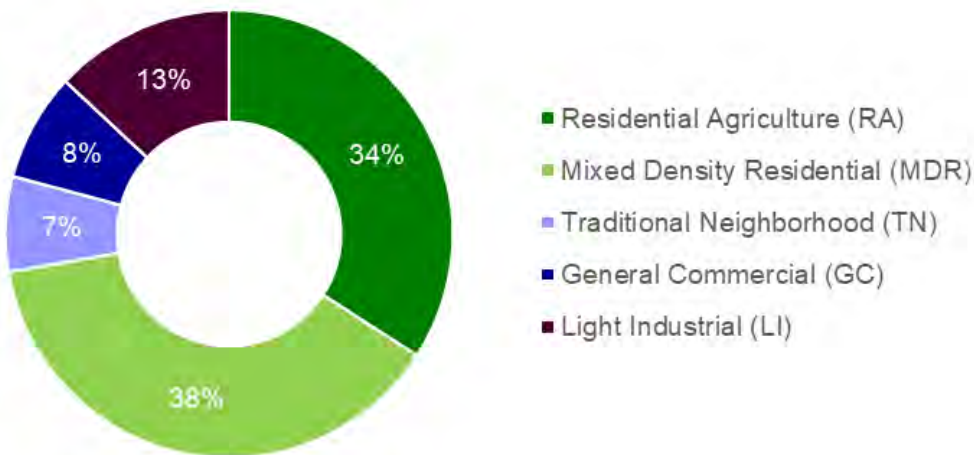
- Trails (OSM 230627)
- State
- PA Fish & Boat Commission
- PA Game Commission
- Local Parks & Open Space
- Land Trust Lands
- Conservation Easements
- County Farm Easements



Esri, NASA, NGA, USGS, data.pa.gov, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

The current Zoning map, updated in 2017, is made up of five district types: Residential Agricultural (RA), Mixed Density Residential (MDR), Traditional Neighborhood (TND), General Commercial (GC) and Light Industrial (LI). 38% of the Township is designated as Mixed Density Residential (MDR) and 34% as Residential Agricultural (RA). While the allocation of land is aligned with the community character preferences, the location of districts and the permitted and conditional uses should be periodically reviewed to ensure that the preservation and development patterns are compatible with land and infrastructure resources and community goals.

ZONING DISTRICT			AREA		
RA		Residential Agriculture (RA)	6919.665 AC	10.812	SQ MI
MDR		Mixed Density Residential (MDR)	7734.382 AC	12.085	SQ MI
TN		Traditional Neighborhood (TN)	1391.177 AC	2.174	SQ MI
GC		General Commercial (GC)	1578.244 AC	2.466	SQ MI
LI		Light Industrial (LI)	2646.065 AC	4.134	SQ MI



Penn State Extension Services has conducted several studies of the fiscal impacts of land uses. The Studies analyze the taxes collected by land use and compare that to the cost of providing services to those land uses. The published study is titled "Fiscal Impacts of Different Land Uses: The Pennsylvania Experience" and has been periodically updated in 1997, 2006 and 2014. The results of the study concluded that the predominance of a single land use placed an additional tax burden on the other use types. The article summarizing the study can be found on the Penn State Extension website.

<https://extension.psu.edu/fiscal-impacts-of-different-land-uses-the-Pennsylvania-experience-in-2006>

Based on analysis of physiography, utilities and transportation network, there is some mismatch between allowable uses and viable land area for those uses within each district. Permitted and conditional uses for each district can be found in the New Sewickley Township Zoning and Subdivision and Land Development (SALDO) Ordinances.

5-2 | FUTURE LAND USE

<http://www.newsewickley.com/wp-content/uploads/2020/04/Ord-No.-214-Final.pdf>

The Pennsylvania Municipal Planning Code (MPC) provides the following definitions to guide growth management:

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

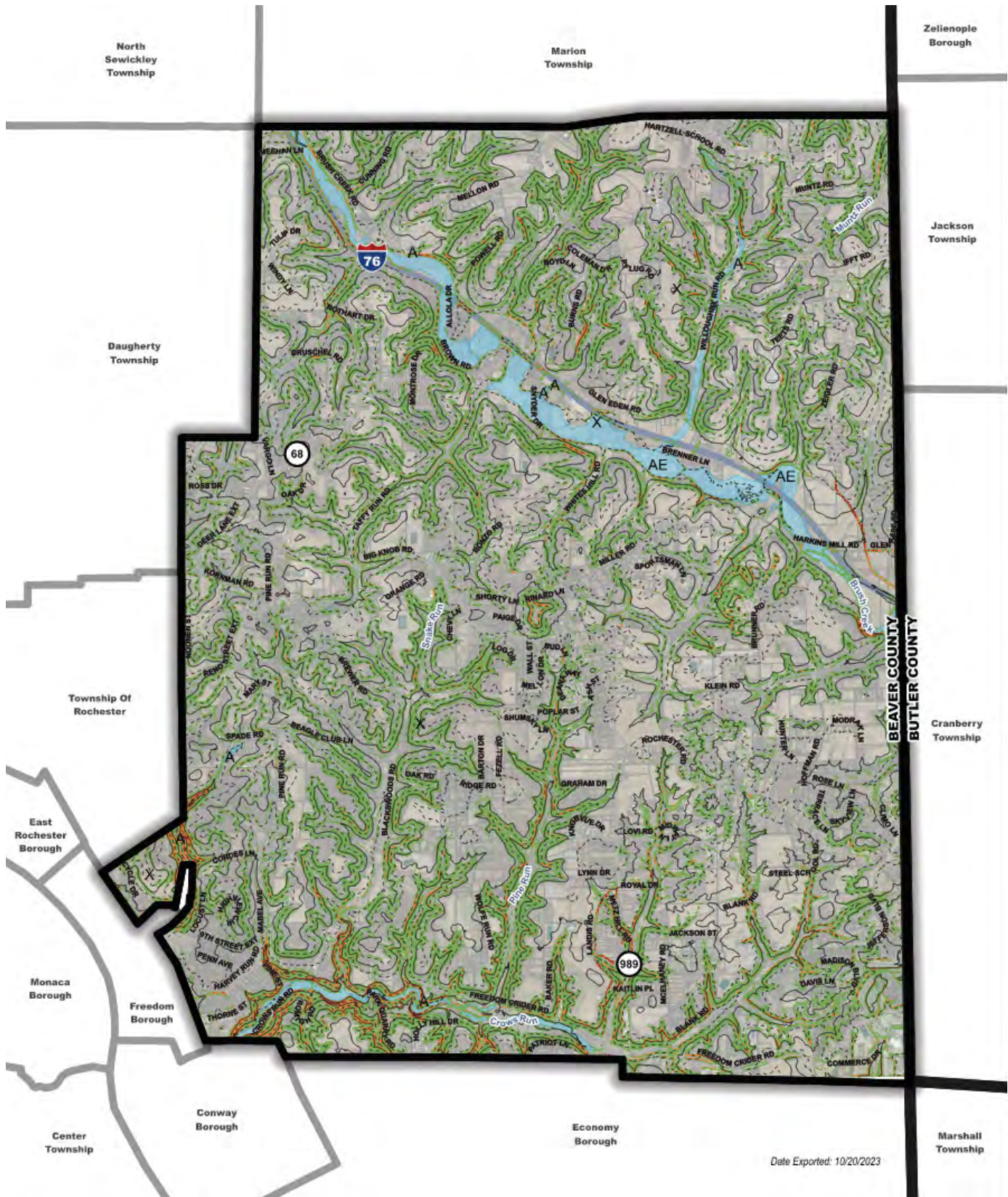
Future Growth Area: an area of a municipal or multi-municipal plan outside of and adjacent to a designated growth area where residential, commercial industrial and institutional uses and development are permitted or planned at varying densities and public infrastructure services may or may not be provided,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

Development of regional significance and impact: any land development that, because of its character, magnitude, or location will have a substantial effect on the health, safety, or welfare of citizens in more than one municipality.

The Future Land Use planning should identify the designated growth areas or corridors, taking into consideration the physical geographic constraints, the infrastructure constraints (available water, septic or sewer), transportation network capacity, and appropriate locations for commercial activity.

By combining the Slopes map, and Watershed map from the Natural Resources section, a Development Constraints map was created. This map shows the area that is available for development based on the physical geography. The Soils map should be reviewed to understand the locations where there are soils that can accommodate septic systems. The Topographic and Existing Wells maps should be examined, as the depth of well and capacity of the water table impact options for future private water wells. As noted previously almost 75% of New Sewickley residents have private water and septic, but these resources are finite. When these resources are depleted and cannot be renewed, residents will need to transition to public systems. Planning for utility corridors and capital improvement costs should begin in order to be prepared when the need becomes a necessity.

Local businesses provide a minor level of employment or retail options. The majority of residents work and shop outside the Township. The existing transportation network relies almost completely on the use of Single Occupancy Vehicles (SOV). Identifying traffic patterns and destinations should be incorporated into a road capacity analysis and future improvements and maintenance plan. Growth management policies and strategies should account for the opportunities and challenges inherent in an SOV transportation system. Several factors provide some advantages to achieving a growth management strategy, they include the proximity and easy access to retail and business services in neighboring communities. Some Survey respondents have expressed a desire for locally owned and operated restaurants or grocery.



Date Exported: 10/20/2023

Most of the road network is State-owned and maintained, minimizing Township costs. The challenges are that there is more traffic along the roads that connect to adjacent communities. Over time this will require improvements to the existing roads. Having a growth management plan will allow the Township to work with the State on proposed improvements. Identifying key locations where retail and commercial services may be appropriate would reduce overall traffic, and could improve the local economy by providing basic services and jobs.

In planning for the future, the Township should take these constraints, advantages and challenges into consideration. A Designated Growth Area (DGA) should be defined and a Future Growth Area (FGA) described. The DGA would allow adjustments to districts and encourage allowable land uses to match the appropriate and available land and resources. The FGA would allow for implementing incremental adjustments as land is sold, subdivided, uses changes, and utilities or roads are improved. The second part of the future growth plan should identify the area to remain undeveloped, wooded or agricultural and have policies, strategic actions and districts that encourage these patterns.

Growth management strategies are defined and outlined as part of the Implementation Plan. The strategies are organized in support of the following goals:

1. Minimize loss of Agricultural land
2. Preserve Open Space
3. Protect the Environment
4. Manage Density
5. Minimize commercial development
6. Manage traffic impacts

Development Constraints Map

Legend

Slope

- Below 15%
- 15% - 25%
- 25% - 40%
- Above 40%

FEMA Floodzones

- Floodway
- 100 Year Flood: 1% Annual Chance Flood Hazard
- 500 Year Flood: 0.2% Annual Chance Flood Hazard
- New Sewickley Municipal Boundary



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6

IMPLEMENTATION

6 | IMPLEMENTATION

Implementation of a growth management plan should be framed by the goals expressed by the community in the community survey, community workshops, public meetings and past comprehensive plan updates. The majority of responses to the community survey indicated a desire to:

“Keep New Sewickley Rural”.

“Keep New Sewickley rural” has been defined by the following goals:

1. Minimize loss of agricultural lands;
2. Preserve Open Space;
3. Protect the environment;
4. Manage density (in terms of population and minimum lot sizes);
5. Minimize commercial development;
6. Manage traffic impacts.

The following pages outline the budget consideration growth management strategies, goals, development models, zoning techniques and programs applicable to achieving each of the goals. Funding resources are listed in the appendix.

When considering the Township budget, as a primarily residential community, a large portion of the community tax revenues come from real estate taxes. Real Estate tax revenues generally increased over the last five years however, earned income tax revenues have shown a slump. As noted in previous comprehensive plans, the township should direct development to appropriate areas Future land use plans should keep the emphasis on preserving rural character. Future planning should identify opportunities to expand the tax base and reduce the individual tax burden. Setting reasonable limits on development for Industrial, Commercial and TND districts, closer to higher capacity roadways and future utility line extension, and apart from low-density residential and rural areas, would benefit all the residents.

The Township should study the actual costs future developments place on the residents. Increases in development (residential and commercial) require increased costs for township provided services. Development impact fees and public improvement requirements only partially reduce the public burden from development.

Impact fees: Transportation impact improvement fees should be implemented where the road type is mismatched to the anticipated volumes and roadway capacity must be increased due to an estimated increase in traffic volumes. The MPC requires a Land Use Assumption Report (existing and future land uses); A Roadway Sufficiency Analysis Report and Capital Improvement Plan to support the creation of a Traffic Impact fee. Traffic Impact fees can only be applied to systems directly affected by new development. Parkland dedication (Open space or recreation fees) may be considered to improve existing or develop new public facilities. Parkland dedication funds can only be applied to systems directly affected by new development, such as creating sidewalks or bike path links between new developments and destinations. The MPC requires a Future Land Use Assumptions Report; a Capital Improvement Plan; and an Administrative Process (recreational fund account management).

Grant applications also require Capital Improvement Plans and Future Land Use planning documents.

Growth Management

The establishment of a Designated Growth Area and a Future Growth Area should begin by identifying the potential for future commercial and industrial needs and an allocation of locations, land area and infrastructure for those uses refined. Residential district locations should be refined to encourage new residential development to follow the available transportation and planned utility corridors. Residential districts should also be refined to allow for new types of residential development types including those that promote cluster developments and agricultural neighborhoods which by design protect and preserve wooded and agricultural areas. By allowing managed increases in development, additional taxes could be collected and the individual tax burden reduced.

6-1 | Development Goals & Implementation Strategies

Goal #1: Minimize Loss of Agricultural Lands

Future residential or commercial development may impact existing agricultural land. To meet the objective of minimizing loss of agricultural lands, the Township should create a farm inventory. The inventory should be used in conjunction with a review of the Zoning Map, Zoning Ordinance and SALDO. Revisions could be made to the zoning districts to more directly support agricultural land protections as provided by the Pennsylvania Department of Agriculture agricultural land protection programs. The Township should encourage owners of agricultural lands to enroll in one of the Pennsylvania Department of Agriculture (PDA) programs designed to preserve and protect agricultural lands.

Pennsylvania Agricultural Conservation Easement Purchase Program, this County level program enables state and county governments to purchase conservation easements from farmers. Farms are rated for eligibility with regards to Quality of the farmland, size and soil capability, Stewardship (use of conservation practices) and Likelihood of Conversion (to a non agricultural use in the future).

https://www.agriculture.pa.gov/Plants_Land_Water/farmland/Easement/Pages/default.aspx

Century & Bicentennial Farm Program, this program is a historic designation and recognition program for farms that meet the program criteria.

https://www.agriculture.pa.gov/Plants_Land_Water/farmland/cbfp/Pages/default.aspx

Agricultural Security Areas are a tool for protecting Pennsylvania farms and farmland from non-agricultural uses. This is a township level program, submitted by the farm owner to the township Board of Supervisors. The designation provides some protections to the farmland from local ordinances, lawsuits and potential government agency condemnation actions.

https://www.agriculture.pa.gov/Plants_Land_Water/farmland/asa/Pages/default.aspx

Clean and Green is a preferential tax assessment program which has the potential to realize a tax savings for the landowners. The assessment is based on the land's use rather than the land's market value. An appraisal technique defines the use value of the farm when put to its best agricultural use, or the value of timber. The use values are based on individual soils. There are specific requirements for the program and landowners who wish to apply should read all of the information carefully, as rollback taxes can be applied for breach of the program covenants.

https://www.agriculture.pa.gov/Plants_Land_Water/farmland/clean/Pages/default.aspx

The Beginning Farmer Realty Transfer Tax Exemption program is designed to encourage beginner farmers in the acquisition of existing farmland to keep it in production. The exemption was established under the PA Agricultural Area Security Law. There are specific requirements to the program as noted on the PDA website.

https://www.agriculture.pa.gov/Plants_Land_Water/farmland/Act_13/Pages/default.aspx

Additional information and resources can be found at the Penn State Extensions Services and the Pennsylvania Farmland Preservation Association Websites:

<https://extension.psu.edu/understanding-agricultural-preservation-in-pennsylvania>

<http://www.pafarmland.org/>

Goal #2: Preserve Open Space

There are several new development models that could be incorporated into the Subdivision and Land Development Ordinance (SALDO) that would also provide encouragement and opportunities for residential developments to preserve and protect existing farmland and open space. The following models should be reviewed and incorporated into the Zoning and SALDO where appropriate to the zoning district.

Cluster development is defined as "a development approach that concentrates housing into a portion of available land, typically closer to transportation networks, while preserving a portion of the land for open space uses, such as conservation, recreation, or agriculture" by the American Planning Association. The definition continues to describe the benefits which include reduced infrastructure and utility systems (construction and maintenance); conservation of natural areas and agricultural lands. Cluster Developments do not require public funds for protecting open space and can allow for a diversity of housing options in size and cost. (<https://www.planning.org/blog/9227411/active-living-opportunities-through-cluster-housing/>). The Hamlet, Agrihood and Village development models described in section 6-3 are examples of cluster development.

PA Act 153 the Land Preservation for Open Space Uses authorizes local governments to preserve, acquire or hold land for open space uses for public benefit. The Pennsylvania Department of Conservation and Natural Resources (PA DCNR) has programs designed to assist communities with maintaining and improving their natural, recreational and cultural amenities. The following programs could be opportunities for the Township to more proactively preserve, promote and improve access to existing open spaces.

Greenways and Trails. Non-vehicular corridors of open space that can connect people, parks, schools, historic sites, natural areas and community hubs. They vary greatly in scale, from narrow ribbons of green to wide corridors encompassing unique landscapes. Greenways are often used by people who do not have access to a personal vehicle to reach local destinations while avoiding main roads. The Township could develop a program to identify potential non-vehicular corridors between popular destinations and a plan to acquire land or easements to create the Greenways. Additional information is available on the DCNR Greenways website. Grants for Greenway development are available through DCNR and WeConserve PA.

<https://www.dcnr.pa.gov/Communities/GreenwaysPlanning/Pages/default.aspx>

<https://weconservepa.org/trails/regional-trail-grants/>

Scenic Corridors are view-sheds visible from a point along a roadway corridor. Physical features often frame the view. The Township should consider establishing a Scenic Corridor Overlay District which is a useful tool for preserving the visual rural character. It sets out provisions for protecting significant views, by establishing setback and landscape guidelines designed to shield and reduce the presence of developments that can be seen from the road or block view sheds. A Scenic Corridor Overlay District would establish guidelines to protect the landscapes, physical features and vegetation that contribute to the character and scenic quality of a local road.

<https://www.planning.org/knowledgebase/scenicviewprotection/>

Goal #3: Protect the Environment

"The best time to plant a tree was 20 years ago. The second best time is now." - Chinese Proverb

The DCNR Urban and Community Forestry Program helps communities plan for, plant, and care for trees. Programs have been implemented in nearby communities including: Zelenople Community Park, North Boundary Park, and Elwood City. Many different programs and resources are available. A comprehensive review of the agencies and available programs noted on the DCNR website should be completed in conjunction with the creation of a plan to plant trees.

<https://www.dcnr.pa.gov/Communities/UrbanAndCommunityForestry/Pages/default.aspx>

Green and Sustainable Community Parks. This program provides tools and resources to communities to achieve green and sustainable parks, trails, recreation facilities and conservation areas. The resources include cost benefit analysis tools and green infrastructure best management practices.

<https://www.dcnr.pa.gov/Communities/GreenCommunityParks/Pages/default.aspx>

<https://www.dcnr.pa.gov/Communities/LocalParks/Pages/default.aspx>

Additional funding programs from DCNR include the River Conservation and the Community and Watershed Forestry Programs. (in terms of population and minimum lot sizes)

<https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx>

The Wild Waterways Conservancy addresses the opportunities and challenges associated with protecting and enhancing the natural resources of the Connoquenessing and Slippery Rock Watershed. The Brush Creek watershed is a sub-area of the Connoquenessing and included in the Conservancy boundaries. Opportunities may exist to work with the Conservancy to develop conservation areas along Brush Creek.

<http://www.wildwaterwaysconservancy.org/home.html>

Goal #4: Manage Density

Comments provided in the Community survey with regards to development seemed to focus on population density and minimum lot sizes. This goal has implications across several Policy Objectives including Housing; Education (school district enrollment); socio-economic (township budget and revenues), transportation (traffic impacts, school busing) infrastructure (utilities), and land use. The Township could further manage density by adjusting the permitted uses and revise the area allocated to each District type.

The zoning and subdivision standards focus on provisions appropriate for single-family large lot developments. A review of the Zoning Districts and SALDO should be conducted to address changes in household make-up and housing needs. Reallocation of districts would allow for land uses to match existing conditions and manage future development patterns by minimizing density in Agricultural and the single family designated areas and only permitting higher density uses in the appropriate locations, i.e. along transportation corridors with capacity and where public utility services are available or planned.

The Residential Agricultural District (RA) should be revised to better match the existing agricultural land use patterns and areas where agricultural land use district designation could allow land owners to take advantage of PDA Agricultural Land preservation programs. This would increase protection of agricultural land and by default limit density. RA areas should be removed from already developed areas, are along primary transportation corridors and areas where public utilities are present or planned.

The Mixed Density Residential District (MDR) is the primary single family residential district and should be revised to match existing development patterns and incorporate areas where farming is impractical based on the Development Constraints Map 5-29. There is potential for additional land area to be given over to RA based on agricultural land use patterns, or TND based on transportation and public utility corridors.

Recognizing the need for more diversity in attainable entry level home ownership and senior housing options the Traditional Neighborhood District (TND) should be revised to appropriate locations, specifically those along transportation and utility corridors with capacity present or planned. This revision would most likely result in additional land given over to RA and MDR along the western Township boundary. Providing entry level housing would increase the opportunities for young families to live in New Sewickley and Freedom Area School District. Concentration along transportation corridors would improve the bus routing efficiency.

Almost 20% of New Sewickley Township is allocated to General Commercial (GC) and Light Industrial (LI) uses which are at odds with the preference for rural character and lifestyle. Land from each of these districts could be reallocated to the three residential use districts, better matching the community preferences and minimizing impacts from discordant adjacent land uses. The areas currently zoned GC and LI districts which are in close proximity to the Freedom Area School District Campus and water and sanitary utility corridors, would be better suited to a residential district zoning designation to allow for more housing options for families with school age children.

Goal #5: Minimize Commercial Development

New Sewickley lies in close proximity to the Cranberry area which has an abundance of retail services. Residents have noted an interest in improving and supporting a few locally owned businesses and services. The GC and LI districts areas should be reviewed to direct the development to areas where sufficient transportation corridor and utility service capacity would support those desirable businesses and services.

A Commercial / Industrial Park subdivision development model could be created to further define the allowable locations and characteristics of future commercial and industrial development; and improve the standards for existing sites as they are redeveloped. As noted previously an economic study should be undertaken to better understand the retail, commercial and industrial needs and opportunities for the community.

Goal #6: Manage Traffic Impacts

The Township should develop a transportation plan to understand existing conditions, develop a plan for future needs including physical infrastructure and capital improvement costs. A transportation plan would provide guidance for managing growth along appropriate corridors. The Township should also consider increasing coordination with PennDOT through the PennDOT Connects Municipal Support programs to address commercial development impacts, preserve community character, improve multi-modal options and safety and develop funding strategies, protecting natural resources and managing growth and economic development.

The following programs from the Pennsylvania Department of Transportation (PennDOT) are resources for planning and infrastructure construction, reconstruction, maintenance, and repairs.

Municipal Liquid Fuels Program

<https://www.penndot.pa.gov/Doing-Business/LocalGovernment/LiquidFuels/MunicipalLiquidFuelsProgram/Pages/default.aspx>

PennDOT Connects is a municipal resource from the Pennsylvania Department of Transportation and its regional planning partners intended to strengthen partnerships with communities by involving local government at the very beginning of the planning process so that land use, development, and transportation are better integrated and more effective.

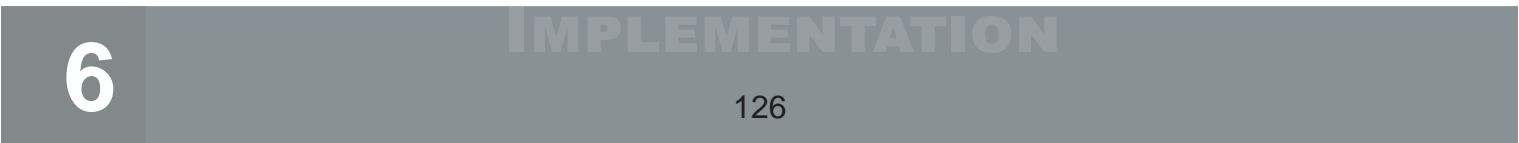
<https://www.penndot.pa.gov/ProjectAndPrograms/Planning/Pages/PennDOT-Connects.aspx>

Municipal Resources for Land Use And Transportation Planning includes resources for Planning and Transportation Planning Assistance.

<https://www.penndot.pa.gov/ProjectAndPrograms/Planning/Pages/Land-Use-and-Transportation-Planning.aspx>



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6-2 | POLICY OBJECTIVES

Objectives are measurable actions to be taken by the community. For each Policy Objective that is identified, Strategic Actions should be established that will guide the Township in implementing the Policy Objectives. Policy Objectives and Strategic Actions should be refined through a community engagement process, which incorporates the findings of the Comprehensive plan study and takes into considerations the challenges and impacts of any Strategic Action.

The Policy Objectives on the following pages were originally defined in the 2013 Comprehensive Plan. They are described in terms of

- Education
- Housing
- Infrastructure
- Land Use
- Socio-Economic development
- Transportation.

A community workshop was held to review the Policy Objectives in reference to the Comprehensive Plan data update. Each Policy should be considered as an objective to achieve the community's goals. The following pages document the Policy Objectives and comments from the community workshop. Some comments identified specific actions that could be taken. These have been collected by category and are listed following the Policy Objectives.

6-85 Policy Objectives: Education

2013 Policy Objectives	2024 workshop comments
Support the School District population and program growth management strategies	<ul style="list-style-type: none"> ▪ <i>What is the Schools Strategy, we need a copy of the strategic plan</i> ▪ <i>Create development areas for families with school age children</i> ▪ <i>attract more families. Young people focus.</i> ▪ <i>Require a percentage of starter homes to allow families</i> ▪ <i>give a density bonus</i> ▪ <i>Provide affordable home options. more affordable for all citizens.</i> ▪ <i>Analyze younger population of what could bring them into the community.</i> ▪ <i>Develop community amenities, like EV chargers.</i> ▪ <i>Getting young people involved.</i>
Assist the School District monitor school bus routes from developing residential areas and encourage shorter travel times for school aged children.	<ul style="list-style-type: none"> ▪ <i>Encouraging Businesses</i> ▪ <i>Allow small bus flexible schedule</i> ▪ <i>Check our road sufficiency</i> ▪ <i>Community support our schools focus on young families</i> ▪ <i>Policy doesn't make sense the school isn't central possibly Overall not a good priority</i> ▪ <i>Identify infrastructure issues that prohibit bussing.</i> ▪ <i>Explore transportation nodes for kids to gather to get the bus.</i> ▪ <i>Improve accesibility to Charter Schools/Cyber</i>
Improve facilities to draw your families and quality educators	<ul style="list-style-type: none"> ▪ <i>Consider a satellite campus</i> ▪ <i>Funds for the school</i> ▪ <i>Developer Money for schools</i>
Improve quality of education in our schools.	<ul style="list-style-type: none"> ▪ <i>N/A (remove objective)</i>

6-86 Policy Objectives: Housing

2013 Policy Objectives	2024 workshop comments
<p>Continue to manage projected residential growth through consistent application of zoning standards and subdivision requirements.</p>	<ul style="list-style-type: none"> ▪ <i>Update zoning standards to reflect policy goals for housing.</i> ▪ <i>Identify housing goals and revamp zoning to support those goals.</i> ▪ <i>Limit PRD.</i> ▪ <i>Zoning should be updated to prevent cranberry</i> ▪ <i>Zoning should be updated to better reflect density supported by infrastructure.</i> ▪ <i>Look into how variances are offered.</i> ▪ <i>See what variances are asked and include them in zoning code.</i> ▪ <i>Need plan to consider existing residents around new development and how the development benefits the township.</i>
<p>Continue to support low-density, single-family housing development as the preferred residential pattern in areas with no access to public utilities.</p>	<ul style="list-style-type: none"> ▪ <i>Provide plan to attract housing for families with school age children.</i> ▪ <i>Keep - but don't restrict the development of tiny home / units.</i>
<p>Provide land for a wide variety of dwelling types to support a population aging in place.</p>	<ul style="list-style-type: none"> ▪ <i>Generational transfer of farms should be allowed.</i> ▪ <i>Intergrating for farms</i> ▪ <i>Keep good idea</i> ▪ <i>Don't allow distruction of farm land.</i>
<p>Additional questions and comments</p>	
	<ul style="list-style-type: none"> ▪ <i>Only allow Single Family Developments on 1 acre plots with independent water/sewage.</i>
	<ul style="list-style-type: none"> ▪ <i>How does high density benefit the township?</i>
	<ul style="list-style-type: none"> ▪ <i>Infrastructure not made for more than single family.</i>
	<ul style="list-style-type: none"> ▪ <i>Keeping houses tied to farms.</i>

6-87 Policy Objectives: Infrastructure

2013 Policy Objectives	2024 workshop comments
<p>Monitor well and septic repair permits issued by the Pennsylvania Department of Environmental Protection (PaDEP) and address the need to introduce public water and sanitary sewerage in areas projected to experience increased development pressure.</p>	<ul style="list-style-type: none"> ▪ <i>Receptive to utilities</i> ▪ <i>Make a plan and phase the development of utilities</i> ▪ <i>Identify areas where utilities most need it</i> ▪ <i>Keep the farms rural</i> ▪ <i>Use it as a tool to manage development</i>
<p>Continue to coordinate future public utility line extensions into potential growth areas with the New Sewickley Township Municipal Authority.</p>	<ul style="list-style-type: none"> ▪ <i>Look into where future growth will happen vs. catering to a developer</i> ▪ <i>Keep good objective</i> ▪ <i>Coordinate roads for future growth as well as utilities</i>
<p>Investigate a joint public water line extension project with gas industry representatives to provide increased residential and commercial access to potable water and fire protection, through the Commonwealth's HOPA Program.</p>	<ul style="list-style-type: none"> ▪ <i>Investigate running gas to supplant development of more single family homes</i>
<p>Additional questions and comments</p>	
	<ul style="list-style-type: none"> ▪ <i>Study roads for updates during new development (residential and commercial)</i>

6-88 Policy Objectives: Land Use

2013 Policy Objectives	2024 workshop comments
Renew participation in the Commonwealth's Agricultural Security Program administered at the County level at required intervals.	<ul style="list-style-type: none"> • <i>Can the Grange be included?</i> • <i>are more farms able to take advantage and keep Agriculture</i> • <i>Keep - Good to carry over</i>
Include mixed-use compact-form development models as options to traditional subdivision plans in areas with adequate infrastructure.	<ul style="list-style-type: none"> • <i>Good, Limit to certain zones</i> • <i>Keep agricultural ambiance</i> • <i>Permit/prefer Tiny homes better than an apartment complex</i> • <i>No Apartments</i> • <i>Duplex is ok</i> • <i>Limit Height</i> • <i>Provide design standards for a second home (ADU?)</i> • <i>Advance to allow for aging place</i> • <i>Discount real estate taxes if they adhere to design standards</i> • <i>All for a mixed use of commercial/residential</i>
Discuss the need to provide additional public recreation facilities accessible to multi-family housing development sites.	<ul style="list-style-type: none"> • <i>Keep</i> • <i>Walking Paths</i> • <i>All in favor - as long as new developemts pay for it.</i>
Consider acquiring additional land for active and passive public recreation in areas with growth potential.	<ul style="list-style-type: none"> • <i>Using money to conserve Big Knob</i> • <i>More open space is needed</i> • <i>Ok to keep</i>
Discuss adding a "fee-in-lieu-of-dedication" option for residential subdivisions and land developments to provide land and facilities for public recreation.	<ul style="list-style-type: none"> • <i>As long as its not in general fund</i> • <i>Only if its used for open space</i> • <i>Add formula so you don't have development with no green space</i> • <i>Look into shared cost for amineties</i> • <i>Pprovide photos and renderings of future Developments</i> • <i>Mixed use - impact fee</i>
Additional questions and comments	
	<p><i>A plan for</i></p> <ol style="list-style-type: none"> 1) <i>Water and Sewage throughout the township will encourage growth</i> 2) <i>Zoning Map needs to be reviewed to be delibrate about where high density and retail ends up.</i>

2013 Policy Objectives	2024 workshop comments
Support the introduction of small scale commercial and service businesses in higher volume transportation corridors.	<p><i>Create</i></p> <ul style="list-style-type: none"> ▪ <i>Service businesses</i> ▪ <i>Business Centers</i> ▪ <i>Don't allow where it will generate more traffic (side roads)</i> ▪ <i>Good Policy - keep on commercial / busy roads</i> ▪ Strategic - <i>how do we define business size?</i>
Identify areas for expanded nonresidential development potential and provide options through zoning, to property owners.	<ul style="list-style-type: none"> ▪ <i>OK</i> ▪ <i>As long as residential is kept.</i> ▪ <i>Consider mixed use business services for residential</i>
Encourage the location and relocation of advanced technology businesses to sites within the Township.	<ul style="list-style-type: none"> ▪ <i>OK - as long as residential is kept.</i>
Consider expanding opportunities for small-scale commercial businesses in a mixed-use zoning designation.	<ul style="list-style-type: none"> ▪ <i>Encourage shops within developments</i> ▪ <i>Mixed use among a major corridors</i> ▪ <i>Treesdale Farm</i> ▪ <i>Agrihood - would include agricultural based businesses</i> ▪ <i>Ok Policy - need starter homes</i> ▪ <i>Agrihood - agritopia - prairie crossing homes</i>
Support the location of neighborhood scale retail, service and entertainment businesses in targeted growth areas through regional marketing efforts and the Township newsletter.	<ul style="list-style-type: none"> ▪ <i>Yes, but prioritize areas for growth</i> ▪ <i>Infrastructure/Utilities are a challenge to bring businesses</i>
Additional questions and comments	
	<ul style="list-style-type: none"> ▪ <i>Look at loan ideas and companies</i>
	<ul style="list-style-type: none"> ▪ <i>Reimagine of whats existinf</i>
	<ul style="list-style-type: none"> ▪ <i>Grange for civil activities</i>
	<ul style="list-style-type: none"> ▪ <i>Farmers market at Grange</i>

6-90 Policy Objectives: Transportation

2013 Policy Objectives	2024 workshop comments
Continue to support capacity improvement funding for the Freedom Crider Road corridor.	<ul style="list-style-type: none"> • <i>This is PennDOTs work</i> • <i>Drop this!</i> • <i>See question below:</i> • <i>Don't need to find anymore let the state worry about it</i> • <i>None at corridors</i>
Prepare a roadway sufficiency analysis of Township owned and maintained roadways which includes safety and design improvement recommendations and projected costs.	<ul style="list-style-type: none"> • <i>Keep this and move up in priority</i> • <i>Repair guide rails</i> • <i>Improve safety</i> • <i>Check for increased capacityContinue this effort --> improve roads</i> • <i>Maintain Roads</i> • <i>Route at road and land additions</i> • <i>Use crash data analysis</i> • <i>Use road crew/bus drivers to get data</i> • <i>Include School Busing Issues</i>
Consider establishing public/private partnerships with oil and gas industry companies and residential developers for improvements at key intersections in potential growth areas.	<ul style="list-style-type: none"> • <i>Traffic Impact Fees</i> • <i>Drop public - private - have developments / developer provide traffic impact related repairs</i> • <i>Continue to keep this policy - should revive developers to update more interest</i> • <i>Include pedestrian and bike routes</i>
Additional questions and comments	
	<p><i>Priority</i></p> <ol style="list-style-type: none"> 1. <i>Balance of development and rural preservation</i> 2. <i>Tiny/Homes, ADUs - with limitations and restrictions</i> 3. <i>Implement/require development schematics for development - follow neighbor character</i> 4. <i>Affordable starter homes</i>
	<i>Re-Visit floating zones and do not allow anything --> approval should be required</i>
	<i>The 10% - 15% that the gas/oil industry owns</i>
	<i>View shed should be protected</i>
	<i>Oil/Gas mechanisms should be screened</i>
	<i>look into this topic</i>
	<i>Busing issues</i>
	<i>Financial support?</i>

6-3 | STRATEGIC ACTIONS

Strategic Action should be determined and planned for in coordination with the Township budget and capacity to manage growth. Some comments from the survey responses and workshops can be identified as strategic actions that could be taken in support of the Policy Objectives. These have been collected and organized by category. It is recommended that additional workshop style discussions be held to verify and finalize each of the Strategic Actions, and establish an implementation plan for each which includes a budget and schedule.

6-91 Strategic Actions: Education, Housing, Infrastructure

Education	Housing	Infrastructure
Initiate a discussion with the School District to understand their growth management strategy.	Initiate a housing study to establish the current housing data: existing supply and market demand.	Update Act 537 Plan to identify public utility needs (water, sanitary, gas).
Initiate discussion with School District RE transportation strategy, identify infrastructure issues that inhibit efficient busing. Identify potential bus stop nodes.	Identify housing goals by type, location, quantity needed and, price point and density to direct future development. Update zoning.	Develop a funding/bond program to provide water and/or sewage, where needed and appropriate.
Coordinate with School District to develop a student impact fee assessment on new development.	Identify locations appropriate for family/senior housing. (existing and proposed). Update zoning.	Define infrastructure types (roads, utilities, public spaces, etc.) assess condition and capacity. Discuss challenges and opportunities. For provision of services (existing and proposed).
	Consider the need for Tiny Homes and Accessory Dwelling Units (ADU).	Assess need for more public open space; parks or bike/ped facilities.
	Establish design standards.	

Land Use	Socio-Economic	Transportation
Identify new development impacts and revise requirements to mitigate impacts, including: traffic, road improvements, open space, adjacency, density, compatible uses.	Consider the future need for access to public utilities.	Update Road Study to include current and future capacity. Identify options and limits.
Update zoning districts and requirements, to reflect Policy objectives (less industrial, revised residential, mixed use and overlay districts, etc.).	Identify community amenities that will attract new residents.	Identify commercial traffic routes and plan for road maintenance. Study options for active transportation.
Update PRD requirements.	Identify what commercial, retail, businesses are needed and appropriate in the community. Develop strategies to attract.	Meet with PennDOT to review local transportation planning strategies.
Consider approvals or bonuses for desirable housing types, densities, preservation of open space.	Identify loan and grant options for public paces including Grange, Big Knob, VFW.	
Review requested variances, consider updates to outdated requirements.	Identify grant and loan programs for small business development.	
Identify locations where public utilities will not be available and adjust zoning to appropriate development district type.	Establish development impact fees for Traffic, Parks & Recreation; schools.	
Identify locations, zoning districts and requirements to allow for ADU.		
Consider allowing additional primary uses, and approved conditional uses on agriculturally zoned property that keep the property as a farmland.		
Develop programs to protect view sheds.		

6-4 | Education Sessions

Additionally, questions have been asked regarding the data, township resources and infrastructure that could not be answered with a simple response. To answer these broader questions, the following are recommendations for education sessions:

For the purpose of understanding how population density, land use affect taxes & expenditures. How these factors affect housing and schools.

- Initiate a education session and discussion on the tax base, what revenue streams are collected and how taxes are allocated, how cost sharing and density play a role.

For the purpose of understanding what it means to preserve farmland.

- Initiate an education session on farmland preservation options & challenges, including the public role and the private owners rights and obligations.

For the purpose of understanding the options and challenges of access to water and sewer; provision of public services and functionality of private systems for individual residence and commercial businesses.

- Initiate an education session on physiography of New Sewickley, including soil types, septic percolation requirements, aquifer and water table resources, costs of public or private systems for both the single family residence and business locations. Including the challenges of older systems and subdividing family farm assets.

These public education sessions should include presentations by experts at the local, county and state level followed by round table discussions with residents affected by the topics.

6-5 | Development Models

Some of the following development models were outlined in detail in previous iterations of the New Sewickley Township Comprehensive Plan. Summary definitions are provided for reference however, application of any of the models should be made with research, revisions and adaptations appropriate to New Sewickley Townships specific needs and demands.

Hamlet. The Hamlet model is a version of cluster development, and is designed to allow small-scale development in a concentrated pattern on a portion of a property, while preserving the remainder of the property as permanent open space. This model is often used to preserve environmentally sensitive areas so that they remain undeveloped. This is accomplished by mapping all sensitive areas such as steep slopes, wetlands, floodplains and mature forests and planning the infrastructure and home sites to avoid those areas.

Agricultural Neighborhoods, also known as Agri-hoods are planned residential developments which are designed with a working farm or community garden as the primary use. Homes are clustered around a central community space and the majority of the property is allocated for the farm, woodlands and open space. Features include environmentally sensitive sustainable design of homes, accessory buildings and infrastructure and systems, renewable energy production, and specifically organic food production.

A detailed description along with statistics regarding the triple bottom line of People (characteristics and culture); Planet (environmental impacts) and Profit (property values, food sales, development costs) is available in the Urban Land Institute (ULI) Agri-hood publication: Agrihoods: Cultivating Best Practices. <https://americas.uli.org/wp-content/uploads/ULI-Documents/Agrihoods-Final.pdf>

Village. The Village model is another version of cluster development where the residential neighborhoods are arranged within walking distance of a neighborhood center. The density of housing tends to decrease as you move away from the village center. Streets are permitted to be narrow and are arranged in a network pattern. Alleys are permitted and allow garages to be located at the back of the house. Accessory dwelling units are permitted. The Village is surrounded by a growth boundary and a permanently protected open space which can be used as community recreation areas.

Agricultural Neighborhoods would be appropriately created in the Residential Agriculture and Mixed Density Residential Districts, while Cluster Developments would be more appropriate in the Traditional Neighborhood, General Commercial and Industrial Districts. Cluster Developments would allow for provision of generous land/landscape buffers between conflicting uses, act as transitional land uses and accommodate new housing types. As noted previously, reapportionment of areas between the Districts would allow for a more logical allocation of use types. The Village model may appropriately be applied at historic village centers in the Township such as Sunflower Corner or the Lovi Road - Route 989 intersection.

Rural Commercial/Industrial Park. This Model is intended to provide an alternative to typical office and industrial park developments. The Model sets out design standards. Concepts could include requiring buildings to be grouped around a square or center; shared parking, placed internal to the buildings; pedestrian amenities; creation of a rural building vocabulary based on rural building types such as barns, and silos; setbacks and landscape guidelines designed to shield and reduce the presence of the development that could be seen from the road. This model would be appropriately applied where current industrial districts abuts residential districts, historic or natural resource areas or scenic corridors.

Institutional. This model is designed for areas where school district facilities and other institutional uses have been developed. The idea is to use civic buildings to help create a place that is closely connected and related to the rest of the neighborhoods in the area. Where a group of institutional buildings already exist, the emphasis would be on infill construction and improving pedestrian circulation patterns. Where a new group of institutional buildings is proposed (schools, government buildings, post office, utilities, etc.) the emphasis would be on creating a new focus or center. For New Sewickley, consideration for future parks or municipal facilities to provide connectivity between Municipal Building and Green Valley Park.

Low Density / Large Lot. This Model is designed to permit large-lot residential development in a way that preserves the rural character of the area. Large-lot Zoning is often promoted as the key to preserving rural character; however, this pattern, when spread across the landscape, can quickly wipe out all traces of former farms and woods. In order for large lot development to succeed, it must be restricted to certain areas, and combined with setback and open space requirements.

6-6 | Zoning Techniques

The following zoning techniques pose opportunities and challenges to implementation and should be considered carefully, reviewed by an attorney for consideration of historical and legal implication, and adopted with specific goals in mind.

Floating Zones. A floating zone is a zoning district that delineates conditions which must be met before that zoning district can be approved for an existing piece of land. Rather than being placed on the zoning map as traditional zones are, however, the floating zone is simply written as an amendment in the zoning ordinance. Thus, the zone "floats" until a development application is approved, when the zone is then added to the official zoning map. Floating zones can be used to plan for future land uses that are anticipated or desired in the community, but are not confirmed, such as cluster zoning, planned-unit developments (PUDs) or commercial business parks.

Overlay Zones. An overlay zone is a zoning district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties in addition to those of the underlying zoning district. Communities often use overlay zones to protect special features such as historic buildings, wetlands, and steep slopes. Overlay zones can also be used to promote specific development projects, such as mixed-used developments, cluster developments, housing along transit corridors, or scenic corridor.

Incentive Zoning. Incentive zoning is a tool that allows a developer to develop in a way that ordinarily would not be permitted in exchange for a public benefit that would otherwise not be required. Incentive zoning allows the city to leverage variations in existing zoning standards and obtain public improvements. For example, a developer may provide parks, open space, trails, or money, in exchange for greater flexibility in required building setbacks, floor heights, lot area, parking requirements, number of dwellings, and other minimum standards. Governments usually calculate the incentives to balance the public improvements with the developer's costs and gains.

Transfer of Development Rights (TDR). A transferable development rights program (TDR) is a tool communities can use to achieve land preservation. The preservation is accomplished by allowing one landowner to reduce their development rights in exchange for compensation from another landowner who wants their development rights to increase. TDR programs transfer the development rights of a predetermined lot— known as a sending area — to another lot, known as the receiving area. Thus, while the development rights are reduced on the sending area, increased density and development is allowed on the receiving area. The sending areas are typically deed-restricted so that only appropriate uses are allowed from the rights sale onward. TDR programs can be mandatory or voluntary. With mandatory TDR programs, the sending and receiving areas are pre-designated by downzoning the sending areas and decreasing the base density of the receiving areas so more development rights must be purchased in order to build at higher densities. With voluntary TDR programs, the sending areas are not down-zoned. Instead, owners retain the option to receive payment for development on their property; these transferred rights are known as development credits.

Adequate Public Facilities Ordinances. An adequate public facilities ordinance (APFO) is a growth management tool communities use to coordinate the timing and provision of public infrastructure with new development. An APFO allows the government to delay new development projects by prohibiting the issuance of development permits if existing government services, such as water, sewer, roads, schools, fire, police, etc., cannot support the development.

Before the developer can apply for development permits, they must be able to show that there are adequate resources currently available in the community. APFOs are not to be used as de facto moratoria, but simply as a tool to help government control the pace of development. If the government denies the developer permits due to the unavailability of resources, the municipalities capital improvement plan must show a good faith effort to make those resources, or infrastructure available at a future date.

Impact Fees. An impact fee is a growth management tool used to help pay for the expansion of public infrastructure by requiring developers to pay their proportionate share of the costs. They are intended to help ensure that there is an adequate availability of public facilities and facilitate fiscally responsible growth. Usually charged when the occupancy permit is issued, impact fees can only be used to help offset the costs associated with that particular development. The funds cannot be charged to correct existing deficiencies in public facilities in the community at large. Creation of impact fees must be in compliance with the PA MPC.

In Pennsylvania, transportation impact fees are a funding mechanism permitted by the State's Municipalities Planning Code. Fees can be assessed to new development in proportion to its impact on transportation; i.e., the traffic congestion the development is expected to generate during peak commuter periods. The process to develop and calculate fees is often referred to as an Act 209 study. Funds collected are used to improve roadways affected by development-related traffic, enabling Pennsylvania municipalities to provide adequate infrastructure to support economic growth and development. Municipalities need to enact an impact fee ordinance before they can collect any fees. (<http://www.dot.state.pa.us/public/PubsForms/Publications/PUB%20639.pdf>)

Parkland Dedication. Parkland Dedication Ordinance as provided for in the PA Municipal Planning Code section 503 (11) "provisions requiring the public dedication of land". Funds can be used for capacity improvements related and reasonably accessible to the new development but cannot be used to address existing conditions unrelated to new development. The MPC requires that the Parkland Dedication Ordinance include definite standards for determining the portion of the development to be dedicated to parks and recreation and how a fee-in-lieu is calculated, assessed and paid. In order to determine the standards a study of the community should include data collection including from other planning studies, analysis of collected data and future land use, future park and recreation plans.

7

APPENDIX

7 | APPENDIX

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7-3 | COMPILATION OF SURVEY QUESTIONS - WRITE IN RESPONSES

SURVEY QUESTION | 2 | HOW WOULD YOU DESCRIBE NEW SEWICKLEY TOWNSHIPS CHARACTER?

Other
Fracking area
rural
It used to be farming but it's becoming more suburban
RA - Residential Agricultural
rural residential and farming
farming and rural residential
Native forest/wildlife habitat
Woodlands
Transitional from Farming to suburban
small community
new residential development is needed and can be accomodated to some extent in all the districts
stop building houses
semi-rural
rural
mixed use
RA
agricultural
rural blighted hazardous unattractive, remove trailer parks and blighted homes, no new growth in township - clean up first, no cultural significance
Mix of farming/rural residential
all 3 I suppose
It stay a farming community
Private but close to everything
Rural with controlled commerce park.
rural and farming
Mixed

SURVEY QUESTION | 8B | IF YOU HAVE PRIVATE WELL, HAVE YOU HAD AN ISSUE WITH WATER QUANTITY IN THE LAST YEARS? (PLEASE DESCRIBE)

Well ran dry in 2019
The well has had quantity issues since we have lived here for 40 years, but no changes.
we'll does not produce a lot of water
While making some improvements at my house with a contractor using water for concrete, the well ran dry. Sediment was pumped out for a number of days following as well.
After installing a cistern approximately 20 years ago, no further problems with well.
, inadequate supply
Water isn't sufficient. I've had 5 wells drilled and had to put in a holding tank and still don't have sufficient water.
Only makes up 15 gallons per hour per home inspection
old well
Lack of water
Way to much toxins in it
Our 300+ feet deep well goes dry AT LEAST once (usually more) every summer . We EMPHATICALLY agree with bringing public utilities to the township. It's time!!
Little Creek trailer park has brown water constantly and the landlords don't care!
7) yes: grocery/food, small speciality/retail, restaurants
7) Dollan Cenal
low pressure, had new well put in 2 yrs ago, first issue in 50 plus years that I know of
had to have a holding tank installed to make sure we have enough water
N/A - moved to our home Dec. 2022
7) grocery store and restaurants
we have a 1200 gallon tank that works perfectly for our needs.
7) grocery stores 8) Forest Brook - Water is not clear. Wells can't provide enough for 131 homes. Water is either yellow, reddish-orange or black. Very seldom clear. We have ran out of water.
quantity too little
7) just a gas station with store (sheetz or getgo)
7) any would be nice, but not currently feasible due to the lack of public water and public sewage
we normally don't have issues, but we are very conservative and use common sense regarding water usage. Dry years are tough.
7) grocery
7) grocery/retail store 8b) rusty/dirty the owners flush lines often
just hard water - typically
low volume in droughts
they started treating our water more to allow cleaner water; but increased cost

SURVEY QUESTION | 8B | IF YOU HAVE PRIVATE WELL, HAVE YOU HAD AN ISSUE WITH WATER QUANTITY IN THE LAST YEARS? (PLEASE DESCRIBE)(CONTINUED)

7) stores on Freedom Cider, Conway Wallrose, Target, Dollar Store, Kohls, TJ Max
7) small plazas with several store fronts
7) sheetz , grocery store 8b) have 2 wells - becomes dry at times, more frequently
7) grocery stores
7) farmers market @ Green Valley Park
7) grocery stores
7) food store
7) food - restaurants
7) giant eagle, nail salon, barber shop, pizza shop, all in a strip to be able to walk 8b) well doesn't pump enough water - have water delivered
low water pressure - can't use power washer
methane smell
Occasionally goes dry
We have two private wells. One went dry, the second one only produces 20 gallons an hour.
2 wells and one went dry other only makes 20 gal/hr
Less water than before
Use Carefully
I had a new well put into years ago to fix any issues.
We've not had an issue but we are judicious with our use.
Only lived for a short amount of time. I like my well water.
Lack of water

SURVEY QUESTION | 8c | IF YOU HAVE PRIVATE WELL, HAVE YOU HAD AN ISSUE WITH WATER QUALITY IN THE LAST 5 YEARS? (PLEASE DESCRIBE)

May have had a slight change in the taste
Very hard, iron
Hard water
Have a whole house filtration system for the sediment that is generated.
Had algae that clogged pipes. Had to add chlorination system to fix.
low levels of f. coliform
Smells, poor quality
Had to install a water softener and purifier
Do not want public contaminated water!
Lack of water
We don't need city water!
Too much iron
Placed a water filtration system for iron bacteria
High methane
Little Creek trailer park has brown water constantly and the landlords don't care!
only since gas well was drilled and put in on Hartzell School Rd
8e and 9d) yes: based on cost and phased in a long term plan (10 yr or more)
Sulfur smell
occasional sulfur smell, iron, yellow color
N/A - moved to our home Dec. 2022
my water tastes great
iron odor
salt
8b) cannot wash clothes more than once at noon and then before bed - not enough water 8c) mineral content - iron, so high we have never considered drinking it, have a purifying system so it doesn't stain clothes during washes
never had an issue but do get water delivery for drinking water
salt
there is a smell sometimes since gas wells were put in
not quality but quantity!
High Iron

SURVEY QUESTION | 8c | IF YOU HAVE PRIVATE WELL, HAVE YOU HAD AN ISSUE WITH WATER QUALITY IN THE LAST 5YEARS? (PLEASE DESCRIBE)(CONTINUED)

smell, taste
No i put in a \$4,000.00 H2O system in I don't need anything else
Overall cost to taxpayers? Trailer park residents to pay also? If any services are to be expanded then ALL residents should share the cost!
Had to treat well, get treated yearly
We do not drink it
Bacteria coliforms present and we have a UV Light
Bacteria
Smells
Iron and Sulfur
not sure if well quality
Rust, Calcium
Only lived for a short amount of time. I like my well water.
We don't trust it, we don't use it for consumption

SURVEY QUESTION | 9 | 9B. HAVE YOU HAD AN ISSUE WITH YOUR SEPTIC IN THE LAST 5 YEARS?
 (PLEASE DESCRIBE)

Tank needs to be pumped every couple of years
When we purchased the house, the distribution tank was collapsed. Had to have the distribution tank replaced for thousands of dollars. All good now....
Lines affected by tree roots and needing cleaned out.
Drain field issues
clogged because not enough water supply has been used due to lack of water to maintain.
Concrete break down, required replacement
Line crushed from house to tank
Leech bed saturation ground is not absorb water
Installed new leach pit
Old design. Roots. Yesteryear's septic cannot handle the demands of a modern family. We EMPHATICALLY agree with bringing public utilities to the township.
have had is cleaned out a couple times in 20 yrs
N/A - moved to our home Dec. 2022
Slow leech field drainage
We replaced our septic tank with an at-grade gravel system, just a year and a half ago.
we use a septic additive and have the septic tank pumped at least every 5 years
yes - septic needs to be regularly pumped.
replaced line
rate increases
get it pumped out by economy
We have a small treatment facility which requires monthly maintenance
with neighbors (old)
Needed new leech field
Only lived here for a short amount of time, no septic issues.

SURVEY QUESTION | 10B | WHAT IMPROVEMENTS TO THE ROADS WOULD YOU LIKE TO SEE?

4 lane
Actually pave them instead of partial fixes where the same road ends up needing additional fixes the following year
Adequate, but just adequate. Guide rails needed on dangerous areas. For example: on Mc Elhaney Rd East top pf Hill heading down to 989.
Be aware of usage a d apply improvements were needed. The intersection of Lovi and Freedom is a problem. Another thing to consider , since the state is improving Freedom road in Butler County to the county line. Get state to finish Freedom Rd here.
Bends removed from Lovi Rd. Brush Creek Rd. and Rt. 68 intersection being redesigned to make it safer.
berm maintenance
Better berms and drainage basin
better care of existing roadways
Better care of state roads
Better drainage on the side of Lovi between Fezell and 989
better drainage where needed
better edges of the roads, many have too high of a drop off.
better line painting and markings
Better maintained
Better Maintenance
Better maintenance of roads in winter
Better maintenance program. Roads are beginning to crack and crumble.
Better maintenance, paving
Better maintenance/care; no oil and cinders; regular schedule for upkeep
better paving
better paving, widen some roads
Better removal of vegetation overgrowth at intersections, like 68 and 989 where Smith's Gun shop used to be; white stop lines painted on the roads
Better Road Markings-Lines
Better signage at dangerous intersections
better surfaces: Lovi, Rochester
Better upkeep on road surface
better winter care and smoother backroads
bike lanes
Brush creek and number 68 Bendin 68 is bad. Taffy Run and Big Knob R Bend on Big Knob vision is bad.
Continual maintenance and upkeep. Wider berms.
continued maintenance
Current level of maintenance is adequate
cut back the trees, clean out drains
cut trees
direct routes, too many going all the way around a destination instead of through to
Don't just patch holes, actually fix the road. Smooth out all the dips and bumps in the road.
don't know
don't let them drain on our yards and property
Drainage
drainage could be better
Drainage,Birmingham, etc...

SURVEY QUESTION | 10B | WHAT IMPROVEMENTS TO THE ROADS WOULD YOU LIKE TO SEE?

(CONTINUED)

Eliminate the use of gravel for winter road maintenance (skid control) plow/road salt.
Everything
Expand in areas for development
Fewer potholes
fill in pot holes and remove gravel
fill in the drainage ditches on the side of Spade Rd. also put a guide rail for safety purposes
fill in the potholes!
Fill potholes
fix all the pot holes on the edge of the road
Fix holes and berms
Fix the potholes as they appear instead of waiting until they're huge and deep.
Fix them correctly- not just tar & chip
Fix washouts faster and the recent work on Lovi Road narrowed it way too much with the guardrail.
For the most part, some need burmed and paved
freedom-crider improvements (in process)
Glen Eden/68!!! Taffy Run Rd/Big Knob Rd!!
Glen Rape Rd. is in need of being widened and lines added. The Butler/Beaver County line is night and day. The bend to Glen Eden Rd is very dangerous
Hi - guard rails could be expanded for safety areas; Lovi Road needs resurfaced and smoothed; inter-sections with low or short visibility could be improved
hillman street, I am at end of road and the road at the top of my hill till it comes down to where mine and neighbors driveways start is not ours and is not maintained by township as it should be firetrucks cannot access, fire hydrant @ end of road
I am always in favor of road repair and/or resurfacing with standard or more sustainable materials.
I am happy with what we have.
I believe the road crews do a good job
I think NS does great with necessary road work.
I would love to see them fix the roads actually the proper way instead of bringing these half ass compa-nies in to do partial patch in tar andchip.
If road has any industrial use entire road needs to be upgraded
If the road falling down on Brush Creek is in the township, it would be nice to see better upkeep there. It is a direct line between Freedom and Ellwood City.
Improve pothole areas
improve state roads within the township
Improve/redesign the intersection of Lovi and Blackswoods Road to make it easier to turn.
Improved winter maintenance, wider lanes / berms
Increased 4 way stop signs.
Increased paving and drainage ditches along the road
intersection 68 & Glen Eden and intersectoin of Taffy Run & Big Knob need improved safety, White Hill Rd needs additional speed limit signs and police presence - very dangerous leaving upper Green Valley
It would be a bonus if the roads were smoother (less bumpy).
Just better snow removal in the winter
Just general upkeep, taking care of pot holes and road hazards such as deterated pavement
Just maintain what we have.
just repair them where needed
just when needed
Keep people from going 90 in a 35
Less chips when you tar and chip. More pothole filling.
Less curves and not so rough

SURVEY QUESTION | 10B | WHAT IMPROVEMENTS TO THE ROADS WOULD YOU LIKE TO SEE?

(CONTINUED)

Less large trucks on roads they shouldn't be on.
Less pot holes
Less pot holes.
Less tar and chip and more fixing
less tar/chip resurfacing, more bituminous pavements
Less traffic, fix blind spots
lets salt and calcium to go into over runoff water
Lovi rd is terrible, it's like a bunch of rumble strips
Lovi rd. being straighter. Not larger.
Lower Big Knob Rd. speed limit to 35 MPH
maintain road surface quality (repair potholes)
Maintained
maintained better tar and chip ons rochester rd pitfull
maintenance of right of ways could be better
maintenance of road berms
Many roads have washed out in the last few years. Money wasted on road edge berm
maybe more paved roads instead of tar and chip
more catch basins and storm water control on berms
more frequent maintenance and paving especially on state routes, guard rail on Park Quarry Rd
More paved roads and better drainage
More paving and could use some widening of the more traveled roads (see 989 as example)
More police coverage for aggressive drivers
More roads
More signage for safety
more you improve roads - people will just speed more
most of the roads need the shoulder filled in, cleaned and maintained. stop with the tar and chip - it's dirty, dangerous and not worth the money
Most roads are adequate
Most roads need redone to make smoother.
mow the road banks
N/A
new black top on rural roads, guard rail on Willoughby run Rd
No more traffic circles
No tar and chip
No Tar Chip
No thru traffic on small roads that connect to main roads . Tractor trailers come barreling thru and knock down trees and run others off the road . I can barely cross the street to get my mail speed limit is 25 people go at least 45.
None
None
none. roads are good
Our road , glen rape road has a bend in it that is dangerous. Since our road goes into cranberry twp, it is more heavily traveled and this has made the bend more dangerous.
painted lines on all twp roads, fully paved instead of patched roads, better drainage, focus on resolutions to dangerous intersections.
pave heavy used tar and chip roads
pave some roads
pave Wolfe Run Rd due to detour it has many issues.
paved more often and wider. so cars can pass each other more easily
Paving

SURVEY QUESTION | 10B | WHAT IMPROVEMENTS TO THE ROADS WOULD YOU LIKE TO SEE?

(CONTINUED)

paving of roughest roads
Paving! potholed/bumpy/no tar & chip also Plugh road has 2 S curves that has steep ravines. They are collapsing
Pleasant Rd needs repair at the light at Lovi, DVE to trucks
Please spend some of our money repairing our roads!!! We don't need more parks. Fix our roads!
Pot holes and repaved
Potholes need fixed, Freedom Crider Rd. needs completed soon!
Potholes taken care of
red lights at certain dangerous intersections - Rt 68 and Brush Creek Rd, Big Knob Rd and Taffy Run
regular maintenance
Regular upkeep.
Reinforced on hillsides.
remove danger of tree branches
Repabrd
REPAIR DAMAGED ROADS, HOLES, HUMPS AND BERMS.
repairs
Repave roads and clean up berms
Resurfacing as needed
road and taffy run big knob intersection along with loui and woffe run rd
road department does a great job
Road quality is very poor, please make this a priority as it is a safety issue especially for motorcycles. Tar & chip is dangerous, not effective and causes wear/tear to cars. Sweep roads more often and thorough please.
Roads are fine
roads are generally good in shape
roads are generally terrible - many roads need to be widened, have drainage added, and resurfaced
roads are great
roads better patrolled
Roads falling apart. Roads covered in debris
Roads need to be straightened and widened
roads widened - there are some crazy bends and intersections
Rochester road bends straight
Roudabouts
RT 68 and Brush Creek/Glen Eden - Safety feature
rural roads not meant for racing - perhaps widen the sides and fix drop off
safe shoulders to all passing pulloffs
Safer guards on hills with drop offs.
Safety on bad turns
Secondary roads such as Klein are in fair condition
shortcut to Cranberry - take traffic off of Rt 68 and 989
Side of the roadways cleanup. Have community cleanup days for various roads or similar system as to PennDOT's adopt-a-highway
side roads redone
Side roads widened
smooth roads, less traffic, storm drains, fixed since we have to pay new storm drain tax - weeds cut along road more often
Snow removal
some intersections need safety improvements, some roads are cracked causing faster deterioration
some need resurfacing, Y intersections should have stop signs on all corners
Some of them need widened to accommodate the increased traffic and others need straightened

SURVEY QUESTION | 10B | WHAT IMPROVEMENTS TO THE ROADS WOULD YOU LIKE TO SEE?

(CONTINUED)

some widened
Something needs to be done for the intersection at taffy run rd. And 989 and the intersection at Glen Eden and brush creek and the roundabout and all the damn arrows cause I have seen so many people go the wrong way.
speed limit enforced
Speed limit raised on pine run rd
speed limits - roads basically in good shape
Spread ashes on the total road don't skip any road
State roads need improved . A speed trap on lovi between freedom and steel school rd .
Stop adding to the road height and start removing some of the old pavement first.
stop lights at 68/Brush Creek/989 - too many accidents
Stop sign at intersection of 989 and 68 with lights around and caution light coming down hill on 68
Stop signs at 4 way Harvey Run/Pine Run/9th Street. Mill down the 40 years of tar & chip
stop signs or something to improve safety at dangerous intersections; route 68 and eden, Taffy Run and Big Knob for example
take care of large potholes on main roads
take care of the roads that we have
Taken care of better, instead of just patching
The amount of tar and chip has increased the roadway height. This is causing yards to flood during rain storms and snow melt. It has also caused an increase in driveways which causes cars to scrap or road water run off to flood the driveway
The drains on the side of the roads for rain water
the intersection of route 68 abd Glen Eden Rd is extremely dangerous. We need a red light on hill towards Zelenople, like Ambridge has on route 65.
The planning commission needs to request the state to either install a yellow flashing light or traffic lights at the entrance to Forest Brook and Big Knob Rd. Many accidents have happened.
The roads that have heavy traffic on them need to be widen
The township roads are quite adequate. The state roads are what need addressed in New Sewickley.
the truck traffic from penn energy destroyed roads and no one fixed them, Penn energy was to repair.
State does nothing and twp, does as little as possible
they are fair
They are well maintained
they need to be widened
They should mow road banks like Mr. Durr did
Too busy for the area.
too many potholes, too narrow, too windy
Too many roads are narrow and have no shoulders, which causes safety issues for vehicles and pedestrians. Especially those where erosion resulted in creating a ledge.
township roads are well maintained
Township Roads Are Well Maintained
Tree trimming and side roads widened
twp does pretty good job for maintenance
updated paving
updates on bridge @ 9th St. ext and calvery cemetary, better maintenance in winter snow
upkeep/repairing as needed
use of salt in winter
Various dips and softness leading to some sliding along hillsides
We have found the roads to be adequate and well maintained

SURVEY QUESTION | 10B | WHAT IMPROVEMENTS TO THE ROADS WOULD YOU LIKE TO SEE?

(CONTINUED)

We need to address several dangerous intersections in the township, including the one in front of my home, 68 and brush creek.
We should be looking at widening and straightening many of our twp roads
When twp road dept digs a drain across the road, it should be put back smooth. Not a rut!
widen better ditches
Widen pave more township roads. Better maintenance needed.
Widen roads enough for 2 vehicles to pass.
Widen roads, such as Teets since compressor station uses side down to Willoughby Run frequently and road isn't wide enough on that side. Only road to Ziegler was upgraded.
Widen some of the back roads a little...
widened
Widening and safety improvements of frequently travelled roads.
widening some
Widening, address many blind spots, better winter maintenance, address drainage issues and road flooding during heavy rain
Wider
Wider and resurfaced in areas
Wider and some safe walking spaces
wider Freedom Rd.
wider lanes - additional lanes
Wider roads
Wider roads and better shape
wider roads, boggs cem. - make 4 way stop or red light, guard rail on blackswood for safety
Winter road maintenance should consist of plowing and salting and only using antiskid material (gravel) when salt is not effective
Would love assistance with Log drive, currently maintained by residents
(blank)

SURVEY QUESTION | 11B | WHICH TYPE OF ADDITIONAL RECREATION FACILITIES DEVELOPED BY THE TOWNSHIP?

a small one
Absolutely not!
ABSOLUTELY NOT! You need to cut costs. Stop passing out raises and benefits like their free. We don't get those kinds of raises. Why do our employees get so much?
Absolutely NOT. Unless the above is taken care of
all depends on changes made in the township
amounts?
Apply for grants first we do need water and sewage
As long as it is to benefit our current residents. I am not in favor of changing our current setup & have no plans to tie in to public water or sewerage.
Definitely Water
Depends on how it would be allocated. I don't agree with public water/sewage in this area.
Depends on if the water will go to existing homes in need or only to new developments.
Depends on the amount and what it would be used for
Depends on the amount of increase and usage
depends on the amount of increase; small yes, large no
depends, parks, roads yes, other no
Hell no
hell no - people are on fixed income or out of work with this economy and high inflation
Hell No! We pay enough in taxes and what do we get out of it but grief. Cryptocurrency is a scam how do we invest our tax dollars without a vote and now want to raise taxes for infrastructure. Let the supervisors pay for it themselves if they feel. cont.
I am in favor of public water and sewage only as long as the longtime residents are in favor of it. If they are I am in favor of a fractional tax hike.
I would not,
If affordable
If it's used properly then yes
if reasonable so seniors can afford it
If the funds went to improve these items
if this is what is use and done
Increase revenues by allowing residential development
It would depend on the project
Just roads
Let's see what is needed first.
Let's think about the senior's over 70 yrs old who live in their homes in the township before adding more takes on them.
Loaded question because it would definitely depend on what project is being invested in and what the other funds are being used for.
maybe
Minimal
Minor increase
more money for roads and police - yes, parks - no
No
No
no - go get some the trillions the federal government voted for
no - I am retired and on a fixed income
no - I think all are adequate
no - no way

SURVEY QUESTION | 11B | WHICH TYPE OF ADDITIONAL RECREATION FACILITIES DEVELOPED BY THE TOWNSHIP? (CONTINUED)

no - not for water or sanitary.
no - not in favor of reassessment or storm water tax
no - only if it was a small increase and only for the roads
no - other then VFD w/ 2 paid fire fighters
no - taxes are already too high
No - taxes were just raised
no - to what is the 'rain water' tax being applied
no - use grants, no debt, what are current budget allocations
No - we need more homes and businesses in the township to help with taxes, also need red lights at certain intersections not stop signs. There is a big highway coming through the township makes it beneficial.
No (on fixed income)
no i fany thing do fundraisers with local businesses. taxes are already high enough for some people.
No one wants higher taxes but for improvements (sanitary, roads, water) probably will be necessary.
No tax increase for parks.
no or small yearly percentage
No pay enough taxes
No stop funneling money to areas we do not need it
No tax increase!!!
no tax increases for anything
no they are high enough already
No they can use the storm water racket money
No way in hell
NO!
No! Be a better steward of what you have and stay within the budget!
No! Taxes in Beaver County are high enough
No!!
NO!!!
no!!!!!!!!!!!!!!
No, already high comparable to surrounding communities
No, Beaver County just processed real estate assessments which will no doubt increase taxes.
No, I would like you to spend less money on sports field and more on nature preserves that provide peace and quiet.
No, I would not be in favor of tax increase
no, not enough information presented yet
no, please
No, that should be done through grants loans impact fees.
No, the economy is terrible right now. An increase to taxes will just cause the average family to struggle even more then what they currently are
No, too many taxes already, almost cannot afford to pay them
No, we already pay for water runoff, which is absurd. Our water supply runs out.
no, where is our money going to that we pay now. Also we need to start live filming the township meetings
No.
No. There is too much waste. Cut costs, make better budgets and stop spending!
No. I can hardly afford taxes now. I should get a break in school taxes. I don't have any children
No. In general I am very pleased with the hands off nature of this Township. I am especially uninterested in public water and sewer.
No. The newest reassessment will more than take care of this

SURVEY QUESTION | 11B | WHICH TYPE OF ADDITIONAL RECREATION FACILITIES DEVELOPED BY THE TOWNSHIP? (CONTINUED)

NO.... NO....NO
Not for public water and sewer.
Not if the current taxes are allocated in a way to take care of business as needed.
not in favor of more taxes, but I hope the money they will have will be used more effectively and carefully
not particularly
Not really
Not really, we understand improvements are expensive. However, we are now retired and on a fixed income, and tax increases might become burdensome to us and others in our situation.
not sure
only for public water
Only if the projects are actually completed.
Only to expand public sewage and water programs that would promote development of new homes, communities, businesses and retail space.
parks
Parks and water
possibly depending on the improvement and benefit - not in favor of excessive spending or excessive tax increases
roads - yes but water and sanitary hikes have increased beyond a reasonable rate
roads yes others no
roads, provided proper prioritization for all expenditures
Sanitary
Sanitary
small increase
Small increases at a time
small one
somewhat, depends on the improvement
taxes are already too high
taxes are high enough
the cost of everything has increased, so taxes may start to increase
The intersection of taffy run rd and 989 needs four way stop or something and the intersection of brush creek and Glen Eden and 68 is terrible and the roundabout needs fixed
There should be a value associated with this question. Anyone answering ""yes"" is essentially approving an undefined tax increase.
Too high compared to butler county. Redistribute and consolidate emergency services. Save funds. until we get some new growth i am not in favor of a tax increase. A lot of township residents are on fixed income
Very slight increase
Water
Water
Water and sanitary absolutely
water, sanitary.
Water/Sewage if a plan for allocation use in place
We do not need no new taxes. Our President has screwed our economy up so bad nobody can afford another tax.
We don't need a tax increase, we need staff and politicians who know how to say NO!
We don't want to fund new projects for the sole purpose of new housing plans, but wouldn't be opposed if the funding was used to upgrade the existing infrastructure.

SURVEY QUESTION | 11B | WHICH TYPE OF ADDITIONAL RECREATION FACILITIES DEVELOPED BY THE TOWNSHIP? (CONTINUED)

We would be in favor of increase taxes especially if they are allocated for infrastructure improvements. (Public Water and Sewage). I think especially if we have public water, a lot of unused / underutilized farm land could be expanded for residential.
Who wants to pay more in taxes? I would like to see allocated federal and state money utilized properly first (ie. covid relief \$). And then, I guess it would depend on what it was for.
within reason
Yes
Yes - definitely for public water / sanitation
Yes - for township wide improvements (not private developments)
yes - it is reasonable
yes - parks and roads
yes - sanitary if everyone got it
yes - to install red light at route 68 and Glen Eden Rd
yes - water and sanitary
yes - water, parks, roads, and sanitary
yes - within reason
Yes a reasonable increase, primarily for roads
Yes a small increase. Put a fee on all residential building permits toward recreation.
yes but a small increase
yes but within reason
yes for parks and roads
yes for public water and sewer
yes for public water/sewer
yes if for updating roads
Yes if it is specifically allotted for public water system.
Yes if necessary
Yes if responsible
yes provided tax increases are applied incrementally based on a long term (10 yr or greater) plan
Yes Water
yes- within reason
yes, absolutely
Yes, all.
Yes, but transparency is important.
yes, if the increase was designated for public water and sewage
Yes, if the money is truly allocated to the improvements targeted.
yes, taxes help build our community and schools, roads, etc, more taxes for: twp trash pick-up, twp-wide recycle, twp-wide natural gas option
Yes, when the need arises and after getting all the grants available.
Yes, with actual goals stated. Not a slush fund.
yes, within reason
Yes.
Yes. As long as the money is used for the intended purpose.
Yes. Water lines are needed in several areas of the township
yes. water, sanitary, emergency services.
You should be able to do this on your present tax base!
(blank)

7-1 | SURVEY QUESTION | 13B | WOULD YOU BE IN FAVOR OF A TAX INCREASE TO FUND TOWNSHIP INFRASTRUCTURE IMPROVEMENTS? (PARKS, WATER, SANITARY, ROADS)?

More walking trails
18 Golf course
A better playground area for the kids
additional walking trails - no bikes/dogs - safe for seniors
anything; possibly more Green Valley events
Assist youth soccer softball & baseball improve their facilities
Better developed parks.
Better drainage in recreation areas including soccer fields better playground facilities
better sidewalks and intersections with light poles.
bicycle trails
bicycle/hiking trails
bike riding trails
bike trails
Bike trails,
Biking and hiking trails that connect to trails outside of the township
but not necessary
charge the non-township parks and recreation users a fee - why should New Sewickley bear cost
chili cook off (late october), comedy/talent show @ amphitheater
Community Center
community park with a pool
Community pool
Craft shows
Designated bike trails
development trails through the many scenic and beautiful natural areas and viewsheds
Disc Golf Course
disc golf course. dog park. trails.
Do more for the youth organizations that maintain their own fields
Do we have little league ball fields?
Dog Park
dog park areas
Dog walking area
don't know
don't think personally we need any more at all
expand walking trail - create another

7-2 | SURVEY QUESTION | 13B | WOULD YOU BE IN FAVOR OF A TAX INCREASE TO FUND TOWNSHIP INFRASTRUCTURE IMPROVEMENTS? (PARKS, WATER, SANITARY, ROADS)? (CONTINUED)

Expanded farm and grange activities. Bring the local families back together as a community.
Fishing
Food truck nights
Freedom High School pickle ball courts inside Middle School gym for public use
Golf
Green space; parks
have to go with the flow whatever the fad
Hiking trail, disc golf, more playground equipment.
Hiking trails, dog park
horse shows, car shows, food trucks, sports facility
Hunting and fishing
I didn't know there even were recreational facilities.
I don't think we need more recreation facilities. We don't have the population to support it and our township is not a destination for visitors. Leave it rural!
I dont go to Green Vally, the parking is bad for events
If anything, a secular community center with a library.
I'll defer to others who use the facilities more.
Improve what you have and work with youth organizations to improve park
Improvements at Green Valley including parking, traffic in / out, expansion of Green Valley Park
Increased Adaptive playground equipment for people with disabilities
It would be nice to see small community parks in densely populated areas with playground equipment and maybe a fenced dog park.
Its supposed to be the country not an amusement park! - The broadband we were supposed to get with the grant- not the useless water line!
Keep the playground up to date and repaired.
kid friendly activities
Kids parks
Library, Swimming Pool
Lights at fields
Long Hiking Trail (foot trail no bikes) separate bike trail
maintain areas we have
MAINTAIN WHAT YOU ALREADY HAVE CONTRUCTED.
making big knob fair in summer, not 1st week of school
more @ the grange events and park
More bike trails
More community events at Green Valley Park or Big Knob Grange

SURVEY QUESTION | 13B | WOULD YOU BE IN FAVOR OF A TAX INCREASE TO FUND TOWNSHIP INFRASTRUCTURE IMPROVEMENTS? (PARKS, WATER, SANITARY, ROADS)? (CONTINUED)

More events at the park
More for young people. Basketball courts. Tennis courts. Pickle ball courts
more hiking trails, farm visit activities for families
more parks
More permanent green space/parks. additional playgrounds
more playground at parks, bigger playgrounds at the 2 parks
More walking trails
more walking trails, additional playground amenities for children, a dog park, pickle ball, and tennis courts
more walking trails, not necessarily paved
More walking trails, sports fields and playgrounds
more walking/biking trails
n/a
nature trails like bradys run and more sports facilities
need lights for ball fields
No alcohol at Green Valley Park
no knowledge
No more are needed
none
None
None, save the money for important things like roads.
none, stop spending our tax money on this stuff
None. New Sewickley is fine
Nothing
Nothing. We live here to get away from the crowds of cranberry
outdoor concert at Green Valley Park/Freedom Area HS
Park and basketball courts on 9th St Ext if room is available.
park for picnics away from sports, please open the top of Green Valley
park with walking trails
Parks
paved parking lots
pickelball courts for new sewickley residents
Pickle ball
pickle ball @ Green Valley Park
Pickle ball and basketball courts

7-3 | SURVEY QUESTION | 13B | WOULD YOU BE IN FAVOR OF A TAX INCREASE TO FUND TOWNSHIP INFRASTRUCTURE IMPROVEMENTS? (PARKS, WATER, SANITARY, ROADS)? (CONTINUED)

pickle ball court
Pickle ball courts if possible create a dome for use in winter. Public pool and splash pad and small library.
pickle ball, basket ball, tennis, walking
Pickle ball, tennis, bike trail
Pickleball
Pickleball
Pickleball courts
pickleball courts, off leash dog park, long hiking trail
Pickleball courts. This is a growing sport and NST has none. A great need for the township.
Pickleball/tennis/volleyball/more walking trails
Pickleball; shuffle board; boce area
Picnic and trails
Playgrounds, trails, hiking, biking
Pool
Pool
pool or splash pad
Public hunting lands
Quad Trails
sand volleyball court at green valley park, tennis court, deck hockey rink, more hiking trails,
Shuffleboard events
Skate park, dek hockey,
Skate park, more playground equipment
skating rink, movie theater
Something teaches people about our hist and gather information about our development and with a large indoor area for year round activities such as craft sales for area crafters people to show how our ancestors went day to day lives
Splash pad
Splash pad or pool
splash pad, water park, pool
Stop spending on parks and township property and put our money in fixing roads and drains.
Stop spending our taxes on parks that most of us don't use.
Stop spending taxes for programs people don't want
Swimming Pool
That's your job
the upper park at Green Valley

SURVEY QUESTION | 13B | WOULD YOU BE IN FAVOR OF A TAX INCREASE TO FUND TOWNSHIP INFRASTRUCTURE IMPROVEMENTS? (PARKS, WATER, SANITARY, ROADS)? (CONTINUED)

Thin there is ample.
Township pool and community center with exercise equipment.
until new growth, nothing
Up to Current Standards, Playground at Big Knob School or Recreational Use of Building, Grounds.
Updated playground
walking and nature trails
walking trails
Walking Trails
walking trails and dog park
walking, bike trails
walking/biking trails
We love the current offerings.
would like to see the playground expanded at Green valley Park
youth activities
Zip Line for Children
(blank)

SURVEY QUESTION | 14 | WHAT ARE NEW SEWICKLEY TOWNSHIPS MOST POSITIVE CHARACTERISTICS?

rural, quiet

Low population, country setting, convenient location to highways, convenience to surrounding towns and shopping, convenience to restaurants

No apartment centers and no condos, Peaceful with low traffic, Plenty of single family homes

Rural character, Reasonable traffic, I feel safe here

Quiet place to live, Nice parks for families to visit

The land, the farms, neighborhoods, Freedom school. Not crowded like Cranberry.

Friendly oriented

It rural characteristics, farmlands, woodlands, sparse development., we have excellent emergency services, that are supported by the community, easy access to major commercial areas and transportation

Rural

Country living, quiet, peaceful

Small town feel

Rural setting, People, History

Farm lands, Close to cranberry township, Mostly friendly people

Welcoming community, Green valley park, Rural environment

Still rural, country living. School resource officers. And I can see that the twp. is actively trying to engage with the people of the community., I want to live in a place where the people come first and the politics come last.

quiet, friendly, and safe place to live

The rural atmosphere

quiet community, School being on one campus

Rural

Rural setting, , Still some farming,, Usually peaceful

Rural more secluded, Lower property taxes, Safe place

rural setting, large lots, close to Pittsburgh

Rural, Semi secluded, Farms

Beautiful outdoors

Rural

Low Crime, Low traffic on side roads, Low taxes. However, if you install public water I would welcome higher taxes.

Volunteers willing to help such as the grange, Rural not crowded, Police department active to making improvements

Slow pace of living

Part rural but still close enough to shopping ; or downtown and north side attractions

It feels like I live in the country, but has close proximity to needed amenities., Very relaxed community. Traffic is not bad., - Does feel built up with the destruction of nature to put in townhouses stacked on each other.

Being a rural community having close access to developed areas for shopping and other recreation activities., Neighborly type of activities the township does for the schools, residents, etc.

Rural but close to everything you need (in Cranberry Township). I happily use their parks, library and shopping.

SURVEY QUESTION | 14 | WHAT ARE NEW SEWICKLEY TOWNSHIPS MOST POSITIVE CHARACTERISTICS? (CONTINUED)

Safety; access to Cranberry commercial district and Library.

Quiet

Rural family area

Adjacent to cranberry twp but still rural

Rural community ,Long time family farms,No drugs

Everything is positive

Rural keep it that way

Rural, farm, country lifestyle. Do not turn New Sewickley into Cranberry Twp.,Cranberry Twp. Is close enough and provides ample shopping, etc. ,Our roads have become busy enough.

Farming,Hunting

its ruralness. ,how it isnt overdeveloped,how its in beaver county so no one in cranberry thinks it exists.

Close to Cranberry & Wexford without the traffic congestion

it's Farmers,Good neighbors

Friendly people,Good Police and Fire Dept.,We enjoy living here

Safe place to live

I love the rural character of the township.,The people in New Sewickley are friendly, and willing to help neighbors.,Shopping is close enough in other localities.

Clean,Roads are well maintained in the winter.

Rural open space,Low population density,Low crime rates.

Rural area

Rural community,Country Atmosphere (i.e., woods),Close enough to Cranberry Twp without being too close to Cranberry Township

People respect each other,We don't want to have all our farms developed,We don't have developments

rural, quiet, low crime

combination of location and suburban facilities

Residential greenspace,Farms and their owners.,Good neighbors.

open environment,low crime ,good standard of living

Rural atmosphere but close to Beaver, Cranberry, Highways,Traditional Values - Family, Work Ethic, Etc.

Rural,Farms,Hunting

Clean and safe,Green space, trees and fields

Rural,Local pride,Close to bigger shopping areas

The beauty.,Being able to see the stars in the night sky.,Feeling safe in a rural community with low crime and violence.

Rural,Families,History

Rural setting,Farming ,Acreage

Country, less population

Small community,Nondeveloped land

Parks,Farms/agriculture areas,Room to roam

SURVEY QUESTION | 14 | WHAT ARE NEW SEWICKLEY TOWNSHIPS MOST POSITIVE CHARACTERISTICS? (CONTINUED)

We are located close to shopping areas and still maintain our rural living
Rural atmosphere. ,Convenience to Cranberry businesses.,Convenience to interstates
Rural with a better sense of community than most areas.,Population is not over run.,You can see nature, not wall to wall people!
Private,Quite,Rural
The,Good,Staff
No large houses, small lot development,Country
It's NOT Cranberry YET.,Lower Crime than many nearby areas because cost to live here keeps out most of the dirt bags.,Plenty of naked land and woods for critters, and buffer zones between houses. (Again... NOT Cranberry YET...)
My area has houses near each other but on enough property to have space.,Neighbors are friendly and look out for each other.
Great location ,Great roads and upkeep ,Nice diversity
rural,farms,well and septic
School District ,Green Valley Park
it is a farming and rural residential area, it does not need to be (Cranberry 2.0!!!
Family Friendly ,Rural Residential, good location ,Small town, safe environment
Rural Setting
Rural land ,No developments ,Green valley park!
It's rural setting ,Clean (no litter),Farms
It's rural and open,People get along,We are close enough to areas with services we need without having to replicate them.
Farms,The grange,Excellent fire departments
Farming,Not having a lot of traffic,And we are not that close to neighbors
Far enough from housing plans, not overcrowded. We have space to breathe!,Close enough to shopping areas(Cranberry/Center) that are fast and easy to access without encroaching on the privacy of New Sewickley
Rural local residents ,Farms & wooded area,No new housing plans
Rural,Location to more densely populated area that offer amenities.
Rural community
Rural community
Country setting,clean
Quiet,Hands off,Polite
Rural ,Quiet,Low commercial traffic
Rural farm feel,Community ,Few ordinances
Small town feel .,Safe neighborhoods,No hustle and bustle of Cranberry
its rural, its farms, Big Knob Grange, Green Valley Park, local police, 2 fire departments.,convenience stores, gas stations, its close to shopping, ice cream shop, restaurants,,churches, auto repairs, school, strong sense of community
Small town ,Friendly environment ,Not crowded

SURVEY QUESTION | 14 | WHAT ARE NEW SEWICKLEY TOWNSHIPS MOST POSITIVE CHARACTERISTICS? (CONTINUED)

Quiet,Close to major shopping ,Great Township Management
Quiet and scenic,Emergency Services,Freedom School District
Not commercialized,Low crime,Friendly
Friendly people , good twp employees ,Scenic views ,Good roads
excellent police dept,rural setting,the method used to treat the roads in the winter
Rural, quiet, beautiful countryside, wild animals,less traffic,farms
rural feeling of homes spaced far apart.,farm friendly
Somewhat away from the busy towns.,Mostly quiet ,Woods and forest.
Farming,,Friendly,Don't turn it into Cranberry or Zelli!
Rural in nature.,Close to shopping and restaurants in Cranberry and Beaver.,Dedicated police, firefighters, and EMS professionals.
new sewickley is rural based. we are not a cranberry,we enjoy country living,quiet and privacy, space to move on your property without feeling cramped or on top of each other. dont want this land to become a 2nd cranberry
new sewickley is rural based. we are not a cranberry,we enjoy country living,quiet and privacy, space to move on your property without feeling cramped or on top of each other. dont want this land to become a 2nd cranberry
quiet community,lower taxes,wonderful people
rural living,parks - green valley/brush creek (I know it's a county park)
country living
farming,family,friends
nice community
rural,numerous 'green' places,privacy
friendly rural community
country living
safe,quiet,scenic
excellent police dept.,rural setting
its rural character,its self-sufficiency (farms, food),its people
rural character,scenic natural and farmstead vistas
rural,nice neighborhoods
low density housing,farms
quiet
individual neighborhoods where families know each other and help each other,park facilities for sports
somewhat still affordable
rural,quiet
rural neighborhoods, peaceful, quiet,privacy, bucolic
peaceful friendly community atmosphere
nice neighborhoods,a lot of friendly people
rural farming,still close to shopping but far enough away from town

SURVEY QUESTION | 14 | WHAT ARE NEW SEWICKLEY TOWNSHIPS MOST POSITIVE CHARACTERISTICS? (CONTINUED)

none
Farms,Peace and quite,Country living
Farm culture while having access to shops and city.,Open space for outdoor activites. (hunting, fishing. Etc)
Rural,Peaceful,Close to amenities
Convenient location from major shopping and activities. ,Quiet
Land,Not looking like cranberry,Hometown feeling
Farms,Raurl life,Its not cranberry
Rural,Farming,Small town
Quiet,Low crime rate
Rural / Quiet,Low Crime / Feel Safe,Feeling of Community
Rural housing with friendly neighbors
has a mix acr res tra neig. it has it all
the peace in the township
nice rural area ,good parks and programs
not busy
quiet semi-rural lifestyle with minimal interference,minimal development
We have lived here our entire lives, and enjoy the people in our community.,This is a friendly Township, and a safe area.
being in the country without housing developments and strip malls
rural - quiet
safety good police and fire depts,farming,open spaces
rural,fresh air,peaceful community
ease of access to Cranberry and Beaver Valley,nice parks
rural community
Big Knob has the highest hill,Grange Fair,Fall Festivals
small town,family oriented
low population,limited commercial areas,rural/greenspace
farming
location
streets still not overcrowded and over developed like Cranberry Twp
rural, not commercial
rural
small town vibe
Green Valley Park
rural demographic
rural,quiet,safe
rural character,recycling service,friendly staff

SURVEY QUESTION | 14 | WHAT ARE NEW SEWICKLEY TOWNSHIPS MOST POSITIVE CHARACTERISTICS? (CONTINUED)

sense of community,still keeping a mostly rural feel,good twp employees - always helpful
police
quiet - rural neighborhoods convenient to major highways,areas of shopping - Cranberry Twp,solid police, fire, and support services - great school district
close to major road systems,semi-rural,don't know will happen down the road with Freedom Rd being expanded from Route 19 to end of Cranberry Twp
lower school for seniors - nothing or a reduced amount especially over 55 communities ,no one in school but getting all tax money
safety, very safe neighborhoods
very convenient to shopping in Cranberry Twp,people who live here are friendly ,low crime area
road crews,police presence
rural areas
the way it is
farms
Green - ECD
rural ,less crowded - less cars,less people - quiet
we are still rural and agricultural twp
country setting,rural ,hometown atmosphere
open spaces,peaceful
being rural township
farmlands and rural areas
it's a safe quiet community,good police force
country setting,private living
convenience to shopping and restaurants,friendly people and township employees,well-kept park and township buildings
rural character
family oriented,close nit,historians
quiet living
close to Cranberry
rural atmosphere
country living
rural aspects
mostly rural
close to everything you might need and country living
Rural safe family neighborhoods
quiet,beautiful tree covered hills
rural living
rural setting

SURVEY QUESTION | 14 | WHAT ARE NEW SEWICKLEY TOWNSHIPS MOST POSITIVE CHARACTERISTICS? (CONTINUED)

quiet friendly neighborhoods
rural area with farmland and few developments
open country land,safety
small community
country living,lower urban crime,close to good medical care
Turkeys and deer instead of traffic,Green Valley Park,Cows and well-kept farms
used to be a clean rural community,now a blighted country ghetto
police, EMT,coring residents
no code enforcement
farming,privacy
rural
quiet ,rural ,convenient to major roads and shopping
not yet overrun with people
its rural atmosphere
rural,peaceful - thank you, police dept
Big Knob Grange,Green Valley Park,Roundabout
rural
rural areas,no crimes
country atmosphere with privacy and quiet
rural nature
Fresh air
Space/property,Community ,Wish there were more family run restaurants in the area
caring people
I like the fact that you feel like you're in the country,peace and quiet
remote rural area
that it hasn't changed
Farmland
quiet place to live
keeping it's rural setting,closeness of the community (most of us grew up here)
Rural land and living conditions
Rural residential farming
Suburban
it's ruralness
quiet,agricultural
farm land
farms

SURVEY QUESTION | 14 | WHAT ARE NEW SEWICKLEY TOWNSHIPS MOST POSITIVE CHARACTERISTICS? (CONTINUED)

Still rural

Farms

friendly people

rural

rural community

friendly family place

the farms & seeing the animals in the pastures

Untouched forest area

it's a safe and quiet area to live

low crime - low traffic, lower noise, lower taxes, clean air

Rural

excellent police dept., rural atmosphere

the people, the churches & school, the farms & homes

Close knit family community

Rural, farm land, quiet and not built up like Cranberry

beautiful scenery, trees, creeks

Rural/Green space, Friendly/Helpful Neighbors, Local businesses

it was, that is was the country - farming community, rural

rural residential

rural peaceful living

Rural Agricultural community and values, Beautiful farms and open spaces, Low population density and long term residents

It is rural. Most of the township is open. The houses are not on top of each other.

the people, the lifestyle

Closeness to Cranberry and 279, Keeping an area of the township rural

Close to Cranberry

Neighborly, Farmers community, Small town families

Rural setting, Relatively safe, Not congested

Quiet, Private, Far enough from everything but close to necessities

Rural atmosphere, convenience to Cranberry for shopping, restaurants, etc.

Honest hard working people, Open spaces, Family owned businesses

Safe, Snow removal, road surface salting and brine

Rural Community, Knowing your neighbors, Country Living

Community has each other's backs., Safe place to live., Rural and not trendy.

We are not Cranberry, so far.

Rural area, Small town charm, Close to big city but NOT being a big city

Rural, Not Cranberry

SURVEY QUESTION | 14 | WHAT ARE NEW SEWICKLEY TOWNSHIPS MOST POSITIVE CHARACTERISTICS? (CONTINUED)

Rural living, community

Non commercial ,Farmers ,Green space

The country life, no busy residential area ,The amount of farms and wooded areas, no housing plans every 5 ft

Farm land,Peaceful,Small town feel

Safety ,Rural feel , close to cranberry without the crazy housing and traffi

Rural,Quiet

Rural, farm lands , quiet , good spacing between neighbors ,

Small and quiet

Close, quiet community,Laid back driving, with little traffic,Family Community

Family,Rural,Quiet

Families,Safe ,Quiet not like cranberry

RURAL AREA

no townhome/condo takeover ,great sense of community ,rural yet close to all amenities

It's rural setting, close to Cranberry but not a clustered mess like Cranberry.

Not congested ,A welcoming rural community ,Nearby amenities right outside the township

IT's people and being a rural setting but close to the stores in Cranberry.

Rural small town,The heart of the people

Great Neighbors

Peaceful,Rural Atmosphere

It's a peaceful rural feel

Friendly,Rural and farming,Family's been here awhile, a lot

Green Spaces

Quiet rural setting

RURAL AREAS, FARMLANDS, WILDLIFE, CLEAN CREEKS

rural,Has a nice location for a park, smaller parks in the township would be nice as well.

Community,Rural characteristics

Rural

Quiet ,Fresh Air

Open Space

Police and Road Department services are the best ,Our community atmosphere

Nice People

Nice Area

Small Government

Views,Rural Setting,Park

The area has a lot of charm

Trees

Being rural ,low taxes

SURVEY QUESTION | 14 | WHAT ARE NEW SEWICKLEY TOWNSHIPS MOST POSITIVE CHARACTERISTICS? (CONTINUED)

spacious ,welcoming ,working class

Beauty of hills and farm land

Beautiful Land ,Nice Neighborhoods ,Good School

Open Space

no slums,educated people,location

Country setting. Stop building it with condos and such that no one can afford and people from the township do not want,Respectful neighbors and police,Country setting can not stress that enough

We are not cramberry we don't have housing plans being built

Local generational family community ,Plenty of land and open space

Quite ,Peaceful , Neighbors

RURAL COMMUNITY

Community involvement,Police involvement with the community ,Slow-pace, country feel

Quiet country,Close enough to everything ,Farms

Community,Rural

Quiet ,Rural

Location - close to cranberry and major highways,Rural aspect of the township

Rural,Quiet,Lower taxes

Rural,Quiet

Rural atmosphere

Close to developed areas,Community

A Township focused on maintaining its roots while recognizing the need for growth and the ability to meet the needs of growth -- more roads, utilities, educational opportunities (charter and private school options).

Not over developed with commercial properties and businesses,Residential housing that sits on at least an acre of land

I love how we are near Cranberry twp and interstate but yet we are peacefully away from all the traffic and craziness of those area

Rural area, private, safe, not busy, not congested

rural community,peace and quiet,just right

Rural with homes spaced out and not on top of each other.,Lower taxes than Butler and Allegheny counties near it,Close to shopping in Rochester and Cranberry

Rural with single family homes,farming community,location

Rural community but close to Cranberry which has anything that you want. Cl

Rural

Rural community,Farms, farmland,Not commercialized

Location to major roads

Family owned and operated agriculture,Family owned and operated businesses,Close knit community

Farming ,Quiet,Rural setting

friendly neighborhoods. No one living on top of you. No bill for water or sewage

Green Non commercial Green valley park

SURVEY QUESTION | 14 | WHAT ARE NEW SEWICKLEY TOWNSHIPS MOST POSITIVE CHARACTERISTICS? (CONTINUED)

Great community ,Not cranberry

quiet neighborhoods,,not alot of traffic

Still Country

Keeping it rural. Green valley park, leave it alone, should be used for recreational and family gatherings no overnight camping except for scouts

Rural and safe good people

Farming ,Open land ,Rural

Sense of community,Farmland and nature,Space and privacy

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN?

revenues
poor roads
Restrictions on firearms discharge
I hope we keep our township free of housing development housing ,I would like to keep our township free of commercial developments
EMS AMBULANCE RESPONSE
I don't want to see too many big suburban developments,People I know have no good water source and the VFDs have few hydrants to use.,There's almost no place to go out for food here. I'd much rather support my neighbors than go into Cranberry or Rochester.
Roads,Building too many housing developments nearby
Over crowding, to many houses and people moving this way.
Too many drill sites that lower property value,Wasted property used for drilling,Need grocery store and shopping
That development in New Sewickley be driven by the residents of New Sewickley and not by developers
Over saturation of manufactured housing.,No 3 or 5 year plan.,If growth is to be a fact for the township then impact fees for new development should be implemented.
People thinking we are something different from who we are and trying to change it.
Rising taxes
Roads,Poor ratings on school district,Lack of public water/sewer
Need to attract and bring more people to the area ,High taxes compared to Butler County ,Shopping and attractions are minimal
Amount of fracking,Amount of taxes ,The speed limits on the roads
That eventually the twp. will lose its rural identity to greed, politics and profits. ,i understand that all things must grow, adapt and keep with the times, so to speak, but at what cost?,Beaver County has many different types of areas, and New Sewickley is the farming, rural area for country folk. If someone wants town or suburban, then this is not the area for them.
Our roads are in need of repair,Growth planning
Excessive growth
Dangerous intersections and roundabout
Increased volume of traffic,,Excessive speeding,,Adequate water supply for firefighting
ugly growth - business areas that are 'unplanned' ,lack of public green space,school ratings unattractive to young families
Cost of living is too high,Poor tax management
None at this time.
No / low public infrastructure. (water - sewage),Better recycling program to include residential pick-up

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

Can not expand areas without public water and sewage to expand tax base
People's homes becoming junk yards. A system of common sense se ordinances should be enforced, Speeding, stop signs, rifle and weapons usage, ,Franking and other community polluters of water, air and land.
Intersections in part of the township need attention
With Cranberry building and expanding as quickly as it is, I am afraid that it will spill over into New Sewickley and ruin the country feel that we have here.
Township allowing too much commercial/residential development without giving it too much futuristic thought on it's infrastructure while maintaining the rural element.,The Twp. needs to increase it's tax revenue base through development, which can be done with higher end development properties such as mandating new single family homes have a minimum of 3 acres of land, etc.,The Twp. turns a blind eye on too many residential properties by allowing way too much "junk/debris" on their property in public view i.e., intersection of Miller Rd and Big Knob Rd.
Water and septic. Currently considering leaving township because as I age I don't want to worry about these areas needing upkeep or replacement.
1. Water quality - brownish water requires residents to filter and/or boil drinking water. My shower curtain has to be washed and bleached every 4 weeks due to brownish water mark. ,2. Insufficient recycling services.
Public water,Public sewage
Deer overpopulation
Need better water / sewer options ,Winter road maintenance.
Trailer parks. ,Corrupt government.,Corrupt township supervisor
Water & Sewer
Storm water tax!!,We dont need more housing plans
Excessive building in nearby communities, traffic and population explosion.
Over residential growth,High Taxes
more recreational facilities.,more parks
Lack of respect for citizens rights
Intersection of Lovi and Freedom Rd,Very little return on Taxes, looking at money put in and money spent on us
More people moving in
I fear that New Sewickley could become like Cranberry with traffic, crowding, and entitled people,There are many cars on Big Knob Rd, and there seems to be an accident on the corner of Big Knob and Taffy Run every year or two. ,I'm concerned about erosion from water coming off of Big Knob Rd into the Taffy Run stream.
Freedom road has too many speeding cars. Police presence.
TAXES. ,TURNING INTO CRANBERRY TWP.

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

Excessive township spending,Development pressure,Too much emphasis on growing government
Development
Freedom Rd. — there is more and more traffic & there is only one way in/ out of Danburry Farms. This is concerning if there would be an emergency where our only entrance is blocked.
Invasion from Cranberry Township,Higher Taxes
Our township leadership,Spending,Taxes
no water - can't sell house . If the problem isn't corrected people won't want to live here
slow progress in updating public water and sewage
Zoning not enforced when reported. The ""can't beat them"" excuse.,Zoning unable to be enforced because of no teeth.,Well and septic issues as the community grows more populated.
crowding
Property Taxes,School Functionality, Ranking, Utilization of Vacant property,Utility Costs
High density real-estate development ,Urbanization ,Loss of green space
Need public sewage and water to allow more development that would expand the tax base and help the declining school district enrollment
Maintenance of Log Drive
Change - We've lived here our entire lives and don't want to see the community changed. It was sad to watch the ruralness of Cranberry disappear. We don't want to see that happen here!,Pollution - air, water, light, and noise,Crime and violence
Housing plans/ over development ,Twp supervisors overspending ,Road department underutilized
schools/disrepair, lack of culture and progression
Big trucks on incorrect roads,Police not patrolling the roads for speeders
Lower taxes for seniors,Senior activity center
Public sewer and water
Roads ,School transportation ,Some dangerous intersections
The roads aren't wide enough to accommodate the traffic
Protection of existing homes... industrial next to residential. ,Not satisfied with Ambridge Water
Loss of safety with increased population. ,Housing plans ,Huge monopoly stores
Growth,Traffic,Crime
The,Bad,People
Recreation facilities nearer twp office area.
Housing plans moving in Sucks... Brings in more people and more people means more stores and more stores means more traffic.,Turning New Sewickley into some sort of Metropolis, or Cranberry Jr. or Mars Jr. would Suck...,the township should not be a real estate business. Maintain what is in place should be key concern.
Nothing I can think of right now.

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

public water and septic,more taxes,more people
Roads,Police
To make sure if development increases building inspection also continues.
crowding , and over taxing!!!!
Intersection on route 68 and brush creek, something has to be done. I witness an average of 1 accident per month. ,Misplaced wildlife due to neighboring developments.
The lack of landscaping at entrances to mobile home parks or businesses, etc. to keep the township one we are proud to live in.,Don't become too crowded with housing like Cranberry, Evans City, Seneca Valley, Zelenople, and others.
Township spending and taxes going up.,Development pressure and no one is able to do anything to slow or stop it. ,Citizens need to be more informed and less done without notifying the public
Water and septic
Politicians who don't listen,Too many rules and ordinances,Developments
People having a lot of trash and old fridges in there yards and scrap laying around not cleaning up yards ,Neighbor not trimming trees off my property when it's their trees
I have none. We love it here
Weaver home's building near my house ,New Sewickley twp transformed into cranberry
Lack of infrastructure ,Lack of economic growth plan
roads
Any large housing plans,Increasing traffic due to suburban creep
Loosing rural character
New housing we don't want, Destruction of farmland for cheap houses,An expansion of Cranberry
Housing plans spreading into new sewickley.,Losing the home town feel
unkept properties, through traffic to Cranberry Township (but I'm glad there is improvements,being made to help with the traffic.
Lighting from neighbors and school cause blindness in the home. No lights should pollute others yards. ,Water run off from over tar and chipped roadways,Roadway maintenance
Unwillingness of Municipal Authority to work with current major users to take over water and sewer facilities,Taxation with out representation ,Township Management very responsive on some issues other issues very unresponsive
School property tax (either lower or add more residences to spread out the burden),Adequately fund emergency and road services with existing tax base,Additional community businesses
Better Code Enforcement ,Land preservation
Road surfaces,Noise from gas industry drilling,affordable public water
too much urban developement,losing the rural feeling
Unaffordable houses! The prices are absolutely insane!,Condos moving closer and closer to the heart of the township, thus reducing our quality of uncongested quiet life.,Trailer park landlords need held accountable. Particularly Little Creek mobil home park

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

We pay the same taxes, but receive virtually no township services such as road maintenance are water/sewer in Freedom Crossing.
big housing plans going in,condos,becoming a 2nd cranberry, taxes becoming crazy high
big housing plans going in,condos,becoming a 2nd cranberry, taxes becoming crazy high
turning the twp into cranberry
I don't want it to look like Cranberry Twp
that we will be taxed out of a home we've lived in for 57 years,that we become another cranberry twp
better communication
improperly planned developments ,lack of infrastructure to support developments,schools that are unable to accomodate a growing community if development actually occurs
a lot of our intersections
too much traffic on big knob,over development
pollution
the method used to treat the roads in the winter
ridiculous storm waste fees,spending money where we dont need to (recreational facilities),too much money for people, not enough for fire
cranberry style uncontrolled development,loss of rural character
low upcomer housing,high rise housing,losing our rural area
over development
fracking - environmental destruction/damage,fracking,fracking
loss of working farms,vehicles speeding
a culture of racism in our community - parents and kids, mostly all white community,no diversity
traffic
traffic, ugly buildings and other uses,noise,light
the amount of houses that have junk in yards and uninspected cars with weeds growing up around them,do we still have someone to look after that? it's getting worse everyday!
dont want to see the township grow into another cranberry
power outages,city water
speeding on roads,blind spots - pine run/spade to taffy run
none
speeding on mcelhaney rd
More housing,Higher taxes
School ranking and educational offerings are subpar,Increase taxation,Expansion of cranberry into New Sewickley Township
Commercial businesses moving in,High density housing,Destroying our natural resources

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

Removing rural characteristic,Expanding housing into rural areas and increasing population and traffic
Unnecessary noise, fireworks, guns, recreational vehicles on roadways,Air quality from nearby cracker plant ,Water quality from fracking
Development- Which i think is necessary but needs to be executed correctly.
To many houses,Crooked township supervisor,To mutch development
Large Housing Plan Expansion,Loss of Farming Community,Drug Violence
Loss of well water and loss of leech field drainage efficiency
it changes fast
dont over build
I do not want housing plans and condos near me. I moved here to get away from congestion.,They will ruin the township.
too much traffic,people think the roundabout is a racetrack
return for the taxes I pay
increased development with HOA's,high density housing,expansion of unneeded services
We do not wat the Township to expand and become as populated as Cranberry Twp. has. ,That would ruin our rural community, and possibly increase housing costs for our current residents. ,We could no longer afford to live here.
land development and ruining our country setting
none,wasting money on surveys and unnecessary planning commissions
PA turnpike noise,prohibiting jake/engine braking on turnpike,we would like to see sound barriers like they have in eastern Pa
Cranberry Twp spilling over into this Township.
no fire hydrants in Forest Brook with 131 manufactured homes close together,a fire could really spread in this community
there are three crossroads (and maybe more) that need blinking lights or stop signs,prevent major accidents,#1 route 68 and Glen Eden #2 Pine Run and Boggs Cemetary #3 Taffy Run and Big Knob
water supply,Green Valley Park needs local business to advertise their events to bring people in.
roads
don't become like Cranberry,keep the area as - this is a great place to live
that you will raise our taxes,put in new items to tax
signs poorly marked when construction is going to happen
developers turning NST into another Cranberry
too many residents and not adequate water and septic
housing projects,don't want twp to become a CRAMberry
my road,hill 9th street from gilarno's up till oak grove cemetary - up lane is not wide enough

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

none
none
government inclination to spend more money and increase taxes in the mistaken notion of improving things
I wish there was a way to get school bus stops off the main roads.,Don't like seeing new housing on farmlands.
lack of growth,lack of enforcement of zoning ordinances,junk and unkept properties
we need water and sewer but with that comes development,we need development for our school district and our town base,development without a plan and possible crime increase that could occur
need more police to ticket drivers who don't stop for school buses and speed
safety,speed control,roundabout causes traffic
I don't mind to see large developments & shopping areas like found in Cranberry.
not turning into Cranberry
too many will destroy the farming community
fracking
road repairs - Brush Creek at Park
new board members want to turn twp into Cranberry with condos, traffic, and crime,higher taxes to fund sewers and water lines,everyone in the twp is here by choice so don't fix what is not broken
none at this time
if it starts to become Cranberry Twp
residential encroachment on the areas above ,we don't need another Cranberry Twp
too many rules & regulations to do anything with your own property,not enough information on where the runoff water tax money is being spent.
putting water/septic in and changing out beautiful twp,city water and sewage will bring too much development
unregulated development,program to convert trailer parks into permanent housing,speed by trucks on route 989, enforce 40 mph limit
too much development,enforcement of speeding is lacking
roads
roads,public water and sewage
frequent road falling away
not enough water if housing developments are built, and may effect water table
taxes
Big Knob and Taffy Run intersection.,68 and Brush Creek intersection
that we lose our rural character and add mess,housing developments
rain water drainage

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

Increased and unnecessary development of open land
Cranberry overdevelopment,expansion into our area
too much growth,loss of farmland
population growth - too fast,loss of farmland
tax hikes
that it will become another Cranberry
no lighting on main roads for stop signs
responsive
tax increases,continual added taxes without prior knowledge - fire and storm water tax,losing rural living due to increased housing plans added
Adding small stones to salt creates unsafe walking conditions,glad to see clean up effort made in the spring
property owners who ignore down trees, trees that tall against power lines and nothing removed for years - Lovi and Freedom Rd
code enforcement you can start with 1450and 1480 9th St
crime storm water tax,trees falling on wires - power outage , lack of farms, trains
new developments
over building of new housing
none
housing plans moving in
turning into Cranberry
encroachment of Cranberry Twp characteristics,Transparency of finances - tax millage worth,Public disclosure of road dept. contract/new assessment for employees
lack of growth concerning services
traffic at the light on Lovi and Freedom Rd
too much traffic
speeding cars and tail gaters,more housing would mean more crime and road conditions
new housing projects
No fresh air
Too much congestion if housing plans are added ,Tax increases due to housing plans
living life to it's fullest and enjoying all i see around,sharing with others
Concerned about development and high taxes
cranberry getting to close
cranberry pushing into New Sewickley,talk of unneeded development,talk of more taxation
farming, quit selling farmland,no more developments

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

we need new growth to take the burden of taxes off of those who have lived here all there life and even though our water supple is good there are a lot in NST that desperately need water.
Cranberry like atmosphere - keep away from,traffic is heavier - need more adequate signage (stop signs - warning signs etc.)
we do not want an increase in population and housing like Cranberry
too much growth
law not enforced ,property maintenance,nuisance
roadways should be maintained on a continual basis
taxes,overpopulated
farming, no more housing developments
run down homes & buildings,people not cutting grass & yards full of junk & trash
Traffic increase
elected officials spending tax money on unneeded projects,we are not cranberry,Remember, you were elected to serve the citizens in a fiscally responsible manner. Not to spend money on goodies
We don't want developers making new sewickley another cranberry twp.,I'm sure you have been approached
none
development
emergency services,police,fire
more plows during the winter
taxes
Too big of Police Dept.
none right now
getting too built up,Housing prices too high
overcrowding influx from cranberry twp.
Internet and Plugh Road,2nd bend there is a ravine thats collapsing near the edge of the road and getting closer to the road,concern for safety of road with traffic
I'm concerned about racism. I see confederate flags on peoples houses. I see people wearing confederate flag Tshirts. I hear about very bad bullying at Freedom Schools, including kids saying the N word a lot. Also there is bullying for white kids too.
Development without considerations for existing adjacent residents,Allowing high density developers special priveledges - don't follow regular ordinances,Twp. infrastructure does not support our development
you are developing an area that should not be developed,we worked hard for generations for our farm land and you seem to be willing to lose it all for a dollar!!,and no one worries about the dump who was to be not allowed to be aby bigger years ago
none

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

keeping it rural
Do not want public utilities as this will make the land unaffordable for agriculture and hasten the demise of our community.,Do not want any new housing plans, especially high density or apartments.,Road quality, especially with increased traffic due to the out-of-control growth of Cranberry encroaching on us
my main concern is that the township is not prepared for the development that will be coming this way once the water line is in place.,they have to have in place ordinances stipulating how the roads, rec. facilities are to be funded. this sould not fall on the shoulders of the current residents.
promote businesses and commercial development especially in the Unionville area,Public Sewers are a must, start saving and planning now,too many unfunded federal and state mandates
Lack of Development
Water
Development ,Becoming the next cranberry,Yuppies moving in
Housing plan development
Land development ,Loss of country life,Building up too much to be like cranberry
Concern that industrial area will take from atmosphere and property values of existing communities. I.e. Freedom Crossing. ,Hope the township will protect existing communities from uses that would take from the residential character.,Drilling be controlled so as not to reduce the quality of life for residents/residential co munitions. Noise, etc.
Development ,Raising taxes,Storm water fees
Roads are in dire need of paving,Tie storm sewer project in with water and sewage projects to improve opportunities for grants
Afraid new development will cause overcrowding and will ruin the character and beauty of the ar- ea.,The high school building needs updates and A/C
Do not want to see housing developments.,Need to find a way to retain or recruit young families to live in two.
Growing too large,Forcing public water and sewage,Housing developments! Just say no!
Over development,Wasted taxes
To many housing developments taking over,Shopping plazas taking over rural land
Crime
Townhouse's condos ,Commercial
City water- hate it never want it ,Bringing the housing plans of cranberry twp into new sewickley. They will destroy the life of the township
Housing growth,Talk of public water,Talk of public sewage
Farm lands turning into cookie cutter homes like cranberry ,If public water occurs tap in fee expense
Access to public water at our house
People driving fast on small roads ,Hoping no large developments overtake the area

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

Housing plans ruining our township!!!!!!
New Sewickley becoming cranberry,Being forced to get public sewage and public water,Young NST residents not being able to afford to continue to live here due to more and more farms being bought out to build condos that no one in the area wants.
Housing plans being put in,Cranberry creeping over the boarder,Schools underperforming
Cranberry,Blackswoods road,Freedom crider
Loosing the country rural feel,Too much traffic now
litter along roads
That the leadership of the township will sellout the residents to the highest bidder. Housing plans are not needed. Subdivided lots with a minimum of 1 acre per building site are what's needed if they wish to expand current housing.
The possibility of suburban sprawl,Increase in traffic ,Loss of wooded natural areas, farmland, and a peaceful quiet community
That the township would approve large housing developments. ,Our public water system from Am-bridge. I think it's terrible. I would go with another supplier.
Building expansion from cranberry,Loss of habitat/farm land
Development out of control,Needs to remain residential
I don't want New Sewickley to become another Cranberry - Especially where we live is very close to Cranberry.
Cranberry and Zelienople moving in here,Buying up farms and housing developments
Keep apartment and business development out,Don't need another Cranberry
Incoming unneeded housing developments
I DO NOT WANT WHAT COMES WITH PUBLIC WATER AND SEWAGE TREATMENT SYSTEMS.
Adult sports facility
Lack of public water,Lack of public septic service
People Texting While Exceeding Posted Speed Limits
Water,Sewage
Low Number of School Students
Water lines are needed ,More businesses are needed
To Many people
Fires
Sanitary
Natural gas is needed. The cost of electricity is off the charts and we need another option. ,It is now time to change the name of Glen Rape Rd. Regardless of this mans history. This is no longer appropriate. Please consider literally anything else. Thank you ,An alternative to Armstrong (like comcast) would be welcome.
Sewage Needs

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

Too many regulations,High taxes,Wasteful spending by township
Supervisor overspending ,Housing plans,Destroying rural community
Becoming the next cranberry township,Noise,Busy roads / traffic
residents aging out ,over population,excessive development
Brunners Landfill ,Gas Drilling
Increase of land and home school taxes
Lack of Water
economy; bring in more businesses! ,lack of medical good resources ,crime
NO MORE CONDOS AND TAKING FARM LAND,Roads
Housing developers ,Twp turns into cranberry
Do not want to be the next Cranberry Twp!!!
BECOMING LIKE CRANBERRY TOWNSHIP,THERE IS ALREADY ENOUGH TRAFFIC ON OUR ROADS WITH ACCIDENTS
Worries of increased traffic,Worries if raised taxes for something that most community members do NOT want ,Worries if eventual water and septic forced tie-ins in the future— or at least raised taxes for those who have no desire for this
More people,Cranberry people,Public water and sewage being forced
taxes on retirees
Concern that the township residents do not want to bring in water and sewage. But there are a lot house that do not have enough land for a sand mound system, but the old systems are inadequate.
Increased high density homes,Increased traffic from turning farmland into high density homes,In-creased taxes
Over development
Growth
Lack of ems response time,Lack of homes,Resistance to change
Looking to the future and the needs of NST, both from a financial perspective but also to encourage businesses and people to move to this area because of what NST offers.
Dense housing with more than 1 unit per acre,Housing availability
Our schools are inadequate. They are just not up to par
Housing developments, water/sewer tie ins
I am concerned about large housing developments ruining the atmosphere of New Sewickley.,I am concerned about mining operations coming to the area and ruining well water and other resources. ,I am concerned that the appeal of money will bring too much of Cranberry to New Sewickley.
Overdevelopment,Increased Taxes,compressor station constantly flaring and putting pollutants in the air
Higher taxes,overdevelopment,truck traffic
I am personally not in favor of large housing developments.

SURVEY QUESTION | 15 | WHAT ARE YOUR AREAS OF CONCERN? (CONTINUED)

Emergency services,Roads
Do not bring in development of condos apartment buildings or town houses,Save the farmlands, save the beauty of the land,Do not commercialize
Not taking advantage of developments ,Not taking advantage of public water
Over development,Greed and corruption in our local elected officials ,Over development
Over development ,Supervisors overspending ,Becoming next cranberry
too many developments and loose the country feeling. no cranberry
I don't want change ,I don't want condos or apartments
Becoming cranberry
Water
Keeping it rural ,Save the greenspace
Taxes forced fees for certain services
Overspending ,Housing developments,Loss of farm land
Don't want rural land developed, turning our township into another Cranberry Township,Don't want public water or sewage. Don't fix what ain't broke



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7-4 | GRANT OPPORTUNITIES

PENNSYLVANIA DEPARTMENT OF AGRICULTURE	
Pennsylvania Agricultural Conservation Easement Purchase Program https://www.agriculture.pa.gov/Plants_Land_Water/farmland/Easement/Pages/default.aspx	state / county govt to evaluate and purchase farmland for conservation
Century And Bicentennial Farm Program https://www.agriculture.pa.gov/Plants_Land_Water/farmland/cbfp/Pages/default.aspx	historic designation program
Agricultural Security Areas https://www.agriculture.pa.gov/Plants_Land_Water/farmland/asa/Pages/default.aspx	township level program for protection from non-agricultural uses
Clean And Green https://www.agriculture.pa.gov/Plants_Land_Water/farmland/clean/Pages/default.aspx	preferential tax assessment based on land use; assumes best use / timber value
The Beginning Farmer Realy Transfer Tax Exemption Program https://www.agriculture.pa.gov/Plants_Land_Water/farmland/Act_13/Pages/default.aspx	encourages beginner farmers in acquisition of existing farmland for continued use

PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

Community Recreation And Conservation Planning Funding https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx	funding for masterplanning, feasibility studies, conservation/stewardship plans, etc
Park Rehabilitation And Development Funding https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx	funding for improvements to existing or development of new parks and recreation resources
Land Acquisition And Conservation Funding https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx	facilitate purchase and or donation of land for parks, greenways, open space, critical habitat
Motorized And Non-Motorized Trail Funding https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx	funding for acquisition, planning, development, improvements, and or maintenance of trails
All-Terrain Vehicle And Snowmobile Projects https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx	promotes development of projects related to facilities that support atv / snowmobiles
State And Regional Partnership Funding https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx	funding for collaborative statewide/regional recreation and or conservation initiatives
Peer And Circuit Rider Funding https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx	funding for collaborative partnerships focused on increased capacity for recreation / conservation
Community And Watershed Foresty Funding https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx	funding for the assessment, design, and implementation of riparian forest buffers
Rivers Conservation Grants https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx	funding for the acquisition, restoration, and management of waterways / water resources
Urban And Community Forestry Program https://www.dcnr.pa.gov/Communities/UrbanAndCommunityForestry/Pages/default.aspx	funding for the planning, installation, and maintenance of public trees
Green And Sustainable Community Parks https://www.dcnr.pa.gov/Communities/LocalParks/Pages/default.aspx	tools and resources for sustainable parks and recreation / conservation areas
Volunteer Fire Assistance https://www.dcnr.pa.gov/Communities/Wildfire/VolunteerFireDepartmentResources/Pages/default.aspx	financial and technical assistance to state foresters in cooperative efforts with small communities
C2P2 Land Trust Projects	acquisition of critical habitat for pre-qualified land trusts & conservancies

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https://www.dcnr.pa.gov/Communities/Grants/LandAcquisitionGrants/Pages/default.aspx	
Rails To Trails (Rtc) https://www.railstotrails.org/our-work/grants/	acquisition and development of former railroad corridors as public trails
C2P2 Technical Assistance https://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx	funding to develop, train, educate, promote parks and recreation
Municipal Liquid Fuels Program https://www.penndot.pa.gov/Doing-Business/LocalGovernment/LiquidFuels/MunicipalLiquidFuelsProgram/Pages/default.aspx	funds the construction, reconstruction, maintenance, and or repair of public roads

PENNSYLVANIA DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

Act 47 https://dced.pa.gov/programs/act-47/	funding for financially distressed local govt and technical assistance with financial recovery plans
Ben Franklin Technology Development Authority (Bftda) - Technology Development Grant https://dced.pa.gov/programs/ben-franklin-technology-development-authority-technology-development-grant/	funding to pa companies involved in emerging technologies and connect to e-buisness systems
Community Development Block Grant block-grant-cdbg/	funding for federal designated municipalities for community development
Flood Mitigation Program fmp/	funding and technical assistance for flood mitigation projects
Greenways, Trails, And Recreation Program recreation-program-gtrp/	trails
H20 Pa - Flood Control Projects projects/	single or multi-year grants for flood control projects
H20 Pa - High Hazard Unsafe Dam Projects dam-projects/	single or multi-year grants for high hazard unsafe dam projects
H20 Pa - Water Supply, Sanitary Sewer, And Strom Water Projects sanitary-sewer-storm-water-projects/	single or multi-year grants for drinking water, sanitary sewer, and storm sewer projects
Home Investment Partnership Program https://dced.pa.gov/programs/home/	federal funding to expand supply of affordable housing to low and and very low - income residents
Keystone Communities Program https://dced.pa.gov/programs/keystone-communities-	funding for joint public/private local revitalization efforts
Land Use Planning And Technical Assistance Program https://dced.pa.gov/local-government/technical-assistance/	funding for preparation of comprehensive plans and ordinance revisions for implementation
Local Government Capital Project Loan Program project-loan-program-igcpl/	low-interest loans for govt equipment and facility needs
Local Share Account (Lsa) Fund statewide/	funding per act 2004 71 from local share account - statewide
Market Development Program https://dced.pa.gov/programs/marketing-attract-business/	funding for business marketing
Neighborhood Assistance Program program-nap/	tax credit incentive for businesses to invest in improvement projects in distressed areas
Neighborhood Assistance / Neighborhood Partnership Program https://dced.pa.gov/programs/neighborhood-assistance-	corporate tax liability credit for businesses that sponsor an organization to develop a revitalization plan
Neighborhood Stabilization Program program-nsp/	funding to address foreclosure
Pennsylvania Infrastructure Bank https://dced.pa.gov/programs/pennsylvania-infrastructure-bank-pib/	low-interest loans for design, repair, right-of-way, and construction of public transportation infrastructure

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Partnerships For Regional Economic Performance https://dced.pa.gov/programs/prep/	funding for regional economic development per dced requirements
Rural Jobs And Investment Tax Credit Program tax-credit-program-rjtc/	tax credit to a rural growth fund to provide capital for rural businesses
Tax Increment Financing (Tif) Guarentee Program guarantee-program/	credit enhacement for tif projects to improve market access and lower capital costs
Watershed Restoration And Protection Program protection-program-wrpp/	streams impaired by uncontrolled nonpoint source pollution

PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION

Alternative Fuels Incentive Grant https://www.dep.pa.gov/Citizens/GrantsLoansRebates/Alternative-Fuels-Incentive-Grant/Pages/default.aspx	funding to facilitate transitioning to cleaner fuel transportation
Alternative Fuels Incentive Grant Program https://www.dep.pa.gov/Citizens/GrantsLoansRebates/Alternative-Fuels-Incentive-Grant/Pages/default.aspx	funding to facilitate transitioning to cleaner fuel transportation
Brownfield Assessment / Remediation Grant https://www.epa.gov/brownfields/brownfields-assessment-grants	
Environmental Education Grants Program https://www.dep.pa.gov/Citizens/EnvironmentalEducation/Grants/pages/default.aspx	
Dirt And Gravel Road Maintenance https://www.agriculture.pa.gov/Plants_Land_Water/StateConservationCommission/DGRMP/Pages/default.aspx	
Evaluation For HSCA Remedial Response https://www.dep.pa.gov/Business/Land/SiteRemediation/Hazardous-Sites-Cleanup-Program/pages/default.aspx	
Growing Greener Watershed Restoration And Protection https://www.dep.pa.gov/Citizens/GrantsLoansRebates/Growing-Greener/Pages/default.aspx	watershed restoration/protection, surface mining conservation/reclamation, swm planning act 168
Host Municipality Certified Inspectors (Hazardous) https://www.dep.pa.gov/Business/Land/Waste/SolidWaste/MunicipalWaste/Host-Municipality-Programs/Pages/default.aspx	reimbursement for certified inspectors of hazardous waste storage, treatment, disposal facilities
Host Municipality Certified Inspectors (Municipal) https://www.dep.pa.gov/Business/Land/Waste/SolidWaste/MunicipalWaste/Host-Municipality-Programs/Pages/default.aspx	reimbursement for certified inspectors at landfills/resource recover facilities
Host Municipality Review Of Permit Applications https://www.dep.pa.gov/Business/Land/Waste/SolidWaste/MunicipalWaste/Host-Municipality-Programs/Pages/default.aspx	funding for independent review of permit applications for new / expanded waste facilities
Host Municipality Siting Incentive https://www.dep.pa.gov/Business/Land/Waste/SolidWaste/MunicipalWaste/Host-Municipality-Programs/Pages/default.aspx	one time payment for municipality to host new / expanded waste facility
Host Municipality Siting Reviews https://www.dep.pa.gov/Business/Land/Waste/SolidWaste/MunicipalWaste/Host-Municipality-Programs/Pages/default.aspx	reimbursement to host municipality and host county for independent review of permit application
Household Hazardous Waste Collection Program https://www.dep.pa.gov/Business/Land/Waste/Recycling/Municipal-Resources/FinancialAssistance/Pages/default.aspx	recycling financial assistance

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Litter Cleanup https://www.keppabeautiful.org/programs/pick-up-pa/	
Independent Review Of Permit Application Siting Plan Review https://www.dep.pa.gov/MunicipalWaste/Host-Municipality-Programs/Pages/default.aspx	reimbursement for independent review of commercial hazardous waste facility applications
Nonpoint Source Implementation Program (Section 319) https://www.dep.pa.gov/NonpointSource/Pages/default.aspx	funding for abandoned mine drainage, agricultural / urban runoff, channel stabilization projects
Nonpoint Source Pollution Educational Mini-Grants (Pacd) https://www.dep.pa.gov/NonpointSource/Pages/default.aspx	funding for public education of nonpoint source pollution
Pa Energy Development Authority (Peda) Grants https://www.dep.pa.gov/Business/Energy/OfficeofPollutionPrevention/FinancialOptions/Pages/PEDA.aspx	finance clean, advanced energy projects in Pennsylvania
Pollution Prevention Reimbursement (Pump & Plug Ust) https://www.dep.pa.gov/Business/Land/Tanks/Pages/Pump-Plug-Program.aspx	funding for storage tank maintenance
Recycling Corridors https://www.dep.pa.gov/Business/Land/Waste/Recycling/Municipal-Resources/Pages/Regional-Planning-and-Recycling-Coordination.aspx	50% reimbursement of county recycling coordinator expenses
Recycling Performance https://www.dep.pa.gov/Business/Land/Waste/Recycling/Municipal-Resources/FinancialAssistance/Pages/default.aspx	grant rewards for materials recycled
Sewage Facilities Planning https://dced.pa.gov/programs/sewage-facilities-program-sfp/	
Small Business Advantage Grant Program https://www.dep.pa.gov/Citizens/GrantsLoansRebates/SmallBusinessOmbudsmanOffice/Pages/Small%20Business%20Advantage%20Grant.aspx	
Program https://www.dep.pa.gov/Business/Land/SiteRemediation/Storage-Tank-Cleanup-Program/Pages/Underground-Heating-Oil-Tank-Cleanup-Reimbursement-Program.aspx	funding for heating oil tank cleanup

PENNSYLVANIA INFRASTRUCTURE INVESTMENT AUTHORITY

Brownfields Remediation https://www.pennvest.pa.gov/Information/Funding-Programs/Pages/Non-Point-Source.aspx	low-interest loan for municipality or development entity with ownership interest for brownfield development
Drinking Water, Wastewater, And Stormwater Loans https://www.pennvest.pa.gov/Information/Funding-Programs/Pages/Drinking-Water-State-Revolving-Fund.aspx	design, engineer, construct public or private drinking water system
Growing Greener Grants https://www.pennvest.pa.gov/Information/Funding-Programs/Pages/Green-Initiatives.aspx	projects
On-Lot Sewage Disposal Funds https://www.pennvest.pa.gov/Information/Funding-Programs/Pages/On-Lot.aspx	improvements/replacement of single-family on-lot sewage system

PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PennDOT)

Municipal Resources for Land Use And Transportation Planning	planning assistance for community character, transportation, safety, protecting natural resources, growth and development, stormwater management
https://www.penndot.pa.gov/ProjectAndPrograms/Planning/Pages/Land-Use-and-Transportation-Planning.aspx MPO/RPO Long-Range Plan Resources	resources for developing regional long-range plans.
https://www.penndot.pa.gov/ProjectAndPrograms/Planning/Pages/Planning-Partners-Long-Range-Plans.aspx Transportation Alternatives Set-Aside	funding for projects and activities defined as transportation alternatives
https://www.penndot.pa.gov/ProjectAndPrograms/Planning/Pages/Transportation%20Alternatives%20Set-Aside%20-%20Surface%20Trans.%20Block%20Grant%20Program.aspx	
AARP	
Livable Communities - Community Challenge https://www.aarp.org/livable-communities/community-challenge/info-2023/2023-challenge.html	small grants to fund quick-action projects that can help communities become more livable for people of all ages.
America Walks	
Community Change https://www.aarp.org/livable-communities/community-challenge/info-2023/2023-challenge.html	projects that create change and opportunity for walking and movement at the community level.

New Sewickley
TOWNSHIP

COMPREHENSIVE PLAN

2023 UPDATE

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