

Act 209 Resolution Approved

Act 209 is the part of the Pennsylvania Municipal Planning Code that allows townships to assess a Traffic Impact Fee (TIF) on any new development. The TIF is based on the number of trips per day a new commercial or residential project is projected to impact local township roads, not impacts from regional growth on state roads.

Over the past 18 months, an Act 209 Advisory Committee worked through the four-step process to determine what TIF could be levied on future development. Franklin Township's new Act 209 plan works on a time line through the year 2020. Work began on this document before the recent decline in the housing market; therefore, some of the improvements may be extended further into the future.

The first phase was a Land Use Assumption Report. The Advisory Committee forecasts a growth rate of 1,303 new dwelling units built on nearly 2,000 acres of land by 2020 (currently 881 new residential units are in sketch or application for development in the Township).

Phase Two was a Roadway Sufficiency Analysis. The Advisory Committee identified deficiencies in the Township's current roadway system and determined what measures could be taken to improve the safety and performance of roads as regional growth and local residential development increases. According to the report, a majority of the deficiencies can be addressed with road widening, traffic signalization, and/or the addition of turn lanes. Two zones—East of State Route 841 and West of State Route 841—were identified for improvements.

A Transportation Capital Improvement Plan was the third phase of Act 209. This document presents the costs associated with correcting the deficiencies identified in the Roadway Sufficiency Analysis. The total cost of upgrading Township roadways to meet projected growth was projected at \$4,721,000. TIF can only be used to fix problems on local roads, not problems caused by regional growth (called pass through traffic).

Because of this, the Transportation Capital Improvement Plan breaks down what projects are allocated to what sources of funding. Approximately 49 percent, or \$2,313,500, could be allocated to local

future development (\$2,087,000 in the East Zone and \$226,500 in the West Zone).

From there, the TIF is established by dividing the costs of local future development by the total number of evening peak driving hours (East Zone 896 trips and West Zone 448 trips) generated by the new development. This makes the TIF for the East Zone at \$2,347.65 and \$511.60 for the West Zone.

Finally, the Board of Supervisors adopts the TIF by ordinance, which occurred at the September 17 Board of Supervisors' Meeting. Now, every new residence built in the Township will be assessed the TIF for that zone.

Details of the ordinance and all resolutions pertaining to the Act 209 process are on file at the Township office.

Peacedale Road adjustment

When the Franklin Township Supervisors approved Avon Grove Charter School's plans to renovate the former Kemblesville Elementary School site, one condition of the approval was to change the alignment of Peacedale Road at Route 896. Sightlines and safety have always been issues at this intersection.

The current small detour through the AGCS driveway is a temporary patch until a permanent solution is agreed upon. This involves the usually lengthy PennDOT permitting process.

AGCS has until the beginning of the 2010 school year to complete a permanent solution at this intersection.

Winter weather reminder

The Township monitors road conditions 24 hours a day during all winter events, adjusting the plowing, and salting according to weather and road conditions. We request the cooperation of all residents to keep our roads as safe as possible during sleet, snow and ice.

Please help us by obeying the following requests:

- Cars, boats, trailers and basketball nets must be removed from all roadways and cul-de-sacs during winter weather events.
- Remove all rocks and landscaping from the right-of-way. Injury to drivers and damage to snowplows and trucks occurs when large objects that are hidden by the snow are hit.
- Use only flexible reflective markers to define the edge of the landscaping.

The Township is not responsible for objects that are within the legal right-of-way that are damaged during plowing; this includes mailboxes, vehicles, and landscaping.

Contrary to sometimes popular belief, snowplow operators do not aim for mailboxes. Actually, not hitting things

on our many twisting and turning roads provides more than enough challenge. Snow, especially wet snow, is very heavy and can knock things over if they are not firmly anchored.

Access to your mailbox for the US Postal Service to deliver your mail is the responsibility of the resident.

Detailed information about snow plowing, including tips for

correctly clearing your driveway, can be found on the Franklin Township website: www.franklintownship.us, click on the snow plowing link.

"Our truck operators are human, and during a storm they work long hours, doing their best for the benefit of all," says Assistant Township Manager, Jeff Eastburn. "Please help them by not putting your plowed driveway snow into the roadway. Also, when you see a snowplow, give them room to work. Stay at least 100 feet away from the truck."

All questions and complaints about snow plowing should be directed to the Township Office at 610-255-5212, or emailed to info@franklintownship.us.

Shoveling Tip:
There's nothing more frustrating than when the snowplow comes down the street and plows new snow over your driveway after you've already shoveled.

By clearing a 15-foot long area along the road, in advance of your driveway, most of the plowed snow will be deposited there.