

**WRIGHT TOWNSHIP
LUZERNE COUNTY
PENNSYLVANIA**

**DRAFT
2018
UPDATE OF COMPREHENSIVE PLAN**

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WRIGHT TOWNSHIP COMPREHENSIVE PLAN

2018 UPDATE

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CHAPTER 1

WRIGHT TOWNSHIP

SETTING AND HISTORICAL BACKGROUND

REGIONAL SETTING

Wright Township is located in Luzerne County, Pennsylvania. The Township, situated in the southeastern quadrant of the County, encompasses an area of approximately 13.2 square miles. Wright Township is included within the Census Designated Place referenced as Mountaintop, which in addition to Wright Township includes Fairview Township and Rice Township. The majority of land referenced as Mountaintop encompasses the majority of land within Wright Township. The neighboring municipalities include: Fairview Township, Rice Township, Dennison Township, Dorrance Township and Butler Township.



Wright Township is a Second-Class Township governed by a five-member Board of Supervisors with a 2010 population of 5,651. The Township Municipal Building, located at 321 South

Mountain Boulevard Mountaintop, PA 18707. The Municipal Building houses the Administrative Offices, the Tax Office, Zoning Office, Police Department, and the DPW.

Wright Township's geographic location within Luzerne County provides excellent access to regional highway network. State Route 309, the main thoroughfare within the Township, traverses the length of the Township and provides a direct connection to both Wilkes-Barre City to the north and Hazleton City to the south. Secondary State Routes providing internal traffic within the Township and to adjoining municipalities include S.R. 2045 (South Main Road), S.R. S.R.3010 (Alberdeen Road), S.R. 0437 (Woodlawn Avenue) Church Road (County Road) and S.R. 2042 (Nuangola Road) with the latter providing access to Interstate 81 which is approximately 3 miles west of Wright Township. The intersection of Interstate 81 and Interstate 80 is also located relatively close by.

EARLY HISTORY

Wright Township was formed in 1851. Its entire territory was taken from the Hanover Township. Wright Township's early history is very much intertwined with that of Mountaintop region, with Wright Township being the most centrally located of the communities comprising Mountaintop. The region's early historical growth was centered upon lumbering, agriculture, railroading, and surprisingly as a vacationing resort area.

Perhaps the best source for providing a narrative on the early history of Wright Township can be found in the 1893 publication of titled the History of Luzerne County Pennsylvania. Chapter XX1 of the aforementioned publication addresses Wright Township. It reads as follows:

History of Luzerne County Pennsylvania

**H. C. Bradsby, Editor
S. B. Nelson & Co., Publishers, 1893**

CHAPTER XXI.

WRIGHT TOWNSHIP

Was formed in 1851; was taken from old Hanover township and named in honor of Col. Hendrick B. Wright, of Wilkes-Barre. Conrad Wickeiser was the first settler in 1798; his place was near where James Wright made his tavern-stand. The last named gentleman opened the first tavern and built the first sawmill. These are all now in Fairview township.

In what is now Wright proper the first settler was probably Cornelius Garrison, in 1833 or 1834. He built his sawmill on the Big Wapwallopen creek in the southwest part of the township. This mill was the longest to continue to run in the township. Mr. Garrison made the first little farm improvement, planted the first crop and set out the first orchard. The settlements and most of the industry, to the time of the recent division of the township, were in what is now Fairview township. It is now left with its 152 inhabitants, without a postoffice, without a railroad station though two roads pass through it, and the few in-habitants are on the little patch farms, scattered sparsely on the few level places or clinging to the hillsides.

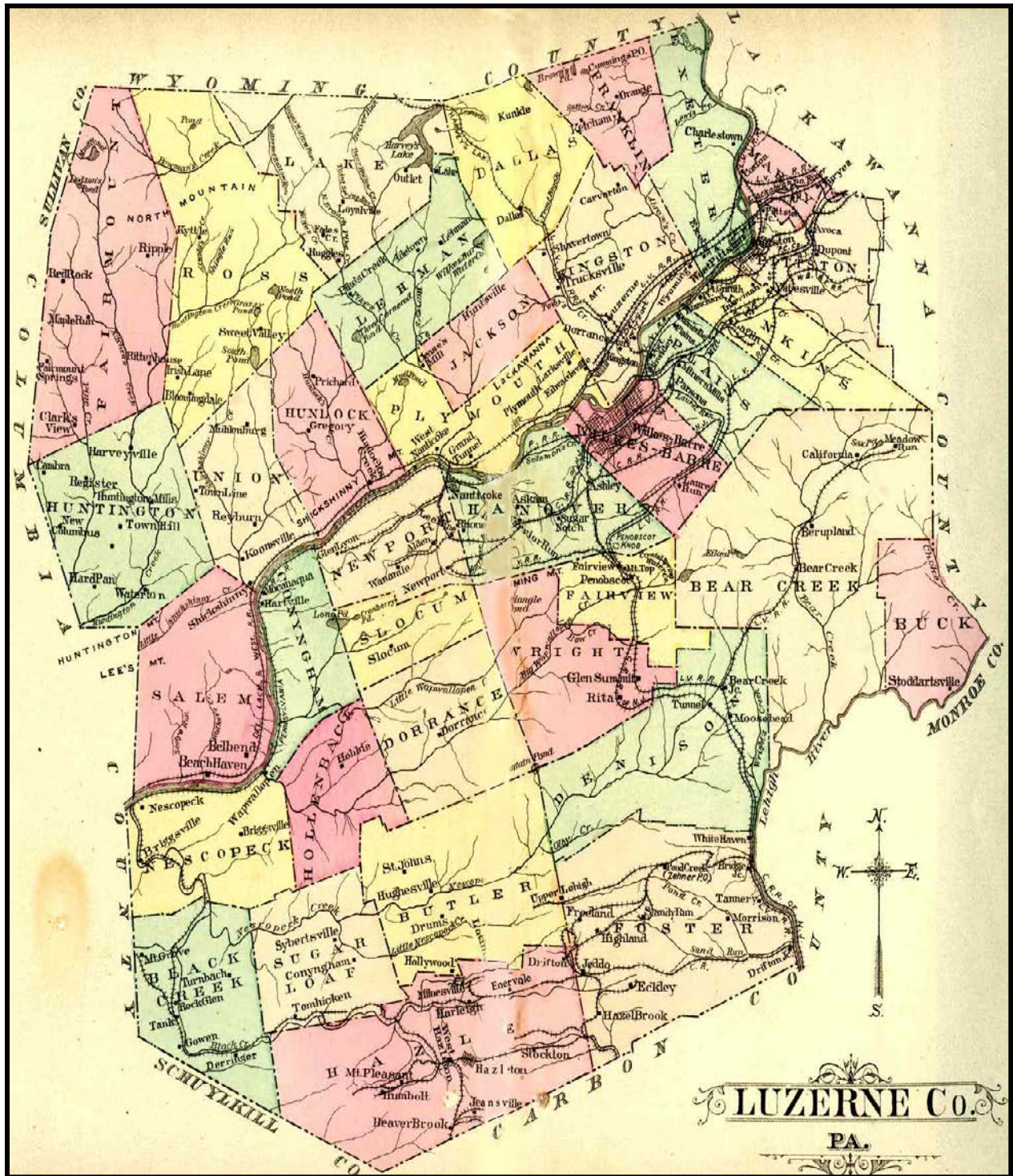
The pioneer postmaster was William G. Albert. His office was where J. Shafer lived on the west side of the township. The mails came at first once a week, on horseback. Afterward Horton & Gilchrist, of Wilkes-Barre, started a stage line between Wilkes-Barre and Hazleton, and then the mails were received three times a week.

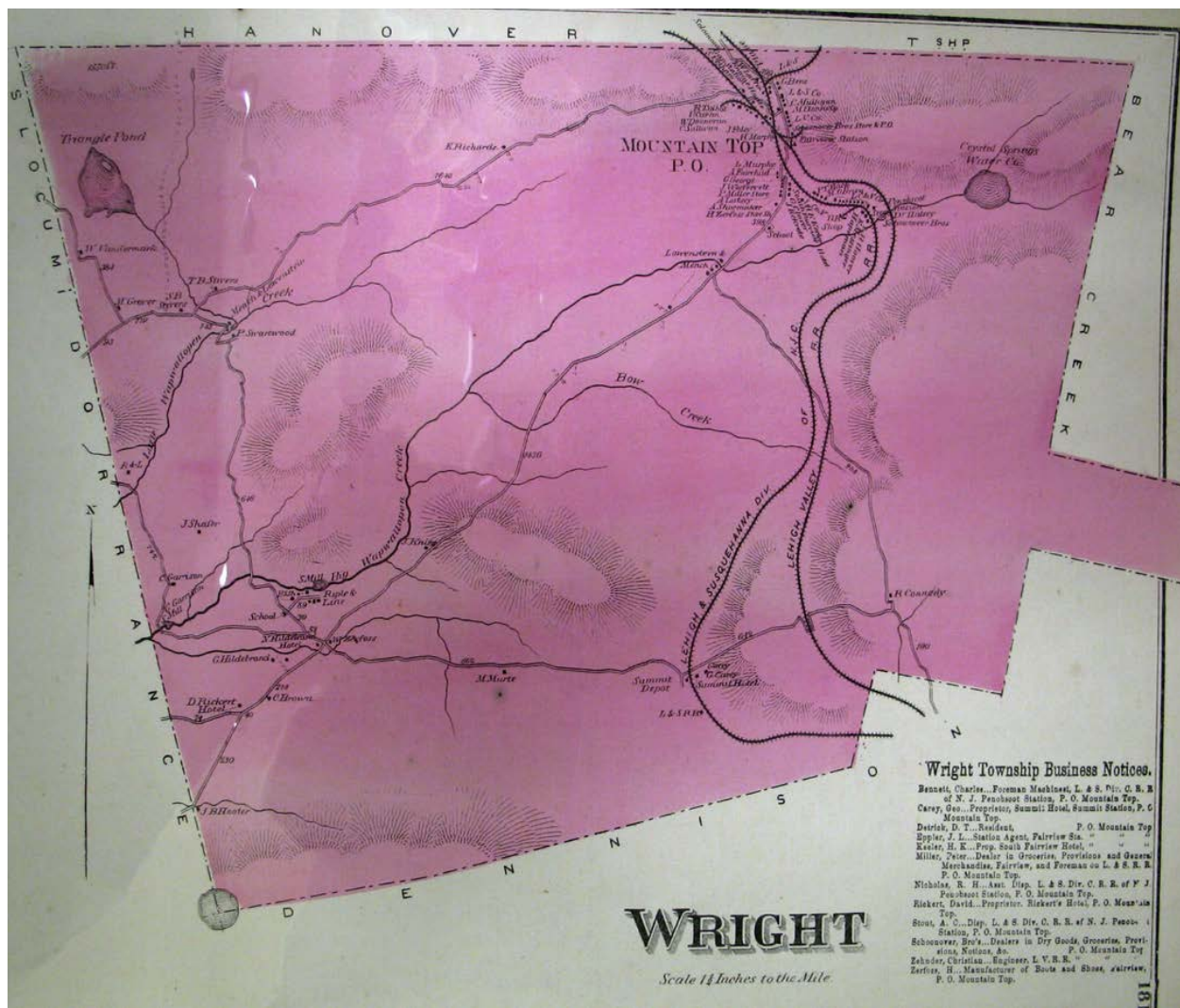
At the first town meeting Eleazer Carey was elected assessor. He held the office for eight years.

The rise, decline and present condition of this township that was purely a lumber district is told in the cold figures of the census reports. In 1860 it contained a population of 278; 1870, 603; 1880, 881; 1890, 152. These figures tell the story, but not the whole story. There was not as the figures would seem to indicate a general running away of the people when the lumbering business had completed its work. The fact is the territory that constituted old Wright township shows an increase of nearly 150 inhabitants in the last decade, but the most of them are now in the new township, Fairview, since February, 1889. This divided Wright township on the school line between districts 1 and 2; the north part, containing much the larger portion of the township, was given the new name, Fairview, and the lower part retained the old name of Wright. The only village or the Only hamlet and place of any industry at all was a part of the new township and hence there is but a nominal population of 152 in the present Wright township.

1873 MAP OF LUZERNE COUNTY

WRIGHT TOWNSHIP – LUZERNE COUNTY ATLAS 1873 BY D.B. BEERS





After its formation in 1851 Wright Township was subsequently divided creating the balance of Mountaintop communities. Sections near Penobscot became Fairview Township in 1889; the Nuangola Lake area including portions of Slocum Township became Nuangola Borough. Lands north of the Big Wapwallopen Creek, including half of Blytheburn, became Rice Township in 1928.

Access to Mountaintop from Wyoming Valley was the impetus for the development of Wright Township. The earliest and quite primitive form of access being a log road cut through the mountain passes from Solomon's Gap to Ashley which opened in 1866. It later became the Wilkes-Barre and Hazleton Turnpike. Portions of that roadway were subsequently modified and further improved and by 1908 it was referred to as the Ashley Boulevard. Between 1926 and 1935 it was realigned with dramatic ravine fills and rock cuts to become Route 309. In 1965 it was widened to 4 lanes. By 1967 access was also available to Wright Township via Interstate 81.



WETZEL HOUSE. In the early 20th century, August and Frances Wetzel lived with their daughters Marion, Annie, and Esther in this house on Woodlawn Avenue at Penobscot. The building, which remained in the Wetzel and Lines families for generations, also served as a store. (Courtesy of Redmond Lines.)



SMITH'S BLACKSMITH SHOP. Smith's Blacksmith Shop at Albert's Corners was opened by George Smith in 1883. He was born in Butler Township and served his apprenticeship there before relocating to Wright Township. (Courtesy of the Mountain Top Historical Society: *Pieces of the Past*.)

Through the ensuing decades of the 20th century, Wright Township continued to grow and transformed from its origin as a rural agricultural community to that of a premier suburban community within the greater Mountaintop area. Its growth rate and development was most pronounced between 1970 to 2000 during which time it transformed to a suburban community with accompanying diverse commercial and industrial development. By the year 2000 the population growth rate had stabilized at a level of about 5,600 residents. While the potential for new development remains open for Wright Township, it is anticipated that new growth will be relatively minimal in comparison to that which occurred during the prior decades of the late 20th century.

CHAPTER 2
WRIGHT TOWNSHIP
2015 COMMUNITY SURVEY
NARRATIVE REPORT & SUMMARY

The current Wright Township Comprehensive Plan was adopted in 1997. An initial element of the Plan was a Community Survey designed to elicit public input on topics which covered a wide variety of community issues. In 2015 Wright Township began the process to update the 1997 Comprehensive Plan. In November of 2015 a Community Survey was prepared and distributed by mail to a random sample size of households throughout the Township. The purpose of the current survey, as was the prior Survey, was to allow for public input at the beginning stage of updating the Township's Comprehensive Plan. Information gathered through the Community Survey allows the Township to assess future community development objectives of the Township and to assess the delivery of municipal services to Township residents. The community Survey sought a geographic location of respondents by requesting either the name of their street or the name of their development. Respondents were not asked to provide their name or mailing address to guarantee anonymity. By doing so, it allowed respondents to be candid with their remarks, both positive and negative. The Community Survey was mailed to a sample size of 20% of all residential households in Wright Township based upon the 2010 Census data. The 2010 Census indicated that Wright Township's population to be 5,561 persons within 2,113 households, resulting in 423 Community Surveys distributed by mail. All mailed surveys included self-addressed return envelopes to Wright Township with prepaid postage. A total of 183 surveys were returned to the Township, representing approximately 43% of those distributed.

SUMMARY OF SURVEY RESULTS

1. Respondents were asked to provide the name of the street on which they resided or the name of the development in which they resided. Sixty (60%) of the respondents indicated they resided within named developments, while the balance provided the street names not included within developments of the Township. A listing of the street names and the names of developments is provided within this report along with the corresponding number of responses from each.
2. The Survey results found that 52% of all respondents had been Township residents in excess of 20 years and 77% of all respondents had been residents of the Township for

more than 10 years.

3. The Survey results found 58% perceived their neighborhood to be Suburban, while 39% noted Rural and 3% as Urban.
4. A total of 54% of all respondents rated the “Quality of Life” in Wright Township to be “Excellent.” A combined total of either an Excellent or Good rating totaled 94%. There were no responses rating the quality of life as “Poor.”
5. As a follow-up to the above question on the “Quality of Life” in Wright Township, respondents were asked to provide a basis for their rating. The positive responses for either an “Excellent” or “Good” rating included a variety of responses. However the response given most frequently (24%) was the issue of safety, noting that there was a very low crime rate evident throughout Wright Township. Although expressed in various ways, the next highest response at 19% was “Good/Friendly Neighbors.”
6. Asked the reason why they remain in the Township, the most prevalent response among six choices was “Community Atmosphere” (22%), followed reasonably close by “Suitable Housing” (20%) and “Good Schools” (18%).
7. The Survey asked respondents their position regarding new growth and development throughout Wright Township based upon three specific types of development: residential, commercial and industrial.

New Residential Growth 48% Favor 29% Opposed 23% No Opinion
New Commercial Growth 67% Favor 18% Opposed 15% No Opinion
New Industrial Growth 53% Favor 27% Opposed 21% No Opinion

When comparing the above results to similar information contained in the 1997 Community Survey, there are some noteworthy changes. The 1997 results showed that only 17% had a favorable view on the prospect of new residential growth and 37% were opposed to any new residential growth. Also in 1997, only 19% gave a favorable response to new industrial growth as being beneficial to the Township as compared to 53% under the current Survey.

8. When asked what types of new retail shops and services would be preferred in the Township, among eight choices, Restaurants (30%) and Entertainment (28%) were given

the highest percentage of responses. In some cases respondents provided additional comments regarding the type of restaurants and entertainment facilities.

9. The Survey allowed respondents to rate 10 types of services and facilities, most of which are directly provided by Wright Township, which included Police Protection, Fire Protection, Ambulance Service, Streets/ Roads, Recreation, Street Lighting, Storm Drainage, Recycling and Composting. There were 5 rating classifications: Excellent, Good, Fair, Poor and No Opinion.

Police Protection, Fire Protection and Ambulance Service all had an excellent rating exceeding 50%. All other services or facilities, with the exception of Street Lighting and Storm Drainage, had a combined rating of Excellent and Good in excess of 50%.

10. Respondents to the Survey indicated their employment status to be 64% Employed, 33% Retired and 3% Not Currently Employed.
11. Of those employed, 70% worked outside the municipal boundaries of Wright Township, but at locations within Luzerne County. A total of 14% had employment within Wright Township and 16% had job locations outside of Luzerne County.
12. Respondents were asked to provide any suggestions for a needed project that would benefit the Township. A total of 80 separately identified projects were provided. Those projects named more than once included, but were not limited to, Recycling; Spraying for Gypsy Moths and a Township supported Community Center with the inclusion of a swimming pool. With regard to Recycling, while this service was generally highly regarded and important to most residents, comments made were with the intent of improving this service. Such comments included expanding the hours for dropping off recyclables, providing curbside pickup and overcoming an apparent difficulty that some individuals have in carrying recyclables into the drop-off center. A complete listing of suggested projects is included within this report.
13. When asked to express their opinion regarding the overall quality of life in Wright Township during the past five years, 62% indicated it to be "About the Same." An additional 25% indicated it had improved. Because a combined total of 94% of the respondents under Question #4 rated the "Quality of Life" in the Township to be

Excellent or Good, a 62% rating for the response "About the Same" is quite positive.

14. Respondents were allowed to provide any additional comments at the end of the Survey. There was a total of 80 subjects which were addressed that included such matters as taxes, drainage, road maintenance, burning ban and speeding to name a few. A complete listing is included within the appendix.

CHAPTER 3

WRIGHT TOWNSHIP

COMMUNITY DEVELOPMENT OBJECTIVES

The following represents the Community Development Objectives of the 2018 Update of the Wright Township Comprehensive Plan.

1. **Basic Goal:**

The basic goal for planning in Wright Township is to secure its continued status as a desirable community within the greater Mountaintop Area based upon the overall quality of life enjoyed by its residents.

2. **Economic Objectives:**

- A. As an important part of the economy of the Wilkes-Barre Metropolitan Area, Wright Township seeks to retain and enhance viable commercial and industrial uses throughout the Township.
- B. Wright Township seeks to encourage commercial and industrial growth in an orderly manner to maintain a viable tax base.
- C. As the manufacturing component of industry has significantly changed and declined nationwide, Wright Township seeks to explore appropriate land-use regulations for the development and adaptive reuse of industrial sites with flexibility to add commercial activities of existing properties within the Crestwood Industrial Park.
- D. Historically State Route 309 represents the principal commercial corridor extending through Wright Township. Wright Township seeks to maintain and strengthen its position as the commercial center of the Greater Mountaintop Area along the corridor of State Route 309.
- E. Wright Township seeks to explore appropriate land-use regulations and initiatives to maintain the economic viability of existing commercial areas and to accommodate new commercial developments along the corridor of State Route 309.
- F. Wright Township seeks opportunities to encourage sufficient commercial and industrial enterprises to satisfy community needs and afford a broad range of employment opportunities to ensure the fiscal health of the Township.
- G. Wright Township seeks to maintain the economic viability of existing commercial and industrial areas.
- H. Wright Township seeks to maintain a base population with income levels above those of the State and County and at minimum commensurate with those of surrounding communities in the Greater Mountaintop Area.

3. **Land Use Objectives:**

- A. Wright Township seeks to achieve the best use of the land within the Township, with the focus on the preservation of its the suburban character, while allowing for reasonable residential, commercial and industrial development. It is the intent that such will ensure varying uses of land to complement one another to maintain and improve the economic, social, and aesthetic character of the Township.
- B. Wright Township seeks to provide for orderly growth for an economically balanced and socially viable community.
- C. Wright Township seeks to support and encourage sustainable development practices.
- D. Wright Township seeks to ensure through appropriate land use regulations that realistic population densities are maintained to ensure health standards, privacy, and open space.
- E. Wright Township seeks to guide the location of future development and establish developmental standards in such a way that any potential negative impacts on the natural environment and natural resources are mitigated and/or minimized.
- F. Wright Township seeks to ensure availability of land most suitable for industrial and related activities are designed and developed in a manner that protects residential neighborhoods from industrial encroachment.
- G. In order to inhibit unsightly suburban sprawl, the Township seeks to control the use of land in a prudent manner for accommodating residential, commercial, industrial, and public and semi-public uses.
- H. Wright Township seeks to explore appropriate land use plans and zoning regulations to allow mixed use development.
- I. Wright Township seeks to encourage careful aesthetic consideration and planning in private and public construction.
- J. Wright Township seeks to ensure that industries are reasonably free from offensive noise, vibration, smoke, odor, glare, hazards or fire, or other objectionable effects.
- K. Wright Township seeks to bring about gradual conformity of land uses and minimize, to an extent consistent with this objective, conflicts involving present and future use of land.
- L. Wright Township seeks to encourage the physical connections of subdivisions where possible by connecting roads, and seek opportunities to

link open space areas which are set aside as permanent conservation easements.

- M. Wright Township seeks to retain and evaluate Conservation by Design Land Use Regulations with the potential of revising such regulations to encourage the promotion of open space for new developments within the Township.

4. **Social Objectives:**

- A. Wright Township seeks to promote sustainable planning and zoning, economic vitality, environmental responsibility and social equity for all residents
- B. Wright Township seeks to promote social equity, which refers to fair access to resources and opportunities and full participation in the social and cultural life of the community, as a central dimension for promoting livability and viability, now and into the future.
- C. Wright Township seeks to provide for the health safety and welfare of all its residents.
- D. Wright Township seeks to provide for the cultural, educational and vocational training opportunities for all of its residents, both young and old, in partnership with other public and/or private entities.
- E. Wright Township seeks to provide its citizens, in conjunction with other communities in the Greater Mountaintop Area, an array of “close to home” community facilities, such as schools, libraries, emergency service facilities, recreation facilities and health care facilities.
- F. Wright Township seeks to provide “close to home” year round indoor and outdoor recreational activities and programs for its residents of all ages.
- G. Wright Township seeks to provide optimum safety from crime, accidents, hazards, fires, and natural disasters for all its residents.

5. **Environmental Objectives:**

- A. Wright Township seeks to preserve and enhance environmental characteristics of the Township through its continued support of the Wright Township Environmental Advisory Council.
- C. Wright Township seeks to identify and preserve open space, areas of environmental value and scenic vistas within the Township, through the development of an Environmental Resources Inventory.
- D. Wright Township seeks to guide the location of future development and establish developmental standards such a way to avoid negative impacts on the natural environment and natural resources.

- E. Wright Township seeks to promote Low-Impact development regulations that require less impervious surfaces to protect the quality of groundwater and streams.
- F. Wright Township seeks opportunities to support regional initiatives that protect critical wildlife habitat areas.
- G. Wright Township seeks to preserve areas of natural drainage, wetlands and stream beds through their incorporation into an open space designation.
- H. Wright Township seeks to preserve woodlands and other environmentally sensitive areas in the context of best management practices.
- I. Wright Township seeks to discourage development on steep slopes and environmentally sensitive areas, such as flood prone areas and wetlands.

6. **Housing Objectives:**

- A. As one of the most desirable communities in Luzerne County in which to live, Wright Township shall seek to opportunities to support diversity of housing types of good quality and at affordable costs to meet the needs of all types of households and income groups.
- B. Wright Township shall examine any potential existing barriers to providing diversified affordable housing and shall seek, if deemed necessary, appropriate remedial action to ensure fair and equitable opportunities are provided.
- C. Wright Township shall seek to ensure appropriate land use controls within its Zoning Ordinance and Subdivision and Land Development Ordinance to allow cluster developments for the intent of preserving open space, including but not limited to: forested areas, fields, scenic vistas and other site amenities
- D. Wright Township shall seek to encourage the development of vacant lots within existing subdivisions. Wright Township seeks to promote property maintenance through its strict enforcement of the Township Property Maintenance Code.

7. **Governmental Objectives:**

- A. Wright Township seeks to protect the Township residents with effective and affordable emergency services within the fiscal means of Township.
- B. Wright Township seeks to retain and improve when possible, upon the quality and efficiency of the delivery of public services in keeping with good administrative management and fiscal responsibility.

- C. Wright Township seeks to continue to manage all aspects of Township business and functions in an open and transparent manner to ensure trust and support of Township residents.
- D. As part of the Greater Mountaintop Area, Wright Township seeks to cooperate with other municipalities in the area to carry out programs and services of mutual benefit that can be provided more efficiently and economically on a regional basis.
- E. Wright Township seeks to promote citizens participate in planning for the future of the community and assist to carry out those plans.

CHAPTER 4

WRIGHT TOWNSHIP POPULATION PROFILE

HISTORICAL POPULATION CHANGES

The 2010 Census recorded Wright Township having a population of 5,651. The aforementioned figure represents an increase of 58 persons or approximately 1% since the 2000 Census. It essentially represents a new growth scenario between the most recent census counts. The 2016 estimated population under the American Community Survey was 5,650 which further confirm a no growth scenario in Wright Township.

**TABLE P-1
HISTORICAL POPULATION CHANGE - U.S. CENSUS BUREAU**

YEAR	TOTAL POPULATION	POPULATION CHANGE	PERCENT CHANGE
2016*	5,650	- 1	0%
2010	5,651	+ 58	+ 1.0%
2000	5,593	+ 908	+ 19.3%
1990	4,685	- 140	- 2.9%
1980	4,825	+ 1,646	+ 51.7%
1970	3,179	+ 1,756	+ 123.4%
1960	1,423	+ 475	+ 50.1%
1950	948		

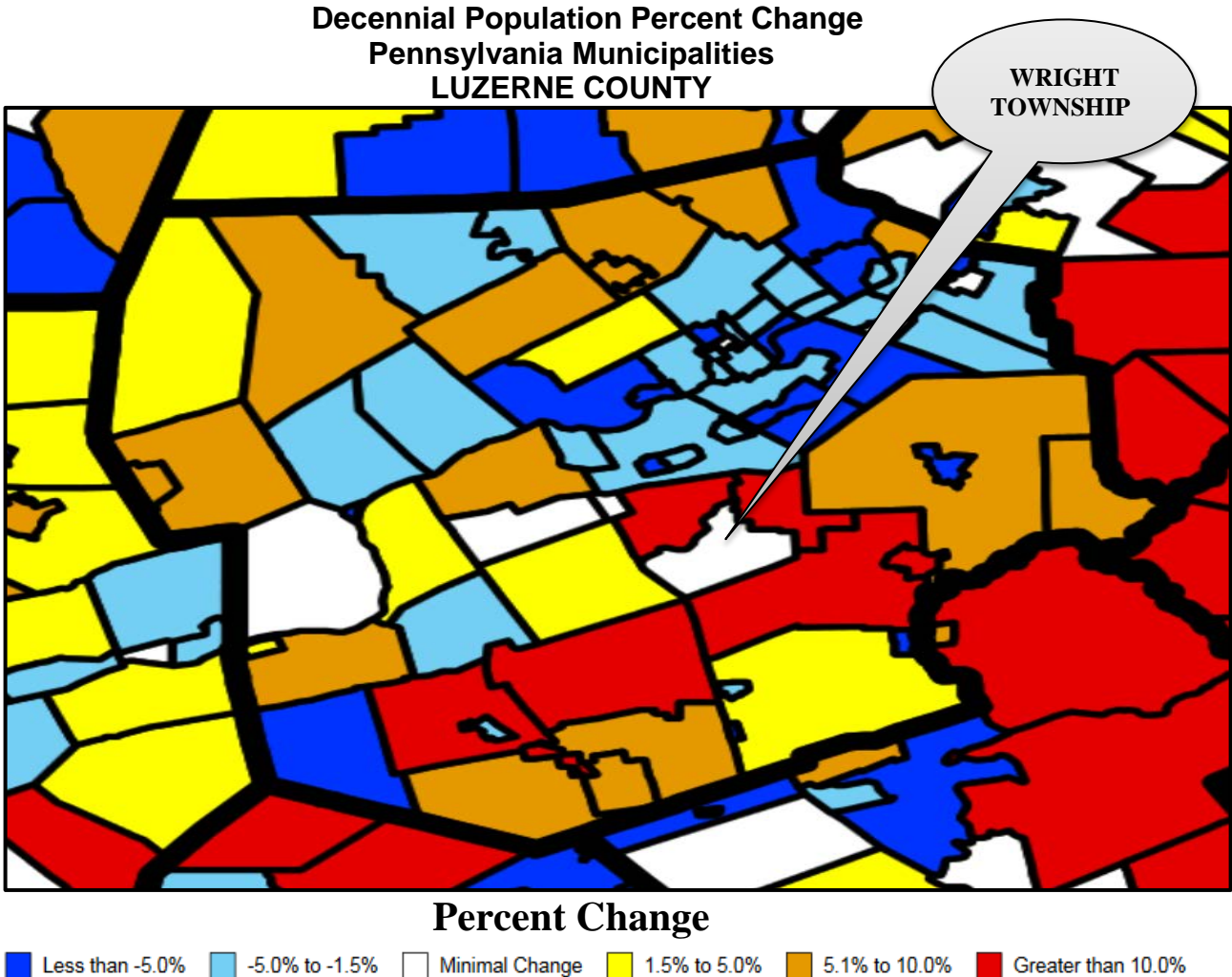
* Estimate - American Community Survey (U.S. CENSUS BUREAU)

As indicated within Table P-1, Wright Township has experienced continued population gains since 1950. The only recorded decline in population, based upon a Census error occurred during the 1990 Census where Wright Township had an “official” decline in population. Rather than a decline in population a very conservative population estimate using Township records indicates that a population increase between 500 and 600 occurred between the 1980 and 1990 Census, resulting in a population within the range of $\pm 5,400$. Wright Township as an older suburban community of Mountaintop developed rapidly in its earlier years, i.e. 50 years ago, as an easily transportation accessible community. As such its population growth is attributed to its development as a bedroom community.

Nonetheless recent Census data through 2016 clearly indicates stabilization in population. While there can be a variety of factors that influence population, perhaps the most influential in the case of Wright Township is the availability land. While there is open space remaining in Wright Township, the issue of readily available and accessible space differs, from the total quantity. The majority of vacant land within the Township lies in the southern section

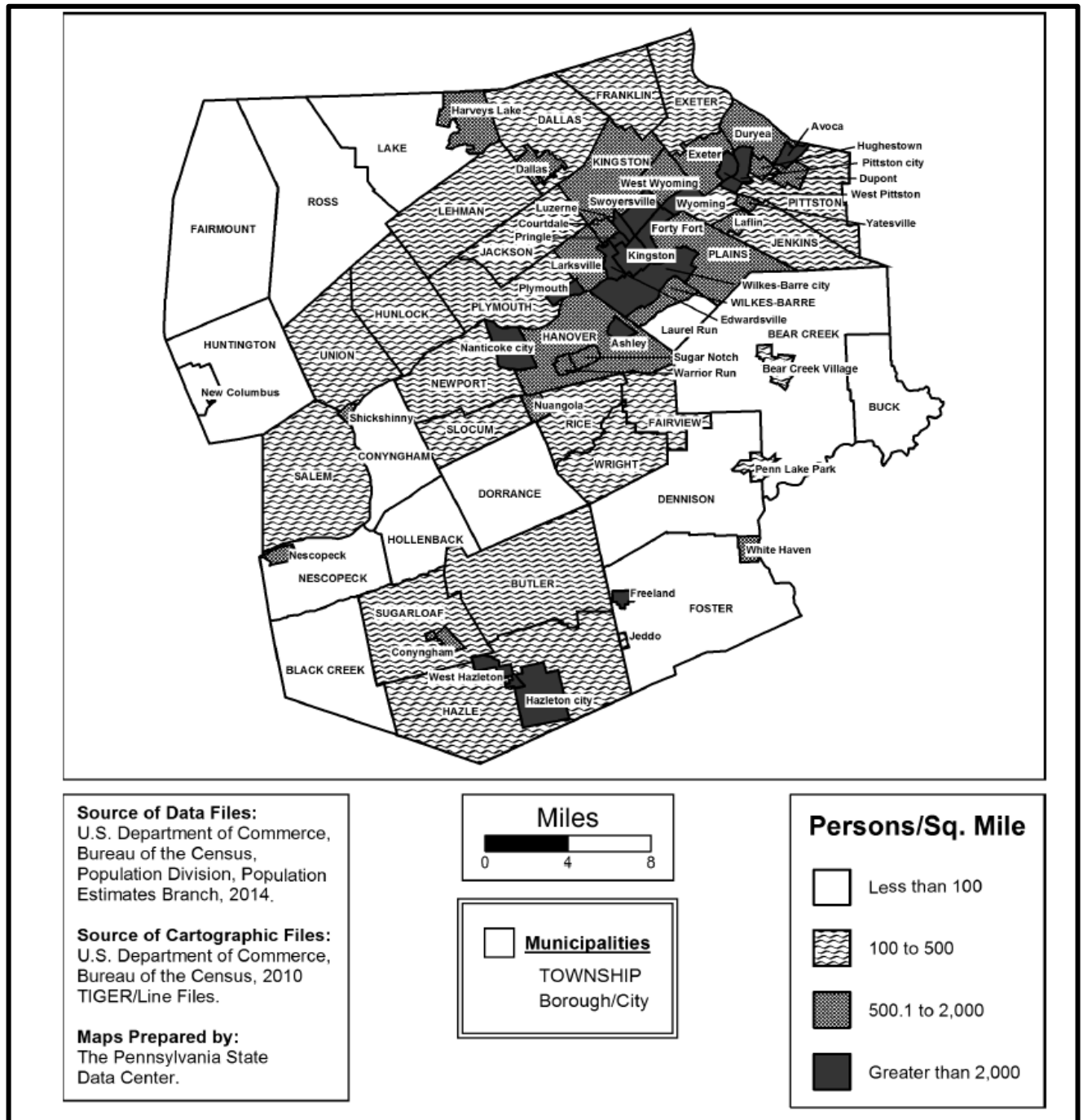
of the Township. The entire southern portion of the Township includes both steep terrain along the Nescopeck Mountain, State Gamelands No 187, and its municipal boundary with Dennison Township. Land within this portion of the Township is generally lacks infrastructure to support new development, is not readily accessible inaccessible and its physical geography and characteristics are not conducive to new development. the majority of primary space to accommodate new development has decreased throughout various waves of population growth throughout the Township. What was primary land for new development has been somewhat exhausted. Land which was perhaps considerable marginal for development 20 years ago may now be classified as primary. As a result Wright Township new residential growth and accompanying population gains became more noticeable in recent years in surrounding communities of Mountaintop.

It is reasonable to conclude that the Township’s population will not experience the dramatic upswing in population which had occurred in the past. Stabilization with minimal population change can be expected to represent the norm for Wright Township into the foreseeable future.



POPULATION DENSITY

Wright Township encompasses approximately 13.5 square miles of land. The Township's population density is 418 persons per square mile that is slightly higher than the overall County's population density of 358 persons per square mile.



The Township's population density is similar to that of Fairview Township (476 persons per square mile) which also represents the other older well established suburban community of Mountaintop. Rice Township a faster growing community has a density of 320 persons per

square mile. The other two adjoining communities of Dorrance Township and Dennison Township are rural in nature as exhibited by much lower densities; respectively recorded at 91.5 and 31.6 persons per square mile.

**TABLE P-2
REGIONAL POPULATION**

YEAR	WRIGHT TOWNSHIP	FAIRVIEW TOWNSHIP	RICE TOWNSHIP	DORRANCE TOWNSHIP	DENNISON TOWNSHIP
2010	5,651	4,520	3,335	2,188	1,125
2016*	5,650	4,488	3,510	2,154	1,070

* **ESTIMATE – AMERICAN COMMUNITY SURVEY**

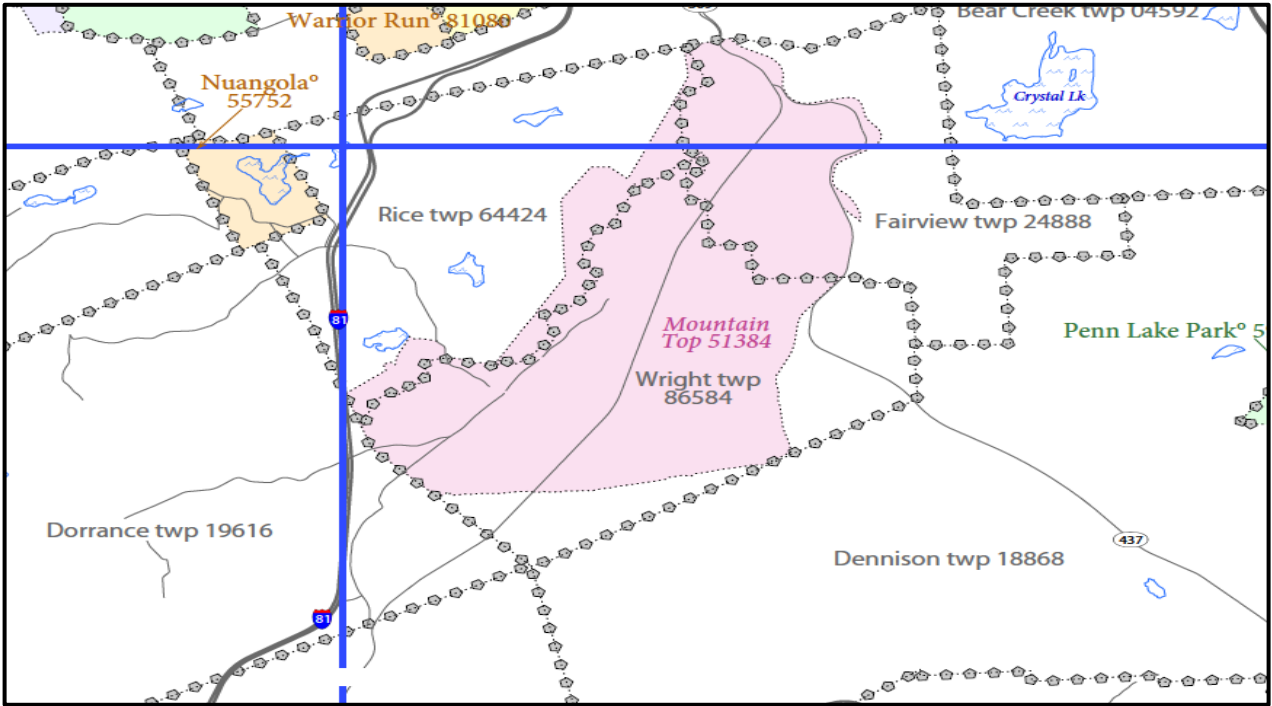
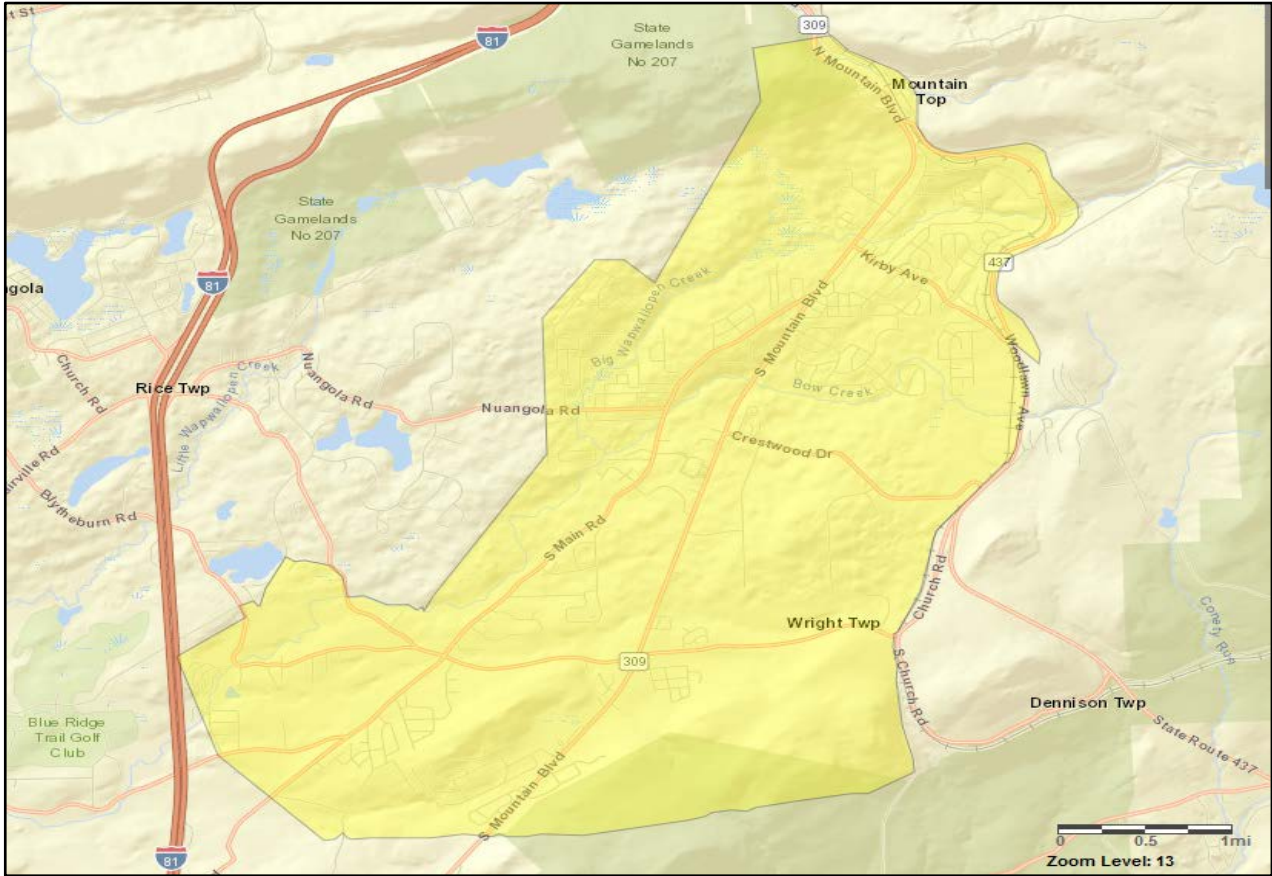
As indicated upon Table P-2, Wright Township, even with negligible population growth, remains the most populated community in the Mountain Top Area. Fairview Township and Rice Township have estimated population increases between 2000 and 2016. The other two adjoining municipalities, Dorrance Township and Dennison Township show negligible population changes for the same period of time.

In additional to Census Data collection by municipality, the Census Bureau collects data for areas classified as “Census Designated Places CDPs.” The Census term “Incorporated Places” represents a defined level of government such as municipalities, with Wright Township as an example. Mountaintop is included as a “Census Designated Place;” concentration of population that is identifiable by name. The Census definition of the term reads as follows

Census Designated Places (CDPs) are the statistical counterparts of incorporated places, and are delineated to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated under the laws of the state in which they are located. The boundaries usually are defined in cooperation with local or tribal officials and generally updated prior to each decennial census. These boundaries, which usually coincide with visible features or the boundary of an adjacent incorporated place or another legal entity boundary, have no legal status, nor do these places have officials elected to serve traditional municipal functions. CDP boundaries may change from one decennial census to the next with changes in the settlement pattern; a CDP with the same name as in an earlier census does not necessarily have the same boundary. CDPs must be contained within a single state and may not extend into an incorporated place. There are no population size requirements for CDPs.

The Mountain Top CDP has geographic boundaries which extend beyond Wright Township and includes portions of Wright Township, Fairview Township, and Rice Township. The selected areas within geographic boundaries of the Mountain Top CDP are intended to be representative of an area which most individuals would consider to be “Mountain Top.

The following mapping illustrates the boundaries of the Mountain Top CDP. The area highlighted in yellow delineates the CDP boundaries.



The above map illustrates the boundaries of the three municipalities which are included within the Mountaintop CDP. The majority of land is located within Wright Township, followed by Fairview Township and Rice Township. Table P-3 provides the 2010 population and the estimated population as of 2016.

**TABLE P-3
MOUNTAINTOP CDP POPULATION**

2010	10,982
2016	11,298

HOUSEHOLDS

Wright Township's 2010 population of 5,651 persons included 2,113 households, of which 1,610 or 76.2% were classified as family households and 503 or 23.8% as nonfamily households. A total of 424 nonfamily households or 84% of the nonfamily households represent one person households. In addition, there were 197 persons residing in group quarters, the majority of which (192) were classified as intuitional settings, with the likelihood of the facility being a nursing home or similar facility providing health care

**TABLE P-4
2010 HOUSEHOLDS IN WRIGHT TOWNSHIP**

HOUSEHOLD TYPE	Number	Percent
Total households ¹	2,113	100.0
Family households ²	1,610	76.2
Male householder ³	1,324	62.7
Female householder ³	286	13.5
Nonfamily households ⁴	503	23.8
Male householder ³	223	10.6
Living alone	177	8.4
Female householder ³	280	13.3
Living alone	247	11.7

¹ A **household** consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily". Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households.

² A **Family Household** includes the family householder and all other people in the living quarters that are related to the householder by birth, marriage, or adoption.

³ The term **householder** refers to the person (or one of the people) in whose name the housing unit is owned or rented (maintained) or, if there is no such person, any adult member, excluding roomers, boarders, or paid employees. If the house is owned or rented jointly by a married couple, the householder may be either the husband or the wife. The person designated as the householder is the "reference person" to whom the relationship of all other household members, if any, is recorded. The number of householders is equal to the number of households.

⁴ A **Nonfamily household** consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

**TABLE P-5
PERSONS IN HOUSEHOLDS -2010 CENSUS**

HOUSEHOLD SIZE	NUMBER OF HOUSEHOLDS
1 PERSON	20.1%
2 PERSONS	37.8%
3 PERSONS	17.8%
4 PERSONS	16.1%
5 PERSONS	5.7%
6 PERSONS	1.1%
7 OR MORE PERSONS	0.9%

Based upon the 2010 Census, the household size within Wright Township is 2.58 persons per household, which exceeds those of both the County and the State. The average Township household size has been declining, which follows both state and national trends. Therefore while the housing stock has continued to grow, along with the total number of households, the slower rate in absolute population growth may be tempered by the declining size of households within the Township. Consequently, if the current population has stabilized at a level of 5,651, it may also indicate a more stable household size for future population projections.

**TABLE P-6
2010 AVERAGE HOUSEHOLD SIZE -1990 CENSUS**

WRIGHT TOWNSHIP	2.58
MOUNTAIN TOP CDP	2.62
LUZERNE COUNTY	2.34
PENNSYLVANIA	2.45

AVERAGE FAMILY SIZE -2010 CENSUS

WRIGHT TOWNSHIP	2.97
MOUNTAIN TOP CDP	3.02
LUZERNE COUNTY	2.94
PENNSYLVANIA	3.02

**TABLE P-7
NON-FAMILY HOUSEHOLDS**

{Persons Living Alone}

Area	Total	Total	Age 65 and Older	Other
Wright Township	458	393 (86%)	188 (47.8%)	65 (14%)
Luzerne County	47,085	40,735 (87%)	18,641 (45.7%)	6,350 (13%)
Pennsylvania	1,753,797	1,465,444 (84%)	589,861 (40.2%)	288,353 (16%)

The 2010 Census recorded the Township's 5,651 residents, to be comprised 51.3% females and 48.3% males. Table P-8 provides a comparison of percentage population by gender among Wright Township, Luzerne County, and the State. As you will note, the percentages among the three are nearly identical

**TABLE P-8
PERCENT OF POPULATION BY SEX -2010 CENSUS**

	MALE	FEMALE
WRIGHT TOWNSHIP	48.3%	51.7%
LUZERNE COUNTY	48.9%	51.1%
PENNSYLVANIA	48.7%	51.3%

AGE OF POPULATION

**TABLE P-9
WRIGHT TOWNSHIP - 2010 CENSUS POPULATION BY AGE**

AGE	POPULATION	PERCENT
Under 5 YEARS	220	3.9%
5 to 9 YEARS	333	5.9%
10 to 14 YEARS	375	6.6%
15 to 19 YEARS	390	6.9%
20 to 24 YEARS	194	3.4%
25 to 29 YEARS	196	3.5%
30 to 34 YEARS	270	4.8%
35 to 39 YEARS	350	6.2%
40 to 44 YEARS	385	6.8%
45 to 49 YEARS	512	9.1%
50 to 54 YEARS	514	9.1%
55 to 59 YEARS	396	7.0%
60 to 64 YEARS	443	7.8%
65 to 69 YEARS	383	5.0%
70 to 74 YEARS	244	4.3%
75 to 79 YEARS	215	3.8%
80 to 84 YEARS	155	2.7%
85 YEARS and older	176	3.1%

Based upon the 2010 Census, the median age for a resident of Wright Township was 46.1 years, which higher than that of Luzerne County, Mountaintop CDP and the State.

TABLE P-10
2010 MEDIAN AGE OF POPULATION

WRIGHT TOWNSHIP	46.1 YEARS
MOUNTAINTOP CDP	43.5 YEARS
LUZERNE COUNTY	42.5 YEARS
PENNSYLVANIA	40.1 YEARS

An aging factor is becoming more apparent in the Township particularly when viewing data over a longer time period. In 1990 the population less than 18 years of age comprised only 24.8% of the Township's population, while the elderly population (65 years of age and older) comprised 12.2%. As noted in Table P-11 the elderly population now accounts for 19.0 % of the Township's total population. While the school age population decline was dramatic to 21.3%.

TABLE P-11
2010 CENSUS - SPECIAL POPULATION GROUPS

	AGE 65 AND OLDER	AGE 18 AND YOUNGER
Wright Township	19.0%	21.3%
Mountaintop CDP	15.6%	23.8%
Luzerne County	17.9%	20.2%
Pennsylvania	15.4%	22.0%

The 2010 Census indicated that Wright Township's population had a very limited number of minorities, with 99.2% of the population being white. The aforementioned figure has remained stable since the 1980 Census in which 98.8% of the population was recorded as white.

POPULATION BY RACE & ANCESTRY

TABLE P-12
WRIGHT TOWNSHIP- POPULATION BY RACE

IDENTIFICATION BY ONE RACE

White	Black or African American	Native American	Asian	Native Hawaiian and other Pacific Islander	Two or more Races	Other	Hispanic or Latino*
5,606	43	3	215	1	45	42	113

Per Table P-13, it should be noted that a person of "Hispanic Origin," is representative of ancestry regardless of race. With regard to the ancestry of Wright Township's population, the highest percentages included 22.2% Irish, 20.6 % Polish, and 20.4% German.

Table P-13 provides a complete breakdown of first ancestry reported by residents of Wright Township.

TABLE P-13
REPORTED ANCESTRY

Origin	Estimate
Total:	5,650
American	178
Arab -Lebanese	82
Other Arab	0
Austrian	29
Carpatho Rusyn	43
Czech	28
Dutch	247
English	451
European	18
French (except Basque)	111
French Canadian	16
German	1,155
Greek	9
Irish	1,259
Italian	806
Lithuanian	159
Pennsylvania German	76
Polish	1,167
Russian	212
Scotch-Irish	15
Scottish	51
Serbian	36
Slovak	236
Swedish	14
Swiss	13
Ukrainian	122
Welsh	247
Other groups	586
Unclassified or not reported	734

CHAPTER 5

WRIGHT TOWNSHIP HOUSING PROFILE

OCCUPANCY AND TENURE

The 2010 Census indicated there were 2,208 housing units in Wright Township which represented a net increase of 6.6% from the 2,071 units recorded under the 2000 Census. Of the 2,208 units, 2,058 were reported as occupied, resulting in a vacancy rate of 4.1% of the housing stock. Of the 2,058 occupied units 1,727 were owner-occupied and 331 were renter occupied. Based upon the population within occupied units, there are 2.65 persons per owner occupied unit and 2.10 persons per renter occupied unit.

TABLE H-1*
WRIGHT TOWNSHIP -TOTAL NUMBER OF HOUSING UNITS

1980	1990	2000	2010
1,493	1,612	2,071	2,208

TABLE H-3*
WRIGHT TOWNSHIP - OCCUPANCY AND TENURE

OWNED	RENTED	VACANT
83.9%	9.3%	6.8%

* Based Upon 2010 Census

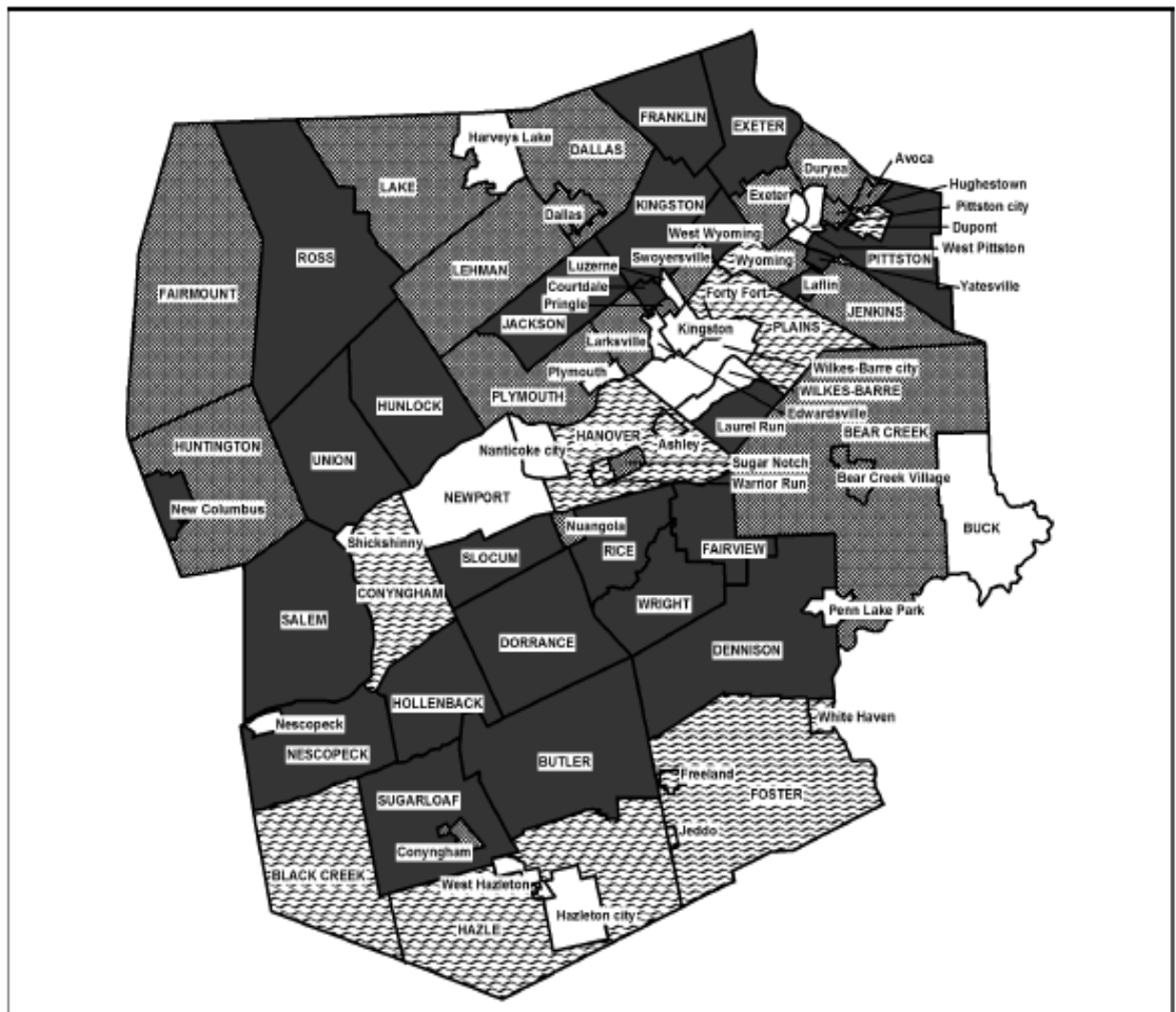
A high rate of property ownership is customarily a beneficial component which generally tends to encourage and ensure property maintenance and reinvestment into a community's housing stock. Wright Township has a housing vacancy rate of 4.3% as do most of the immediate surrounding communities. A low vacancy rate is normally an indicator of the desirability of a community. Essentially, vacancy rates are a matter of supply and demand. The vacancy rate is a critical index of what will happen to rents and prices. Most economists generally consider a vacancy rate of 6% or 7% to represent a healthy housing market. A healthy vacancy rate can limit inflating the cost of housing and avoid having some of the population from being priced out of the market.

TABLE H-3*
COMPARATIVE TENURE AND VACANCY CHARACTERISTICS

	OWNER	RENTER	VACANCY RATE
Wright Township	88.0%	12.0%	4.0%
Mountaintop CDP	87.6%	12.4%	3.2%
Fairview Township	85.6%	14.7%	3.8%
Rice Township	94.0%	6.0%	4.4%
Dorrance Township	89.7%	10.3%	8.4%
Dennison Township	89.3%	10.7%	19.3%
Luzerne County	68.0%	32.0%	13.9%
Pennsylvania	69.0%	31.0%	11.3%

* American Community Survey – U.S. Census Bureau

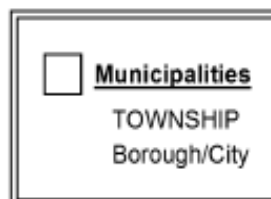
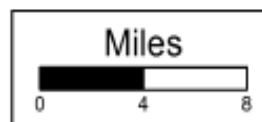
**MAP 4. PERCENT OWNER-OCCUPIED HOUSING UNITS,
2010-2014 AMERICAN COMMUNITY SURVEY, LUZERNE COUNTY**



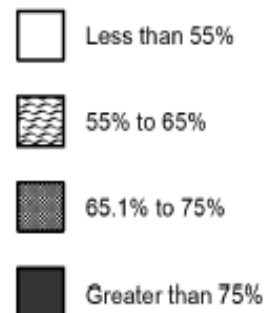
Source of Data Files:
U.S. Department of Commerce,
Bureau of the Census, 2010-2014
American Community Survey.

Source of Cartographic Files:
U.S. Department of Commerce,
Bureau of the Census, 2010
TIGER/Line Files.

Maps Prepared by:
The Pennsylvania State
Data Center.



Percent



Given the high percentage of owner occupied units, it is not surprising to find that single family detached units comprise over 90% of all single family housing units in the Township as noted in Table H-4.

HOUSING TYPES

TABLE H-4*
WRIGHT TOWNSHIP
HOUSING STRUCTURES WITH NUMBER OF UNITS

UNITS IN STRUCTURE	STRUCTURES	PERCENTAGE
1 UNIT, DETACHED	2,029	92.8%
1 UNIT, ATTACHED	13	0.6%
2 UNITS	15	0.7%
3-4 UNITS	67	3.1%
5-9 UNITS	33	1.5%
10-19 UNITS	14	0.6%
20 OR MORE UNITS	15	0.7%
MOBILE HOME	0	0.0%
TOTAL	2,185	100.0%

* American Community Survey – U.S. Census Bureau

Table H-4 provides a comparative look at the characteristic of housing types in Wright Township with single family detached housing being the overwhelming dominant type. As demonstrated in Table H-5, the housing stock in Wright Township and surrounding communities is also dominated by single family detached dwellings reflective of the historic rural and suburban developments of Mountaintop. The lack of diversity in the types of housing severely limits housing choices particularly for families and individuals seeking rental housing within the area. Rental housing is in short supply within Wright Township and generally throughout most of Mountaintop. Only in scattered instances throughout the Wright Township can one find residential structures containing more than two units. Horizon Village and the Luzerne County Elderly Mid-Rise Housing Development represent the most notable locations of multifamily housing. In order to comply with affordable housing principles supported by the Commonwealth and HUD, the Township should consider promoting and providing locations for multifamily housing opportunities. Affordable housing covers the realm of both potential renters and homeowners within the concept of “workforce housing”. The term "workforce" is meant to represent those who are gainfully employed, a group of people who are not typically understood to be the target of affordable housing programs. Workforce housing, then, implies an altered or expanded understanding of affordable housing. Workforce housing is commonly targeted at "essential workers" in a community i.e. police officers, firemen, teachers, nurses, medical personnel.

The Commonwealth notes a review of municipal regulatory barriers which prevent the development of affordable housing. Some specific problems associated with zoning are identified below:

1. An insufficient amount of land zoned for medium density (4 to 8 units per acre) and high density (15 units per acre) residential development to meet housing needs.
2. Zoning regulations favor conventional site designs rather than less expensive cluster design techniques.
3. Lot dimensions such as frontage, front yard setbacks, and side yard setbacks can be excessive and add unnecessary costs. These devices also operate as a redundant density control.
4. Traditional zoning frequently uses a proliferation of residential districts with rigid prescriptive lot size, lot coverage, and bulk requirements for each district.
5. Zoning requirements can erect barriers to the use of affordable manufactured and industrialized housing.
6. Zoning ordinances can limit affordable housing opportunities for one and two person households, elderly households and group homes.

While the Township has given reasonable consideration to the above issues, because the majority of Wright Township has been developed its ability to accommodate new residential development is somewhat limited.

TABLE H-5*
PERCENT OF SINGLE FAMILY DETACHED DWELLING

Wright Township	92.8%
Mountaintop CDP	85.1%
Fairview Township	87.6%
Rice Township	78.8%
Dorrance Township	90.8%
Dennison Township	87.2%
Luzerne County	63.4%

* American Community Survey – U.S. Census Bureau

The cost of housing in Wright Township indicates a median housing value of \$184,500 and median gross rent of \$511. The term gross rent includes the cost of utilities Table H-6 and H-7 provide a more detailed accounting of the value of owner occupied housing units and gross rent within Wright Township.

HOUSING COSTS

TABLE H-6*
WRIGHT TOWNSHIP SPECIFIED VALUE
OWNER-OCCUPIED HOUSING UNITS

VALUE	NUMBER OF UNITS	PERCENT
Less than \$50,000	97	5.2%
\$50,000 to \$99,999	103	5.5%
\$100,000 to \$149,999	407	21.9%
\$150,000 to \$199,999	446	24.0%
\$200,000 to \$299,999	402	21.6%
\$300,000 to \$499,999	312	16.8%
\$500,000 to \$999,999	94	5.1%
\$1,000,000 or more	0	0.0%
TOTAL	1,861	100.0%
MEDIAN VALUE	\$184,500	

* American Community Survey – U.S. Census Bureau

TABLE H-7*
COMPARATIVE HOUSING VALUES

	MEDIAN VALUE
Wright Township	\$184,500
Mountaintop CDP	\$190,000
Fairview Township	\$213,600
Dorrance Township	\$200,800
Dennison township	\$166,300
Rice Township	\$176,900
Luzerne County	\$123,500

* American Community Survey – U.S. Census Bureau

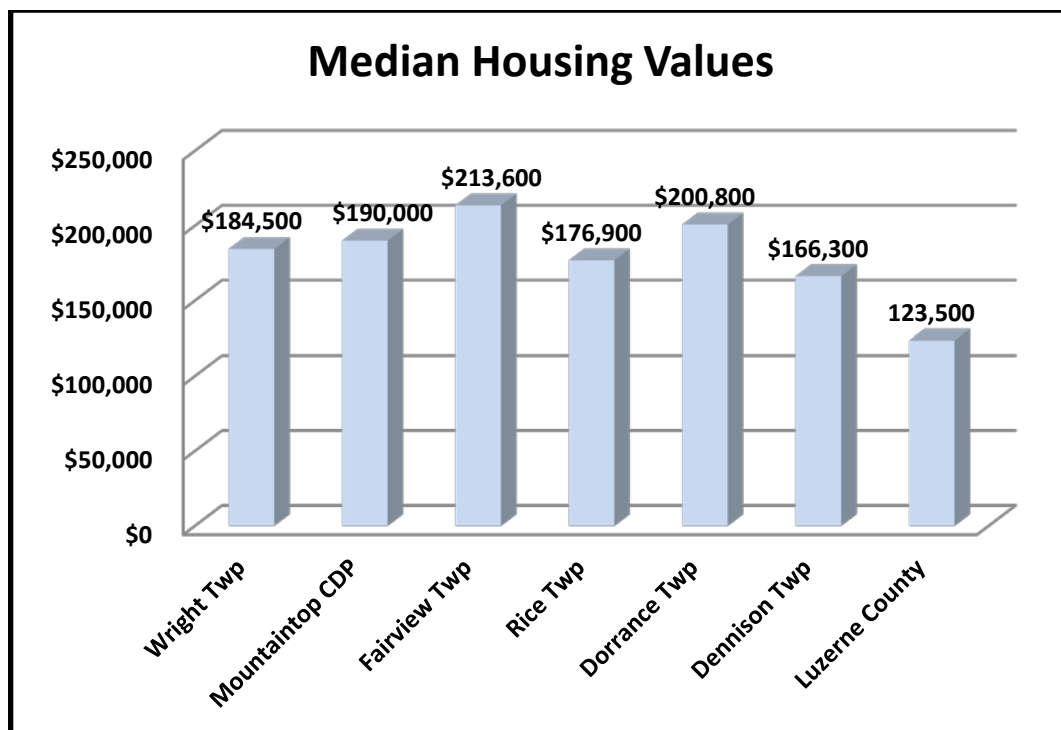


TABLE H-8*
GROSS RENT OF RENTER OCCUPIED HOUSING UNITS

GROSS RENTAL COST	NUMBER OF UNITS	PERCENT
Less than \$500	108	53.7%
\$500 to \$999	80	39.8%
\$1,000 to \$1,499	13	6.5%
\$1,500 to \$1,999	0	0.0%
\$2,000 to \$2,499	0	0.0%
\$2,500 to \$2,999	0	0.0%
\$3,000 or more	0	0.0%
TOTAL	201	100.0%
MEDIAN GROSS RENT	\$511	
NO CASH RENT	36	

* American Community Survey – U.S. Census Bureau

By comparison the cost of housing in Wright Township is generally consistent with those of surrounding communities.

The analysis of housings cost can be best put into perspective in comparison toward the amount of household income that is expended upon housing costs. . The cost of housing in relationship to household income addresses the issue of affordable housing. The standard of 30 percent of household income is the accepted benchmark, i.e. a household should not spend more than 30 percent of its income on housing costs. At the federal level, HUD has established a definition of affordable housing as housing "costing less than 30 percent of one's income for either gross rent or homeowner's costs." Gross rent includes the overall costs of the housing, plus utilities, while a typical homeowner's cost includes mortgage, taxes, insurance, utilities, and related property fees. Consequently, households paying more than 30 percent are categorized as paying too much or unaffordable amounts of their income for their housing. As one would expect, as income levels drop, the percentages of income spent upon housing increases. Approximately 15.5% of all households in Wright Township spent 30% or more of their income on the cost of housing, which is comprised of 1,861owner-occupied units and 201 renter occupied units Table H-9 provides the percentage of income spent by Township residents for owner occupied housing, while Table H-10 provides the similar data for renters.

TABLE H-9*
MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME

HOUSING UNITS WITH A MORTGAGE

Percent Of Annual Income Spent On Monthly Housing Costs	Number of Housing Units	Percent
Less than 20 percent	582	51.2%
20.0 to 24.9 percent	195	17.2%
25.0 to 29.9 percent	134	11.8%
30.0 to 34.9 percent	48	4.2%
35.0 percent or more	178	15.7%
TOTAL	1,137	100%

HOUSING UNITS WITHOUT A MORTGAGE

Percent Of Annual Income Spent On Monthly Housing Costs	Number of Housing Units	Percent
Less than 15 percent	491	67.8%
15.0 to 19.9 percent	174	19.8%
20.0 to 24.9 percent	17	2.3%
25.0 to 29.9 percent	43	5.9%
30.0 to 34.9 percent	15	2.1%
35.0 percent or more	15	2.1%
TOTAL	724	100%

* American Community Survey – U.S. Census Bureau

TABLE H-10*
WRIGHT TOWNSHIP
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME

Percent Of Annual Income Spent On Monthly Gross Rent	Number of Housing Units	Percent
Less than 15 percent	48	23.9%
15.0 to 19.9 percent	25	12.4%
20.0 to 24.9 percent	34	16.9%
25.0 to 29.9 percent	30	14.9%
30.0 to 34.9 percent	15	7.5%
35.0 percent or more	49	24.4%
TOTAL	201	100%

* American Community Survey – U.S. Census Bureau

The age and condition of a community's housing stock is a key component of the community's overall housing profile. Wright Township's housing stock is relatively new in comparison to that of Luzerne County as a whole. Throughout Luzerne County, approximately 35.7% of all housing units were constructed prior to 1940. By comparison, only 12.8% of the Township's stock exceeds a construction date prior to 1940. State wide

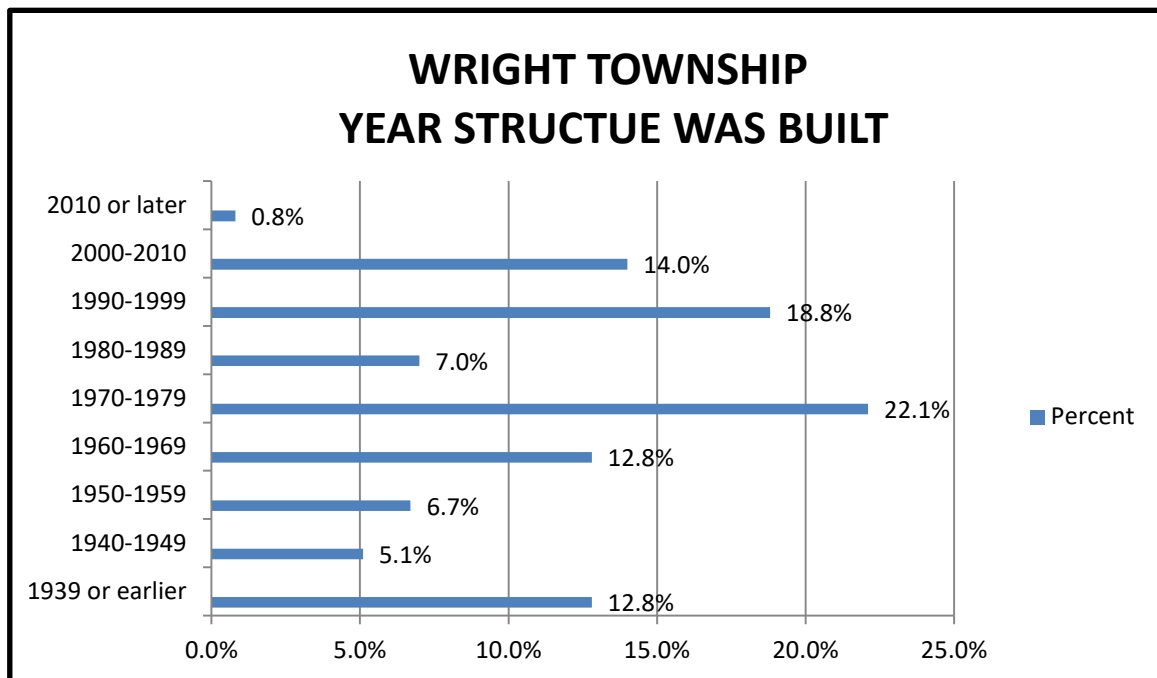
figures indicated that 35% of all housing units were constructed prior to 1940. The median age of housing in the Township is recorded to be 1974,

AGE OF HOUSING STOCK

TABLE H-10*
WRIGHT TOWNSHIP - AGE OF HOUSING STOCK

Year Structure Built	Number of Housing Units	Percent
Built 2014 or later	0	0.0%
Built 2010 to 2013	18	0.8%
Built 2000 to 2009	305	14.0%
Built 1990 to 1999	411	18.8%
Built 1980 to 1989	152	7.0%
Built 1970 to 1979	483	22.1%
Built 1960 to 1969	280	12.8%
Built 1950 to 1959	146	6.7%
Built 1940 to 1949	111	5.1%
Built 1939 or earlier	280	12.8%
TOTAL	2,186	100%

* American Community Survey – U.S. Census Bureau



As indicated by the above chart 1970 to 1979 represented the decade which saw a marked increase in new home construction in Wright Township, a decade which also the saw a 51% increase in the Township's population. While a great deal of the new home construction was representation of the overall suburbanization process of that era, the Agnes Flood of 1972 the which resulted in great devastation of communities in the greater

Wyoming Valley help to fuel that process of growth exhibited in Wright Township and other Mountaintop communities.

FUEL SOURCE FOR HOME HEATING

Per Table H-11 Most homes in Wright Township (55.0%) utilize utility gas as their home heating source.

TABLE H-11*
WRIGHT TOWNSHIP
HOUSE HEATING FUEL - OCCUPIED UNITS

Fuel Source	Number Of Housing Units	Percent
Utility gas	1,153	55.0%
Bottled, tank, or LP gas	29	1.4%
Electricity	529	25.2%
Fuel oil, kerosene, etc.	282	13.4%
Coal or coke	83	4.0%
Wood	22	1.0%
Solar energy	0	0.0%
Other fuel	0	0.0%
No fuel used	0	0.0%

* American Community Survey – U.S. Census Bureau

By comparison, the primary fuel source of occupied housing units at the County level and State level is utility gas which respectively represents 38% and 50% of the home heating fuel source.

CHAPTER 6

WRIGHT TOWNSHIP

ECONOMIC AND SOCIAL PROFILE

INCOME

The Census Bureau provides income data for three types of groupings of the population; households, families and nonfamily households. Household income represents the gross annual income of a person or persons residing together. Thus the term and composition of a household may include a family, a single individual or a group of unrelated individuals living together. The data for household income is therefore a representative average of family and nonfamily income. With household income representing the average of family and nonfamily income, household income will always be lower than the family income, but higher than that of nonfamily income (primarily unrelated individuals residing together). The term “median income” provides the best representative description of income characteristics for the Township and other levels of geography. The Census Bureau provides data on per capita income which is the mean or average money income received in the past 12 months computed for every man, woman, and child in a geographic area. It is derived by dividing the total income of all people 15 years old and over in a defined geographic area by the total population in that area. Per capita income for a city, region or country is often used as a means of evaluating the living conditions and quality of life. Because per-capita income is the overall income of a population divided by the number of people included in the population, it normally gives an accurate representation of the quality of life.

Wright Township can be generally categorized on a comparative basis as an upper income community in Luzerne County. As indicated in Table ES-1 the most recent estimates of the American Community Survey records a Median Household Income of \$70,000 for the Township. While the aforementioned figure is somewhat less than that found in most surrounding communities, it is nonetheless significantly higher than median income levels at the County and State level. In general, municipalities in Mountaintop and the Back Mountain Area of Luzerne County represent the geographic location of the County which exhibit the median family income level within the Township was \$80,051, while Per Capita Income figure was \$33,724. As indicated in Table ES-1 Wright Township’s per capita income is approximately 23% higher than that at the County level and about 11% higher than that at State or National level. The Township as indicated within Table ES-1 is ranked 5th among 6 jurisdictions listed within that Table. Under the 1997 Comprehensive Plan, Wright Township ranked first by a significant margin when compared to those communities. By the time of the 2000 Census,

median income levels in all other surrounding communities, excluding Dennison Township, exceeded those of Wright Township. While Wright Township remains a relatively affluent and desirable community within Luzerne County, surrounding communities in the Mountaintop area have surpassed median income levels found in Wright Township. It is likely that as development spread outward from Wright Township, new housing that was constructed within those adjoining communities were reflective of homeowners who possess the income levels necessary to locate in what was previously considered more rural areas of Mountaintop. An additional explanation for the income differential can be attributed to a more aging Township population with fixed incomes as shown in Chapter 5, Population Profile. During the 1990 Census, a total of approximately 12% of the Township population was age 65 years or older. By the 2010 Census that percentage had increased to 19%. Wright Township's median household income is approximately 33% higher than that of Luzerne County, and approximately 22% higher than that at State level.

TABLE ES-1
COMPARATIVE ANALYSIS OF MEDIAN INCOME AND PER CAPITA INCOME*

	HOUSEHOLD	FAMILY	NONFAMILY	PER CAPITA
Wright Township	\$70,000	\$80,051	\$31,250	\$33,724
Mountaintop CDP	\$73,285	\$88,427	\$32,083	\$36,739
Fairview Township	\$87,713	\$100,170	\$32,115	\$39,040
Rice Township	\$90,670	\$107,092	\$48,542	\$44,421
Dorrance Township	\$82,692	\$91,639	\$44,625	\$32,866
Dennison Township	60,568	\$79,844	\$25,833	\$31,207
Luzerne County	\$46,577	\$61,155	\$25,821	\$25,899
Pennsylvania	\$54,895	\$69,960	\$31,137	\$30,137

* Estimate - American Community Survey (U.S. CENSUS BUREAU)

WRIGHT TOWNSHIP HOUSEHOLD INCOME*

Income And Benefits (In 2016 Inflation-Adjusted Dollars)	Households	Distribution
Total households	2,098	2,098
Less than \$10,000	50	2.4%
\$10,000 to \$14,999	46	2.2%
\$15,000 to \$24,999	97	4.6%
\$25,000 to \$34,999	208	9.9%
\$35,000 to \$49,999	231	11.0%
\$50,000 to \$74,999	584	27.8%
\$75,000 to \$99,999	226	10.8%
\$100,000 to \$149,999	381	18.2%
\$150,000 to \$199,999	112	5.3%
\$200,000 or more	163	7.8%
Median household income	70,000	(X)
Mean household income	89,104	(X)

* Estimate - American Community Survey (U.S. CENSUS BUREAU)

WRIGHT TOWNSHIP FAMILY INCOME*

Income And Benefits (In 2016 Inflation-Adjusted Dollars)	Families	Distribution
Total Families	1,567	1,567
Less than \$10,000	0	0.0%
\$10,000 to \$14,999	0	0.0%
\$15,000 to \$24,999	0	0.0%
\$25,000 to \$34,999	113	7.2%
\$35,000 to \$49,999	182	11.6%
\$50,000 to \$74,999	456	29.1%
\$75,000 to \$99,999	189	12.1%
\$100,000 to \$149,999	352	22.5%
\$150,000 to \$199,999	112	7.1%
\$200,000 or more	163	10.4%
Median family income (dollars)	80,051	(X)
Mean family income (dollars)	104,999	(X)

* Estimate - American Community Survey (U.S. CENSUS BUREAU)

CHART ES-1

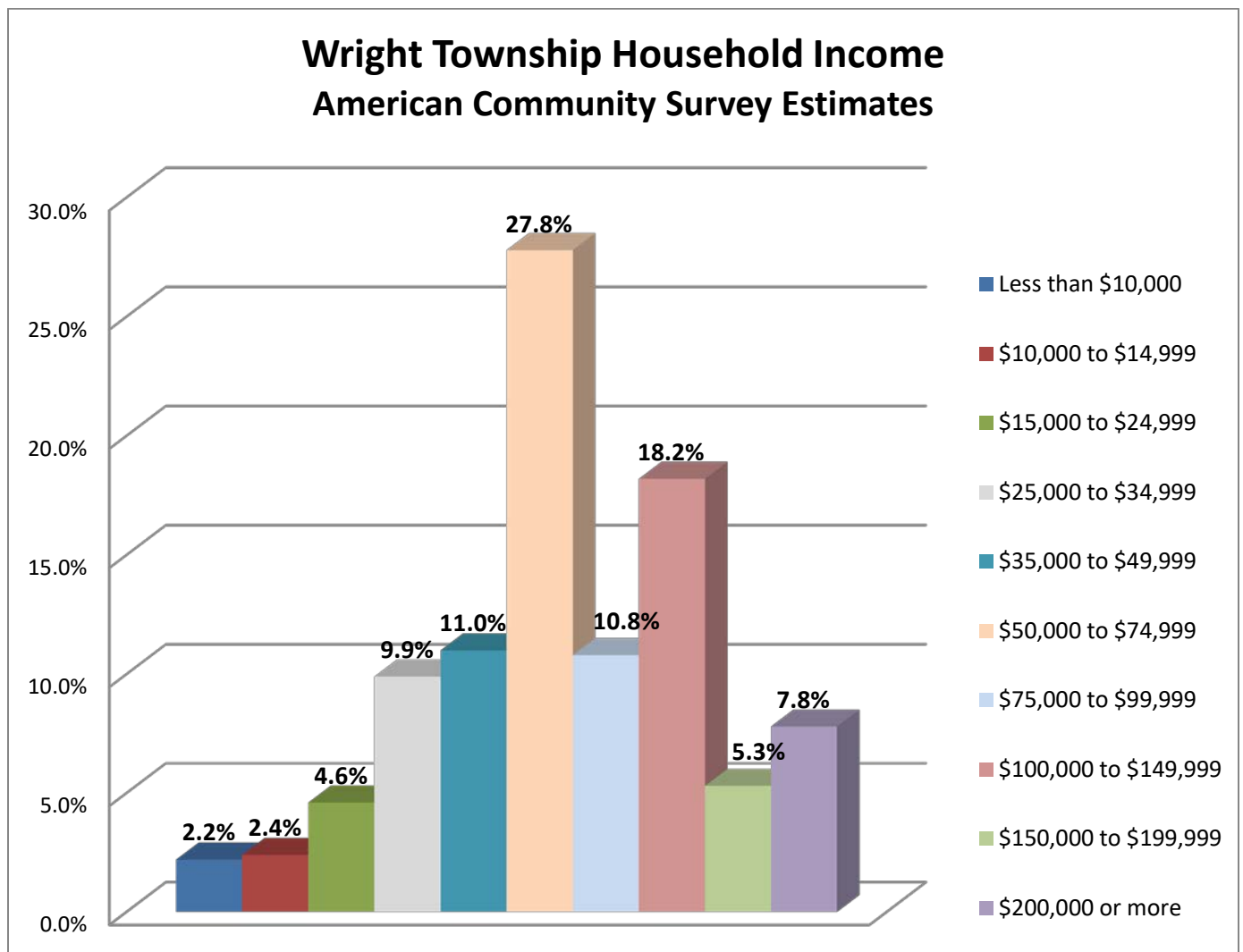
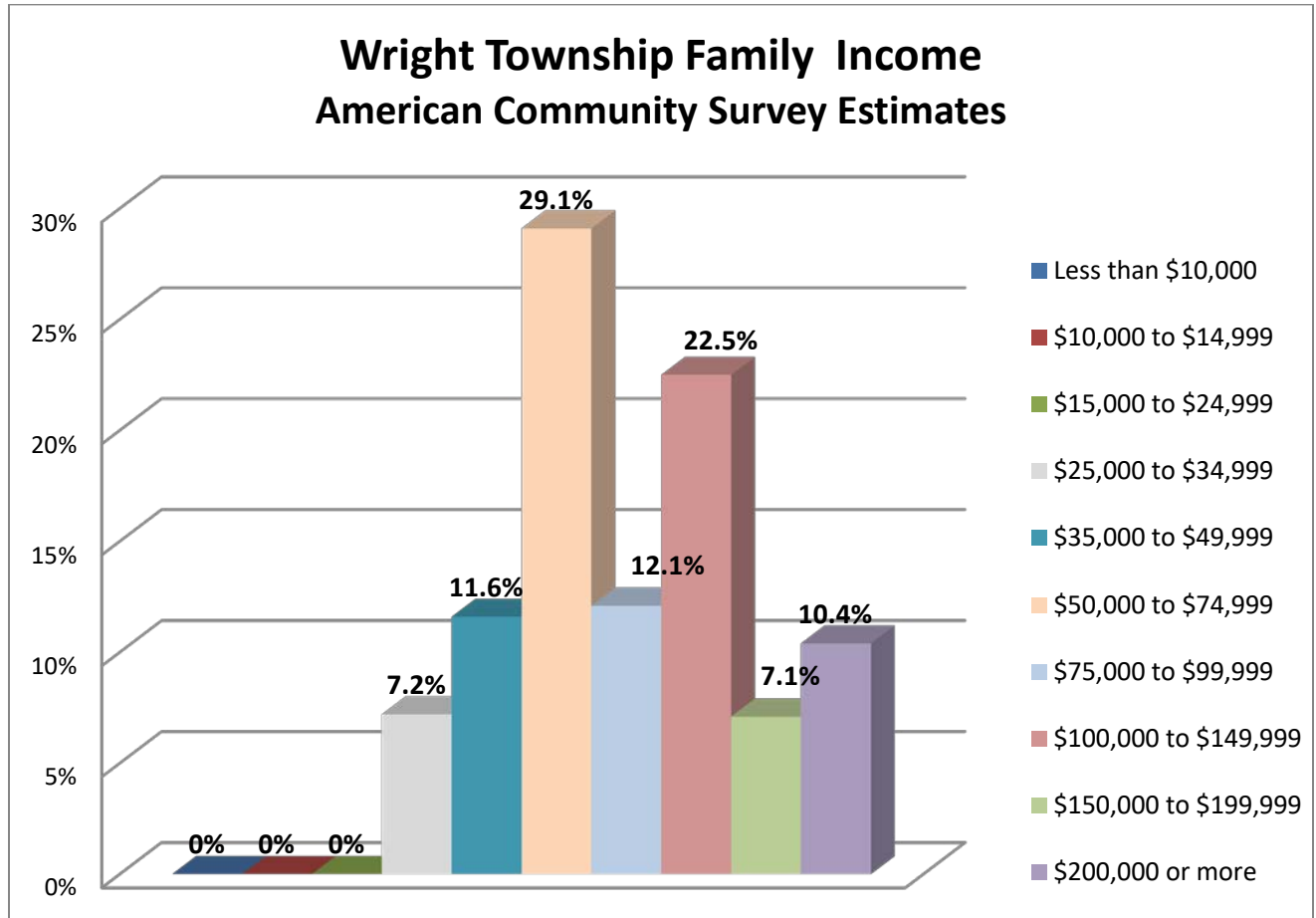


CHART ES 2



The overall financial well-being of Wright Township residents is illustrated in Charts ES-1 and ES-2. Approximately 37% of all households and approximately 52% of all family households have incomes in excess of \$75,000.

Any level of poverty represents an issue for community concern regarding its complex interrelationships with other social issues. Approximately 2.4% of Township's total population and 2.1% all family households were deemed to have income levels below the poverty level. While such figures represent a concern, they are quite minimal comparison to County and State poverty levels listed in Table ES-4.

**TABLE ES-2
PERCENT OF FAMILY HOUSEHOLDS BELOW POVERTY LEVEL**

Geography	Percent of Total Population	Percent of Family Households
Wright Township	2.4%	2.1%
Luzerne County	16.3%	12.1%
Pennsylvania	13.5%	9.3%

FORMS OF INCOME

Census data records various forms of income within any given community. The most common forms of household income include Earnings (wages or salary received for work performed as an employee), Social Security Income (pensions, survivors benefits and permanent disability), Retirement Income (pensions received from a former employer, income from annuities and insurance) and Public Assistance Income (general and temporary assistance to needy families, excluding non-cash benefits such as food stamps). Table ES-3 provides a comparative look of forms of household income within the Township to those found at the County and State level.

**TABLE ES-3
SOURCE OF HOUSEHOLD INCOME AND BENEFITS**

Forms of Income	Wright Township	Luzerne County	Pennsylvania
Earnings	79.1%	72.1%	75.4%
Social Security	38.3%	36.7%	34.2%
Retirement Income	20.0%	20.0%	20.65%
Cash Public Assistance	3.1%	3.2%	3.4%

These income sources are not mutually exclusive; that is, some households received income from more than one source. With little exception, the comparable figures in Table ES-3 show County, State and Township to be relatively similar. The Census Bureau collects data on health care coverage. The above information regarding earnings is exclusive of any cost health care coverage that may be provided in whole or part by an employer. Based upon total population the vast majority of the population in Township, County and State have some form of health care coverage.

**TABLE ES-4
POPULATION WITH SOME FORM OF HEALTH CARE COVERAGE**

Wright Township	Luzerne County	Pennsylvania
95.3%	92.4%	92.0%

LABOR FORCE

The Census Bureau provides data on the number of persons within the labor force of each community. The calculations are based upon all persons who are at least 16 years or older. The Census data indicates a population of 4,559 Township residents to be in that age classification. Of that total, 2,955 persons or 64.8 % of the aforementioned total were active participants within the labor force. The American Community Survey data indicated that approximately 2.3 % of the Township's labor force was unemployed. County and State figures indicate respective unemployment levels of 4.5% to 4.6%. The composition of the Township's labor force when differentiated by gender finds its male to female ratio to be approximately 52% to 48%. The mean

income for households that include earnings, i.e., wages from employment was recorded to be \$94,750, higher than that of the mean income of all households (\$89,104). The mean earnings for family households jumps higher to \$104,999. This is somewhat attributed to the fact that approximately 63% of all family households have two or more wage earners in the family. While having two or more wage earners within a household is common economic trait in the majority of American households, the percentage of such within Wright Township exceed those found at the national, state and county levels as illustrated in Table ES-6. Of the estimated 971 family households with School Age Children, (Ages 6 to 17), within Wright Township approximately 73%, included both husband and wife active within the workforce. There is a marked differential in the average earnings by gender. The average earnings for male employees was recorded to be \$73,322 versus \$48,484 for women, with women having earnings of 34% less than their counterparts.

**TABLE ES-5
NUMBER OF WORKERS IN FAMILY**

NUMBER OF WORKERS IN FAMILY		Estimated Mean Income
All Family Households	1,567	\$104,999
No workers	11.7%	
1 worker	25.7%	
2 workers, husband and wife worked	38.7%	
2 workers, other	5.4%	
3 or more workers, husband and wife worked	17.4%	
3 or more workers, other	1.1%	

**TABLE ES-6
HOUSEHOLDS WITH 2 OR MORE WAGE EARNERS**

Wright Township	United States	Pennsylvania	Luzerne County
63%	52%	53%	50%

PARTICIPATION IN LABOR FORCE

Approximately 35% or 1,604 persons of the Township's total population age of age 16 and up are not active in the labor force. Most of the aforementioned total consists of persons are still in high school or college, those individuals with a disability or those individuals who have retired. With regard to the latter there are there are approximately 39% of all households whose annual income includes Social Security as a source of income and 20% who have a retirement income. While Social Security benefits can extend to include individuals under age 62, the primary recipients of such benefits are disabled and/or retired individuals. Based upon school enrollment records, there are approximately 275 persons between the ages of 16 to 19 who are enrolled in school and based upon their educational status are not active in the Township's labor force. The

balance of 1,328 persons at age 16 or older who are not students, or 83% of the total who are not active in the Township's labor force are presumed not to be active in the labor force primarily due a disability, retirement or other aged related factors.

SCHOOL ENROLLMENT

Approximately 24% of the Township's population is enrolled in some form of schooling ranging from pre-school to graduate level studies with ES-7 providing a detailed breakdown.

**TABLE ES-7
SCHOOL ENROLLMENT**

Subject			WRIGHT TOWNSHIP					
			Total	Percent	In public school	Percent in public school	In private school	Percent in private school
			Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Population 3 years and over enrolled in school			1,334	(X)	(X)	70.5%	(X)	29.5%
Nursery school, preschool			76	5.7%	32	42.1%	44	57.9%
Kindergarten to 12th grade			997	74.7%	834	83.7%	163	16.3%
Kindergarten			65	4.9%	65	100.0%	0	0.0%
Elementary: grade 1 to grade 4			306	22.9%	238	77.8%	68	22.2%
Elementary: grade 5 to grade 8			334	25.0%	251	75.1%	83	24.9%
High school: grade 9 to grade 12			292	21.9%	280	95.9%	12	4.1%
College, undergraduate			191	14.3%	74	38.7%	117	61.3%
Graduate, professional school			70	5.2%	0	0.0%	70	100.0%
Population enrolled in college or graduate school			261	19.6%	74	28.4%	187	71.6%
Males enrolled in college or graduate school			157	22.5%	57	36.3%	100	63.7%
Females enrolled in college or graduate school			104	16.4%	17	16.3%	87	83.7%

EMPLOYMENT BY INDUSTRY

The Census Bureau provides data based upon the industry, occupation and class of worker. The information on Industry relates to the type of business conducted by the person's employing organization. Occupation describes the type of work performed by the employee, and the class of worker is related to means and/or method of employment, i.e., private, public or self-employed. There is an important distinction to be made when analyzing employment and occupation data. Employment by industry reflects the types of goods or services produced by the company or firm which employs an individual. The employment of a person by type of occupational classification is distinct in that any given industry or organization normally

employs a variety of differing occupations in its overall operations. The employment characteristics of Township's labor force are provided in Table ES-8 and Table ES-9.

TABLE ES-8
AMERICAN COMMUNITY SURVEY ESTIMATES
EMPLOYED PERSONS¹ BY INDUSTRY²

TYPE OF INDUSTRY	Persons	Percent
Agriculture, forestry, fishing and hunting, and mining	0	0.0%
Construction	152	5.3%
Manufacturing	598	21.0%
Wholesale trade	165	5.8%
Retail trade	369	12.9%
Transportation and warehousing, and utilities	131	4.6%
Information	54	1.9%
Finance and insurance, and real estate and rental and leasing	80	2.8%
Professional, scientific, and management, and administrative and waste management services	173	6.1%
Educational services, and health care and social assistance	815	28.6%
Arts, entertainment, and recreation, and accommodation and food services	93	3.3%
Other services, except public administration	90	3.2%
Public administration	132	4.6%

1 Employed persons age 16 and older.

2 Industry data describe the kind of business conducted by a person's employing organization. Industry data were derived from answers to Census questions 42 through 44. Question 42 asks: "For whom did this person work?" Question 43 asks: "What kind of business or industry was this?" Question 44 provides 4 check boxes from which respondents are to select one to indicate whether the business was primarily manufacturing, wholesale trade, retail trade, or other (agriculture, construction, service, government, etc.).

The employment profile of Wright Township finds nearly two-thirds of its workforce (63%) of its workforce employed within the following three industries:

Education, Health Care and Social Services:	28.6%
Manufacturing	21.0%
Retail Trade	12.9%

EMPLOYMENT BY OCCUPATION

TABLE ES-9
AMERICAN COMMUNITY SURVEY ESTIMATES
EMPLOYED PERSONS¹ BY OCCUPATION²

OCCUPATION	Persons	Percent
Management, business, science, and arts occupations	1,051	36.9%
Service occupations	390	13.7%

TABLE ES-9 (continued)
AMERICAN COMMUNITY SURVEY ESTIMATES
EMPLOYED PERSONS¹ BY OCCUPATION²

Sales and office occupations	689	24.2%
Natural resources, construction, and maintenance occupations	128	4.5%
Production, transportation, and material moving occupations	594	20.8%

¹ Employed persons age 16 and older.

² Occupation describes the kind of work a person does on the job. Occupation data were derived from answers to Census questions 45 and 46. Question 45 asks: "What kind of work was this person doing?" Question 46 asks: "What were this person's most important activities or duties?" These questions were asked of all people 15 years old and over who had worked in the past 5 years. For employed people, the data refer to the person's job during the previous week. For those who worked two or more jobs, the data refer to the job where the person worked the greatest number of hours. For unemployed people and people who are not currently employed but report having a job within the last five years, the data refer to their last job.

The 36.9% of persons within the occupational category of Management, Business, Science, and Arts Occupations is generally indicative of professional white-collar occupations, which is supported by income level data for households within Wright Township. Some occupation groups are related closely to certain industries. For example healthcare providers and teachers account for the major portion of individuals employed under the industrial classification of "Educational Services, and Health Care and Social Assistance." However, the various industry categories include people in other occupations. For example, people employed in Transportation and Warehousing, and Utilities include truck drivers and bookkeepers; people employed in the Wholesale trade industry can include mechanics, freight handlers, and payroll clerks; and people employed in the health care profession include janitors, security guards, and secretaries.

Table ES 10 provides a detailed breakdown by gender of full-time year-round employees of Wright Township by subcategories.

TABLE ES - 10
DETAILED OCCUPATIONS BY GENDER

	Total	Male	Percent Male	Female	Percent Female
Full-time, year-round civilian employed population 16 years and over	2,024	1,331	65.8%	693	34.2%
Management, business, science, and arts occupations:	809	487	60.2%	322	39.8%
Management, business, and financial occupations:	347	313	90.2%	34	9.8%
Management occupations	245	230	93.9%	15	6.1%
Business and financial operations occupations	102	83	81.4%	19	18.6%

Computer, engineering, and science occupations:	121	66	54.5%	55	45.5%
Computer and mathematical occupations	42	0	0.0%	42	100.0%
Architecture and engineering occupations	79	66	83.5%	13	16.5%
Life, physical, and social science occupations	0	0	-	0	-
Education, legal, community service, arts, and media occupations:	163	30	18.4%	133	81.6%
Community and social services occupations	0	0	-	0	-
Legal occupations	17	0	0.0%	17	100.0%
Education, training, and library occupations	146	30	20.5%	116	79.5%
Arts, design, entertainment, sports, and media occupations	0	0	-	0	-
Healthcare practitioner and technical occupations:	178	78	43.8%	100	56.2%
Health diagnosing and treating practitioners and other technical occupations	119	63	52.9%	56	47.1%
Health technologists and technicians	59	15	25.4%	44	74.6%
Service occupations:	177	111	62.7%	66	37.3%
Healthcare support occupations	52	0	0.0%	52	100.0%
Protective service occupations:	70	70	100.0%	0	0.0%
Fire fighting and prevention, and other protective service workers including supervisors	0	0	-	0	-
Law enforcement workers including supervisors	70	70	100.0%	0	0.0%
Food preparation and serving related occupations	0	0	-	0	-
Building and grounds cleaning and maintenance occupations	29	15	51.7%	14	48.3%
Personal care and service occupations	26	26	100.0%	0	0.0%
Sales and office occupations:	415	140	33.7%	275	66.3%
Sales and related occupations	193	107	55.4%	86	44.6%
Office and administrative support occupations	222	33	14.9%	189	85.1%
Natural resources, construction, and maintenance occupations:	70	70	100.0%	0	0.0%
Farming, fishing, and forestry occupations	0	0	-	0	-
Construction and extraction occupations	35	35	100.0%	0	0.0%
Installation, maintenance, and repair occupations	35	35	100.0%	0	0.0%
Production, transportation, and material moving occupations:	553	523	94.6%	30	5.4%
Production occupations	358	328	91.6%	30	8.4%
Transportation occupations	103	103	100.0%	0	0.0%
Material moving occupations	92	92	100.0%	0	0.0%

Township's Labor Force is employed in three occupational categories. Not surprisingly, the overwhelming majority of residents are employed in the private sector.

TABLE ES-11
AMERICAN COMMUNITY SURVEY ESTIMATES
SECTOR OF EMPLOYMENT

Private Industry/Business	Government Employed	Self-employed
87%	11%	2%

TRAVEL TIME TO PLACE OF EMPLOYMENT

The travel time to work to work for Wright Township is relatively short. Approximately 22.7% of commuters have a travel time of less than 10 minutes; indicative of locations within Mountaintop. Nearly three quarters of the population (73..2%) have travel times of less than 30 minutes indicating that job opportunities for Township residents are within a very reasonable travel distance from the Township. The Township as a midway location between Wilkes-Barre and Hazelton and its good access to regional network of highways, allows travel time appears to be quite reasonable. Only 6.4% of Township residents had a commute time requiring 45 minutes or more to reach their place of employment.

Table ES-12
TRAVEL TIME TO WORK
AMERICAN COMMUNITY SURVEY ESTIMATES

TRAVEL TIME TO WORK	PERSONS COMMUTING TO WORK
Less than 10 minutes	22.7%
10 to 14 minutes	5.1%
15 to 19 minutes	11.2%
20 to 24 minutes	20.1%
25 to 29 minutes	14.2%
30 to 34 minutes	14.1%
35 to 44 minutes	6.2%
45 to 59 minutes	3.8%
60 or more minutes	2.6%

As Indicated in Table ES-11, most commuters (87.7%) from the Township drive alone as a single passenger vehicle. There were a very negligible number of residents who car pooled and there is no public transportation serving Wright Township.

TABLE ES-10
AMERICAN COMMUNITY SURVEY ESTIMATES
MODE OF TRANSPORTATION

COMMUTING TO WORK	Estimate	Percent
Workers 16 years and over	2,839	100%
Car, truck, or van -- drove alone	2,495	87.9%

Car, truck, or van -- carpooled	189	6.7%
Public transportation (excluding taxicab)	0	0.0%
Walked	63	2.2%
Other means	43	1.5%
Worked at home	49	1.7%

EDUCATIONAL ATTAINMENT

Educational attainment is somewhat associated with the work skills of a community's labor force and subsequent earnings and income potential. Census data indicated that 94.8 percent of Township residents 25 years and older had earned a high school degree or higher. Approximately 32.3% of the Township's adult population holds at a Bachelor's degree or higher; both of which are significantly higher than those found at the County or State level.

**TABLE ES-13
AMERICAN COMMUNITY SURVEY ESTIMATES
HIGHEST LEVEL OF EDUCATIONAL ATTAINMENT
WRIGHT TOWNSHIP**

Population 25 Years and Over	Wright Township	Luzerne County	PA
Less than 9th grade	1.0 %	3.8%	3.9%
9th to 12th grade, no diploma	4.2%	8.9%	8.2%
High school graduate (GED)	30.2%	40.9%	37.6%
Some college, no degree	19.3%	18.2%	16.3%
Associate's degree	12.9%	8.1%	7.4%
Bachelor's Degree	10.4%	12.9%	16.5%
Graduate or professional degree	16.9%	7.3%	10.2%
Percent high school graduate or higher	94.8%	87.4%	87.9%
Percent bachelor's degree or higher	32.3%	20.2%	26.7%

CHAPTER 7 WRIGHT TOWNSHIP LAND USE ELEMENT

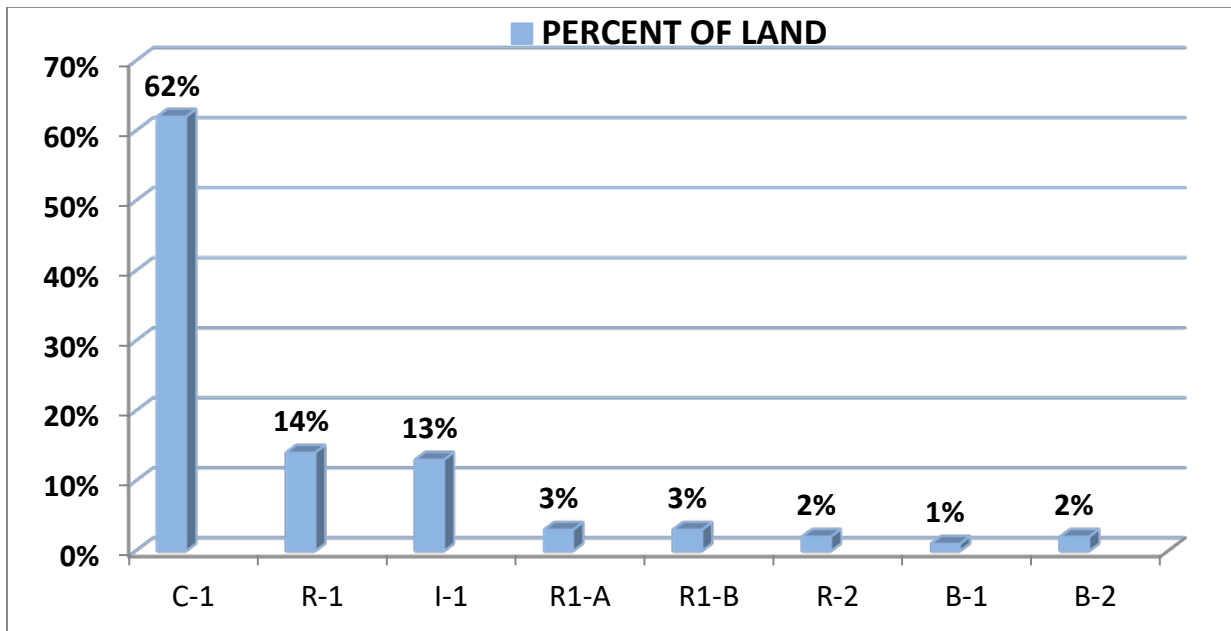
ZONING DISTRICTS

The zoning districts within Wright Township have relatively remained unchanged since the inception of zoning within the Township. As the Township's setting as a suburban bedroom community, it accommodates 4 types of residential zoning districts for the majority of its population. In addition to the 4 types of residential zoning districts, development within the Township has been accommodated through 2 Commercial Districts, an Industrial District and a Conservation District. The following reflects the percentage of land by zoning classification.

ZONING CLASSIFICATION

C-1	-	62%
R-1	-	14%
I-1	-	13%
R1-A	-	3%
R1-B	-	3%
R-2	-	2%
B-1	-	1%
B-2	-	2%

Based upon the above Table, one can see that although the Township has eight (8) distinct zoning districts, nearly 90% of the land is limited to three (3) zoning classifications; C-1, R-1, and I-1.

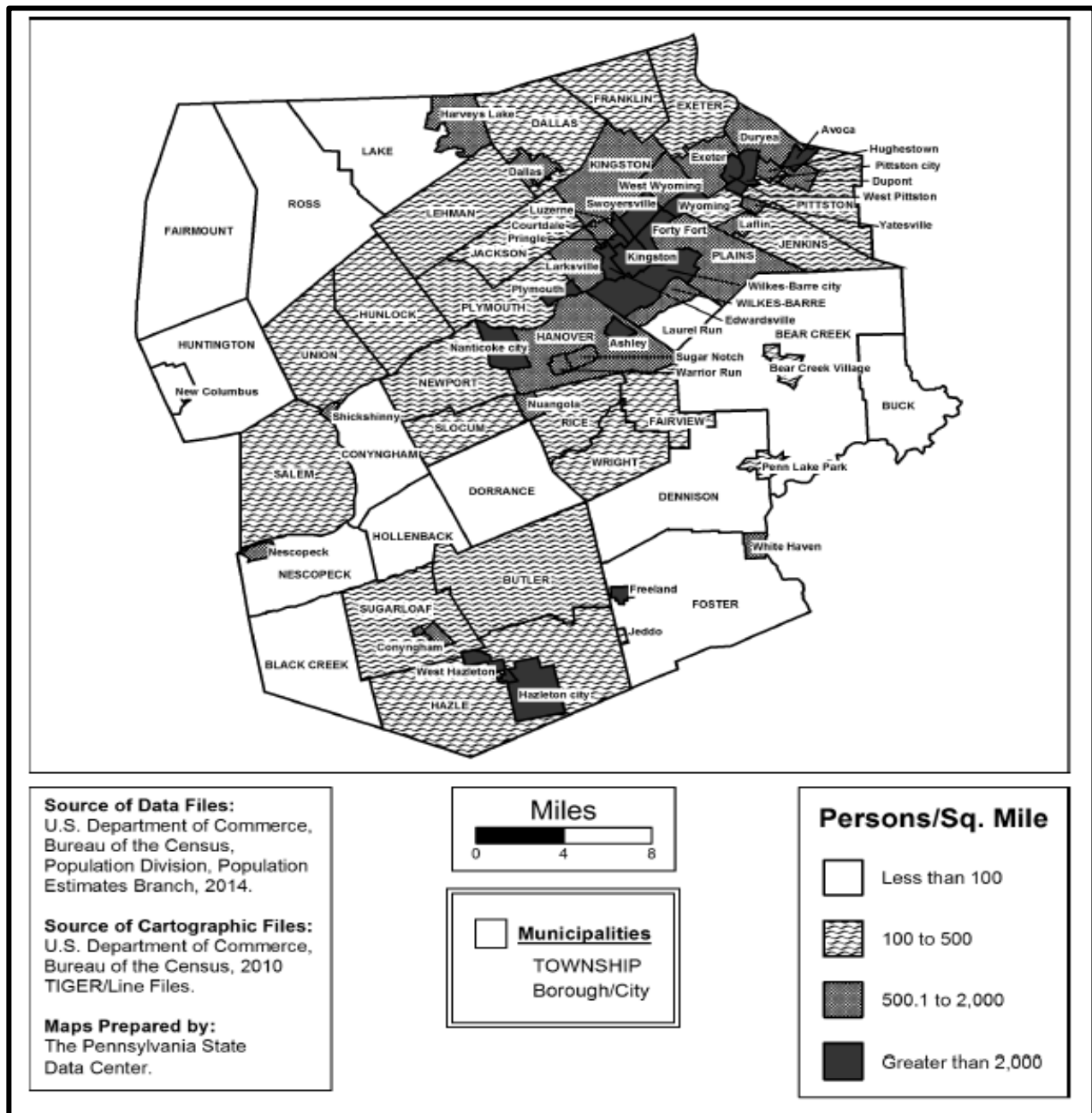


While the Conservation District is generally associated with rural and undeveloped areas of the Township, some areas zoned as C-1 have been the location of large lot single family subdivisions

requiring a one acre minimum lot size. While some of these subdivisions are relatively new and serviced by public sewers, the Township viewed the retention of the C-1 classification as a means of limiting new growth which was a principal concern raised in the 1997 Community Survey. While the term “overdevelopment” was expressed in the 2015 Community Survey it was far less pronounced as a concern than that in the prior survey. The diversity of having 8 different types of zoning districts is generally a positive feature and is reflective of the diverse types of land uses which have developed throughout the Township.

Wright Township encompasses approximately 13.31 square miles of land.

POPULATION DENSITY – LUZERNE COUNTY



The Township has evolved over time from a rural community to a substantially developed suburban community with a variety of land uses throughout the Township. The Township has an official population density of approximately 424.2 persons per square mile.

The aforementioned density however masks the actual density within the “developed” portions of Wright Township. The majority of land within the Township is zoned C-1 (Conservation), reflective of the prior rural character of the Township when zoning was first implemented as a land use control device in the 1960’s. An examination of the location of these C-1 Districts shows that the C-1 District located in the lower southern portion of the Township encompasses the largest area of undeveloped land that is expected to remain as such based upon State Game Lands, State Parks and upon terrain which is not conducive to further development.

As previously noted, 62% of all Wright Township is zoned Conservation, which equates to approximately 8.14 square miles. Of the aforementioned square miles it is estimated that approximately half of that amount is located in those areas that are not foreseen for future development. When such land is discounted from calculating the Township’s density, the population density increases by 45% to 626 persons per square mile. As one will note through the examination of the existing zoning districts, regulations therein have the greatest impact upon the character and type of development found in any municipality.

C-1 DISTRICT

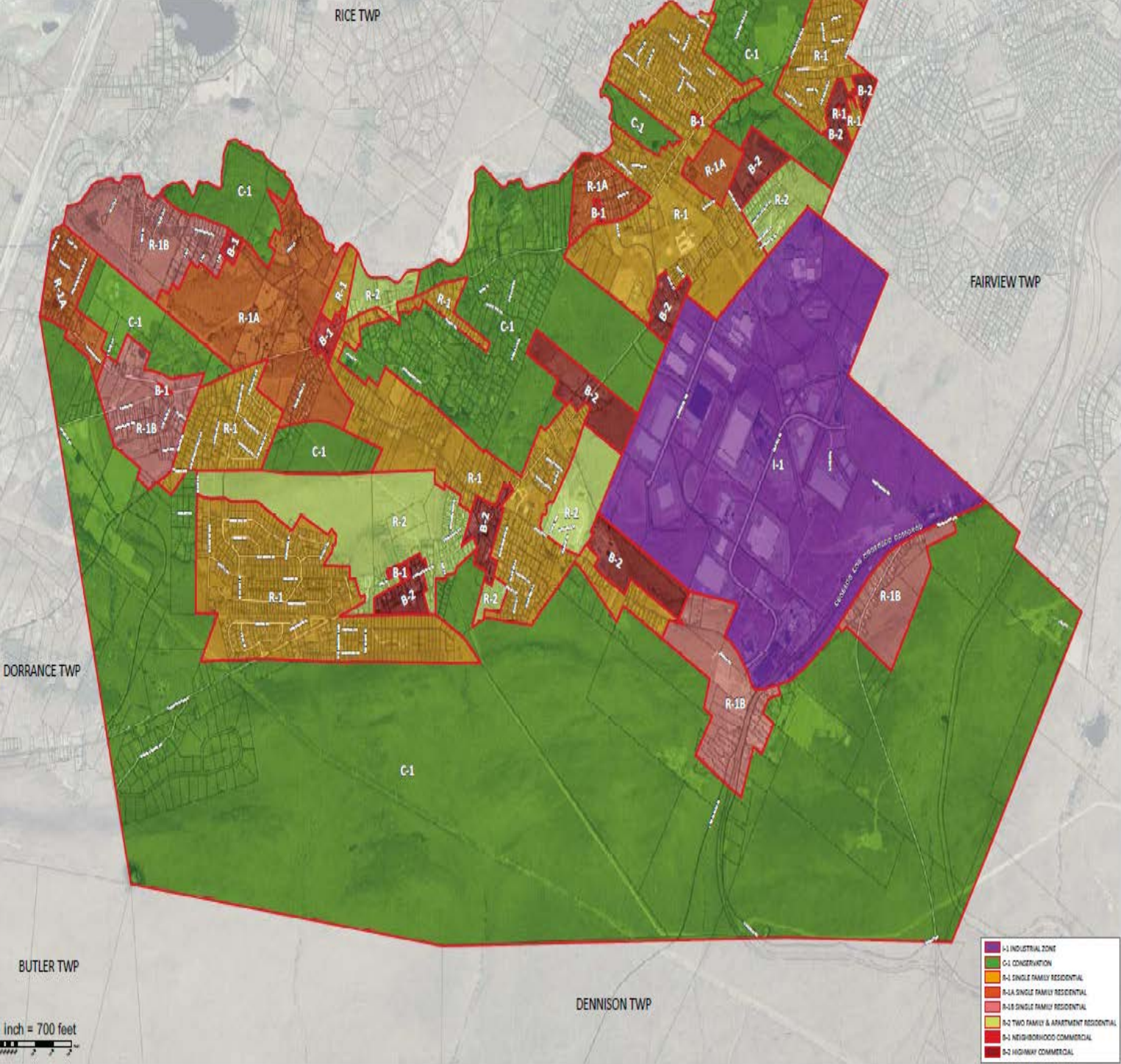
As illustrated upon the Township’s current Zoning Map, the C-1 Zone which comprises nearly two-thirds of all land in Wright Township is primarily located in the southern half of the Township. The entire southern portion of the Township includes both steep terrain along the Nescopeck Mountain, State Gamelands No 187, and its municipal boundary with Dennison Township. Elevations within this area rises to a maximum height of 1,800 feet. Land within this portion of the Township is generally inaccessible and due to its physical characteristic is properly classified as C-1. Approximately half of all land which is zoned C-1 is located in this section of Wright Township.

The majority remaining C-1 land is located west of Route 309, between Route 309 and South Main Road, and along the westerly side of South Main Road. This particular area of the Township was subject to intense pressure for residential developments during the 1980s and 1990s. As a result of such, those areas which were subdivided into lots of one acre or greater. The Township considered the concept of preserving the Township’s rural character was premised

ZONING MAP

WRIGHT TOWNSHIP

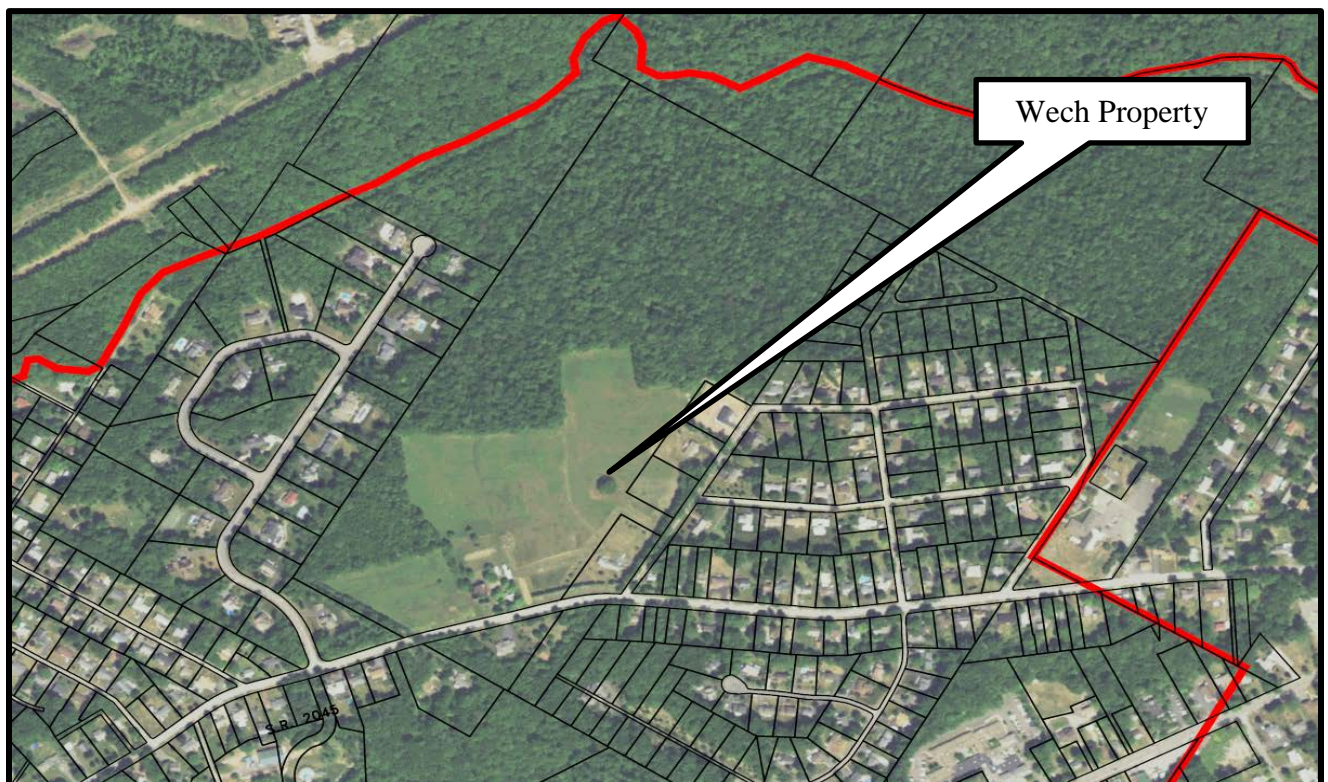
LUZERNE COUNTY, PA



upon the questionable assumption that “large lot” zoning would do just that. While the 2015 Community Survey

Community Survey did not exhibit strong opposition to new residential development as was the case during the 1997 Community Survey, the fact remains that there are a very limited number of sites remaining that are readily conducive to new residential development including the Wech Property located along South Main Road, the partially developed property formerly known as the Sanctuary located off of South Church Road and the Kanjorski property located off S.R. 309. The Wech Property is the only of the above three locations which is zoned C-1.

While the Township has addressed cluster housing, with the retention of permanent open space there have not been any developers who undertaken such type development. The Township's Zoning Ordinance even prior to its update in 1995 had included Planned Residential Developments which allowed for varying housing types with the retention of a minimum of 20% of the tract remain as open space. Based upon recommendations contained in the 1997 update of the Comprehensive Plan the current Zoning Ordinance includes "Conservation By Design" principles in both the Township's Zoning Ordinance SALDO. In concert, these regulations result in more compact developments, is not necessarily smaller lot sizes, but with a requirement that 50% or more of the property remain open space in perpetuity. "Conservation By Design" principles represent option and not a requirement under either the Township's Zoning Ordinance or SALDO. It was believed that "Conservation By Design" principles could soften the footprint of new development for properties in the C-1 District such as the Wech property.



To date, no developers have opted to utilize this process. Because no developer has opted to choose this process, the only way it can be instituted is to make it mandatory, particularly for land is currently zoned C-I. Those communities which have fostered successful conservation developments do so by making the conservation principles as a requirement for new larger subdivisions. If such were to occur in Wright Township it would necessitate amendments to the Zoning Ordinance and the SALDO. The specific recommendations within the 1997 Comprehensive Plan for the C-1 District read as follows read as follows:

Notwithstanding, any environmental constraints, it is recommended the Township pursue the following actions regarding existing land within a C-1 classification:

- (1) Amend the Township's Zoning Ordinance and Subdivision and Land Development Ordinance to incorporate conservation standards (discussed in further detail in Chapter 8). With regard to the Zoning Ordinance, incorporate conservation zoning principles, allowing the lot size to be reduced from one (1) acre to one-half ($1/2$) acre in return for providing a permanent open space conservation easement upon one half of the total tract of land to be subdivided.*
- (2) Upon the creation of an Environmental Advisory Council, place a first priority status on conducting an environmental resource inventory on land currently zoned as C-1. Such action will insure future development within C-1 are compatible with natural resources designed to be preserved in accordance with policies of the Environmental Advisory Council.*
- (3) Consider rezoning land currently zoned C-1 to a higher residential density at locations on the west side of South Main Road as in-fill development. Such rezoning would be intended for smaller scale subdivisions (not more than ten (10) lots with frontage along South Main Road when conservation zoning principles are not practical. Such rezoning should not be on a speculative basis, but generated by market interest from a developer.*

The retention of these regulations limited to the undeveloped areas zoned C-1 in the southern half of the Township may still prove to be beneficial for future developers given the extreme rural nature of this section of the Township which is generally not serviced by public sewers and water. However if the Township opts as a policy measure not to require conservation principles as a requirement for new larger subdivisions in the C-1 District, then consideration should be given to removing these regulations as it is unrealistic to assume their selection by choice.

I-1 DISTRICT

The Crestwood Industrial Park, which encompasses approximately 1,050 acres of land, is representative of all land which is zoned I-1 in Wright Township. Approximately 13% of all land

within Wright Township is zoned I-1, the 3rd highest percentage among the 8 classified land-use districts found within the Township. The Crestwood Industrial Park, one of the largest and oldest established industrial parks in the region, predates the suburbanization of Wright Township.



From a land use perspective, land use conflicts which can normally occur between industrial and residential uses has been minimized due to the industrial base preceding the fast pace of residential growth in the Township. The Crestwood Industrial Park, is owned by the Greater Wilkes-Barre Industrial Fund, an entity under the Greater Wilkes-Barre Chamber of Business and Industry. While there are still some tracts of land available for new development, the

Crestwood Industrial Park is relatively built out to its fullest extent. There are two points of access into the Crestwood Industrial Park via State Route 309 to entrances along intersections with Crestwood Drive and Willian O. Sword Drive, the latter being a secondary at point of access added in 2000. There are currently approximately 25 tenants within Crestwood Industrial Park. The following is a development map provided by the Greater Wilkes-Barre Chamber of Business and Industrial Park which identifies names and locations of industries currently located within the Park. Wright Township is fortunate to have defined and improved site with all needed infrastructure including rail service within it municipal boundaries to accommodate industrial growth. It should be noted however

With infrastructure in place, and approximately forty-five percent (45%) of the tenants in the Park having access to rail service, the long term prospects for the continued viability of the Crestwood Industrial Park remains very optimistic. All roads within the Park are County owned roads. Thus the Township is not responsible for maintenance, while having the benefit of a strong tax base with higher paying jobs within the Crestwood Industrial Park. The Wilkes-Barre Industrial Fund has been active in promoting the expansion of the Harris Corporation and seeking other technology-based firms to locate in the remaining areas of the Park.

From a land use perspective, Wright Township has ample land zoned and used for industrial purposes. No further land is needed for industrial purposes beyond the confines of the Crestwood Industrial Park. A critical land use function for the Township is the implementation of environmental controls within the context of zoning. It is recommended that industrial uses be classified as conditional uses when the size of the gross floor space for new construction exceeds one (1) acre and/or for any type of use which produces, stores, utilizes or transports hazardous material.

Given the fact that the Greater Wilkes-Barre Industrial Fund owns three other industrial parks within the region, it is recommended that the Township establish a strong working relationship with them to promote the Crestwood Industrial Park. Regionally industrial growth has been quite evident within the sector of warehousing and distribution facilities. Because the Crestwood Industrial Park was not generally designed to accommodate such a function, greater emphasis on its continued viability should be placed upon technology-based firms.

While manufacturing and industrial uses should still remain the primary function of the Crestwood industrial Park, consideration should be given to the inclusion of more commercial

and institutional oriented uses for the possible accommodation and the reuse of some structures within the Industrial Park which may by design have become antiquated from their original use. From a zoning perspective, this can be accomplished by expanding the use table of permitted uses within the I-1 District. By doing so, it can broaden the market of potential tenants for the Greater Wilkes-Barre Chamber of Business and Industry.

R-1 DISTRICT

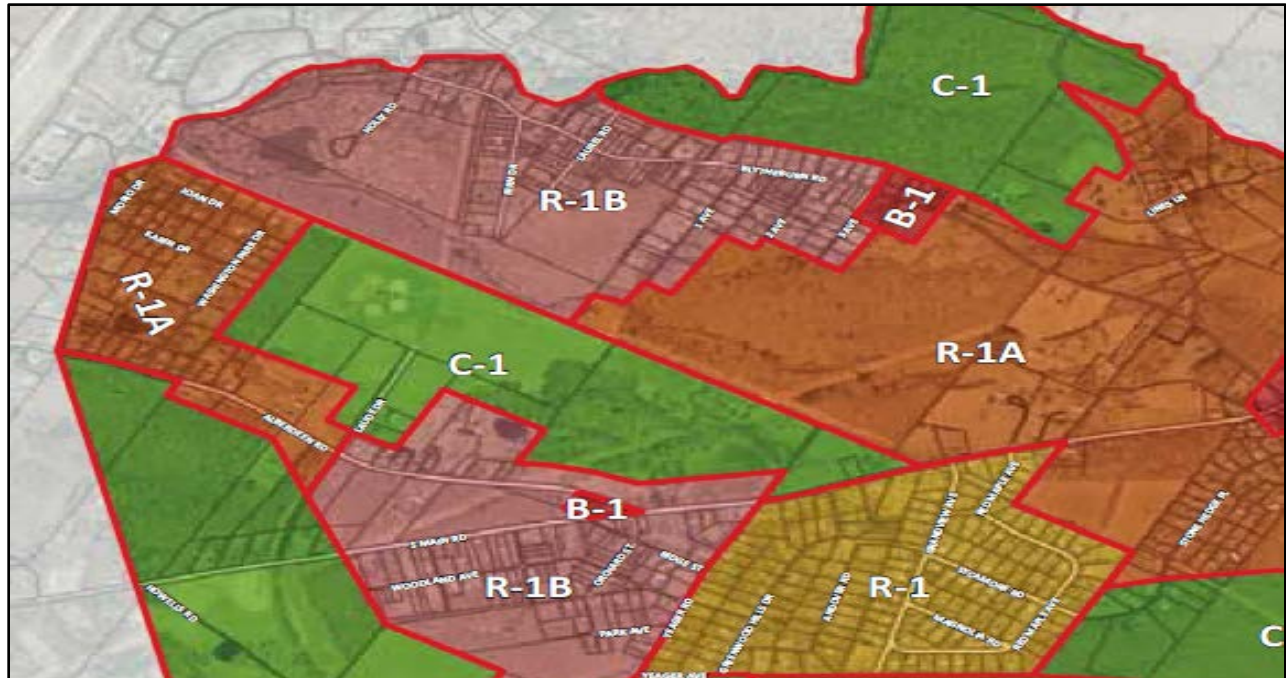
The land which is zoned R-1 comprises approximately fourteen percent (14%) of the total land within the Township. For the most part this zoning classification has been applied to older residential areas of the Township, which reflect higher densities based upon smaller size lots. These locations are fairly distributed throughout the Township. A significant amount of R-1 zoned land stretches the length of Route 309, from areas approaching the Triangle on the northern end of the Township to Walden Park at the southern end. There are also sections of South Main and Church Road which are zoned R-1. Reflecting upon the fact that the R-1 zone is associated with older sections of the Township, a smaller minimum lot size (11,250 square feet) is provided to match the scale and character of development within these areas. Given the nature of this zoning district, existing locations should remain in place, and not be expanded into any areas.

R-1A-DISTRICT

Land zoned as R-1A comprises only approximately three percent (3%) of all land within Wright Township. All land carrying this zoning classification is located in the northern portion of the Township. The majority of such land has frontage upon South Main Road, Blytheburn Road, and Alberdeen Road. The intent of this R-1A District was to “provide for larger-lot single-family residences with a density of no more than two (2) housing units per net residential acre in order to recapture and preserve the more open rural character that was once predominant.” Under the current zoning regulations, the minimum lot size for an R-1A zone is 20,000 square feet. Given the intent in creating this particular zoning district, it would not be feasible or desirable to consider any alterations to any density regulations within this zoning classification due to the fact that the majority of land bearing an R-1A classification has been developed. Thus no change or expansion to the location of existing land zoned R-1A zone recommended. However as recommended in the prior Comprehensive Plan, having the environmental Advisory Council conduct an environmental resource inventory on the balance of undeveloped land currently zoned R-1A remains valid to have such data available prior to possible future development.

R-1B DISTRICT

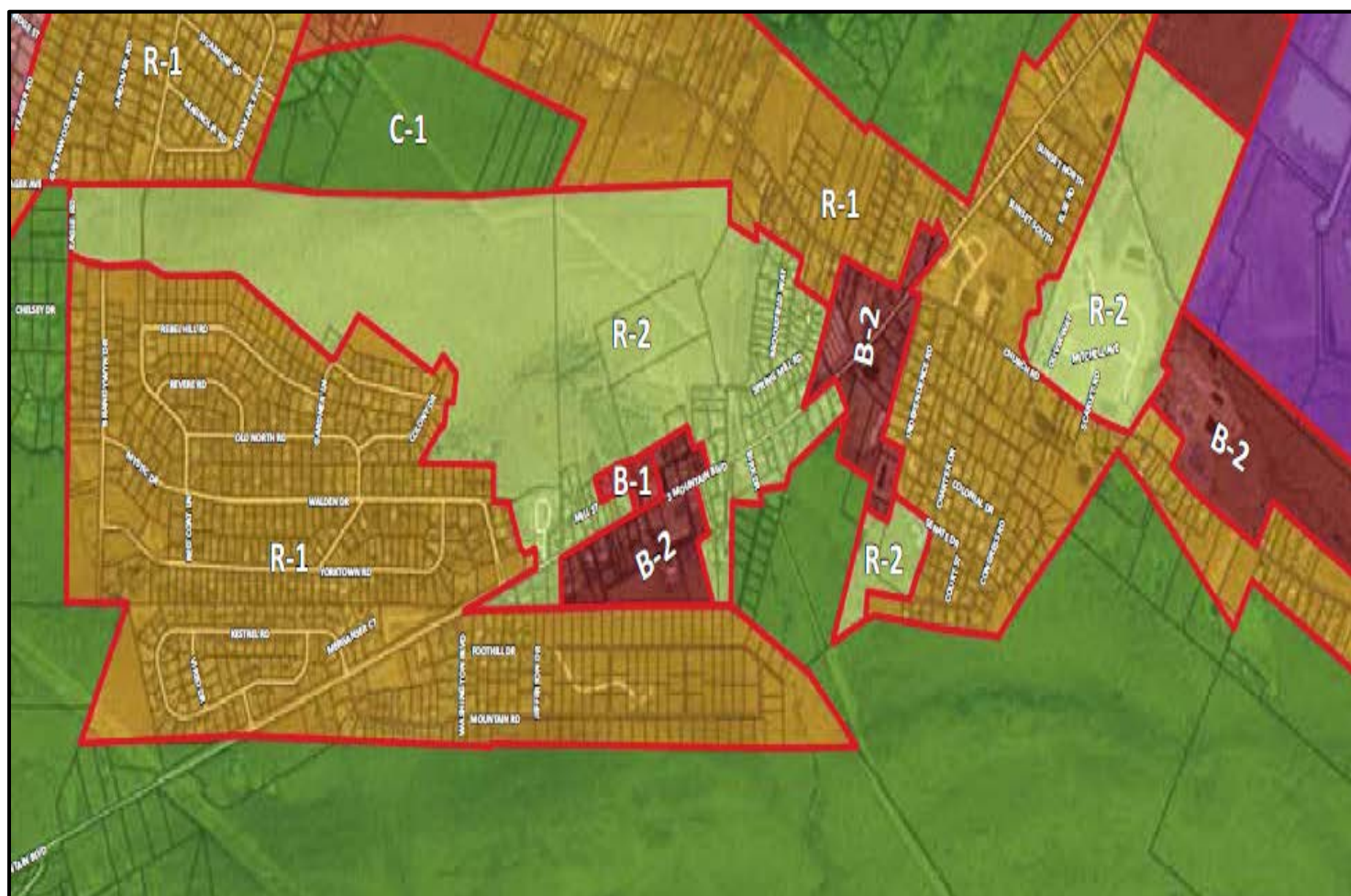
Of the three single-family residential zoning districts, the R-1B District allows the highest level of density with a minimum lot size of 7,200 square feet. Approximately three percent of all land within the Township carries an R-1B classification. There are two pockets of land zoned R-1B in the extreme western portion of the Township along Blytheburn Road and Alberdeen Road. The balance of land zoned R-1B is located in the extreme eastern portion of the Township along Church Road and South Church Road, adjacent to the southern boundary of the Crestwood Industrial Park.

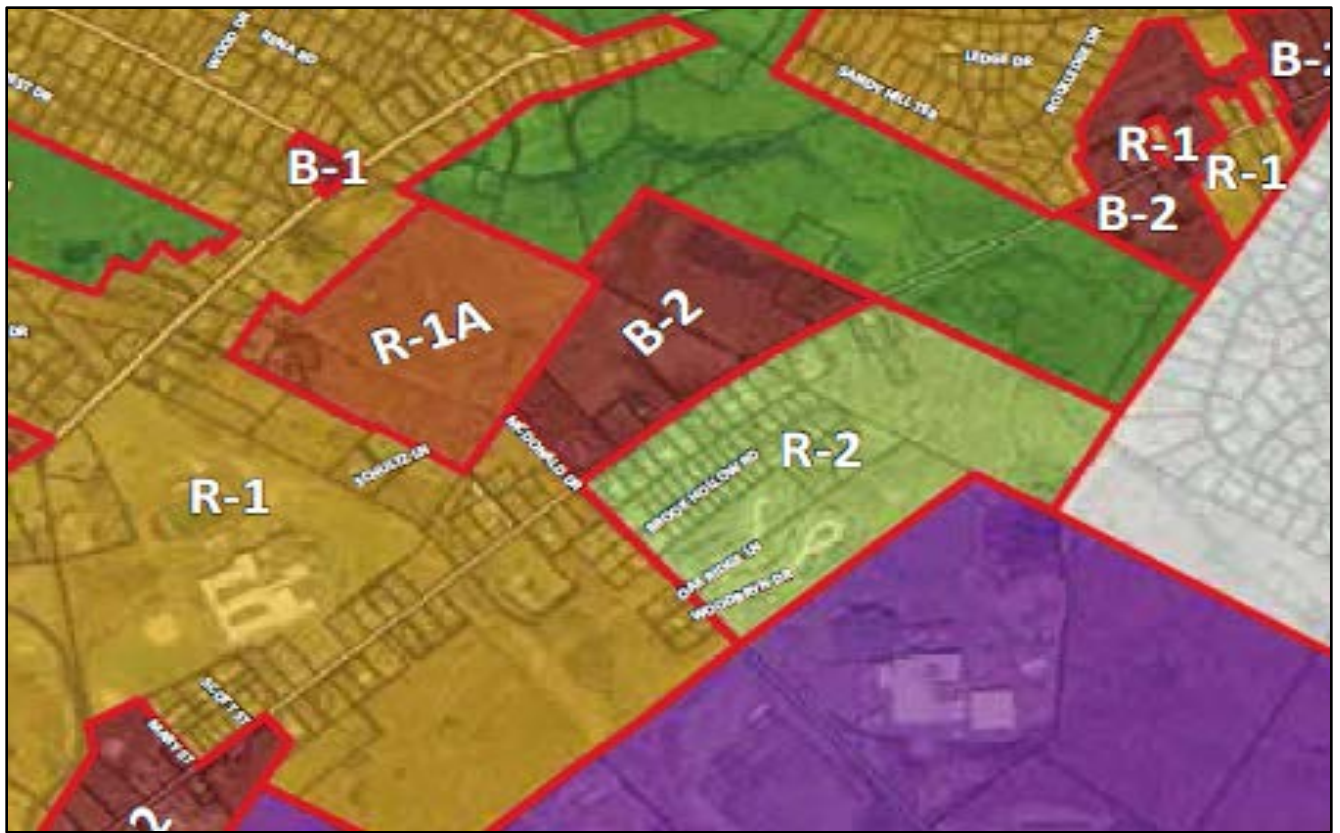


Similar to land that is zoned R-1, land with a R-1B classification is generally found in older developed areas of the Township. The only significant distinction is density: 7,200 square feet per dwelling unit in an R-1B Zone as compared to 11,250 square feet per dwelling unit in the R-1 Zone. It is recommended that areas currently zoned R-1B remain as such. The smaller lot sizes allowed within this district promotes affordable housing, a goal of the Township, creating potential home ownership for moderate income families.

R-2 DISTRICT

The R-2 District represents the zoning district intended for multifamily residential development. Approximately 2% of the Township is zoned and/or actually utilized for multifamily housing. A Township Housing Objective within the context of the Community Development Objectives support “diversity of housing types of good quality and at affordable costs to meet the needs of all types of households and income groups.” The majority of multifamily units within the Township are located in Horizon Village, Capitol Hill Village, and Wright Manor (a three story building for Senior Citizens). In addition to the above three locations there is a significant area of undeveloped land immediately north of Walden Park which is zoned R-2.





The 1976 Comprehensive Plan vastly overestimated the future need and demand for multifamily housing in Wright Township. The 1997 Comprehensive Plan Update provided that while there is still a need still exists to encourage the development of new multifamily units for affordable housing objectives, it is was noted that the mere rezoning of land to an R-2 classification will not result in the development of new multifamily housing units if a market demand does not exist. Therefore while there is a need to promote housing choices and alternatives within the development of additional multifamily housing, such an objective can only be realistically achieved on a regional basis among the communities of Mountaintop. It is also unrealistic to assume that an arbitrary fixed percentage of the Township's housing market must be multifamily. It is thus recommended that the Township welcome development interest for various types of multifamily housing, e.g., which are already included within the Zoning Ordinance such as Townhouses, Garden Apartments, Mid-rise Buildings, etc. While No additional land needs to be zoned R-2 on a speculative basis. Due to the heavy volumes of traffic along Route 309, new multifamily developments with access solely limited to Route 309 should be discouraged. In addition to alternative housing choices within the realm of multifamily housing developments, both the 1976 Comprehensive Plan and the 1997 Comprehensive Update noted the potential of considering the inclusion of a manufactured home park development as an alternative means of providing affordable housing. Should the Township consider the inclusion

of a manufactured home park as a conditional use within the R-2 District, such action would be consistent with the Housing Objectives contained within the Community Development Objectives.

B-1 DISTRICT

The concept of the B-1 District (Neighborhood Commercial) is to allow commercial uses that supply convenience goods and services to residents at the neighborhood level. There is an extremely limited amount of land in Wright Township, approximately one percent, that is zoned B-1. With the exception of a small area of land on Route 309, adjacent to Horizon Village, all land zoned B-1 is located along South Main Road. Given the public's general willingness to travel beyond the neighborhood level for convenience goods and services, it is anticipated that the required amount of land zoned B-1 may actually be reduced in the future. It is recommended that all land along South Main Road currently zoned as B-1 remain as such. It is also recommended that consideration be given to rezoning the land currently classified as B-1 along Route 309 be rezoned to a B-2 (Highway Commercial) classification for consistency of the more intense type of commercial development intended for development a B-2 District.

B-2 DISTRICT

The stated purpose of the B-2 District is to provide for commercial development which serves both highway traffic and residents of adjoining neighborhoods. With the exception of land along Church Road, east of its intersection with Route 309, all B-2 land is located along Route 309. Based upon new commercial growth, an additional demand for rezoning land to a B-2 classification may be anticipated to occur along Route 309. Land between Park Drive and Church Road will represent the area most likely to feel the pressure for the expansion of new commercial development. It is recommended that the Township give careful consideration to any rezoning proposals. It is also likely that older residential properties fronting upon Route 309 which are not currently zoned B-2 may seek approval to be converted into smaller scale commercial uses. It is recommended that any rezoning request be based upon the submission of a formal application that includes a narrative on the intended long range development of the subject property, and a sketch plan, to provide the Township with a conceptual view of the property's proposed development. This process will establish a rational basis to judge whether the proposed rezoning is in the Township's best interest and consistent with Community Development Objectives of the Comprehensive Plan.

NEW LAND USES

The land use component is a vital element of the Comprehensive Plan as it most directly affects and impacts the physical form and development of any community. The current Wright Township Zoning Ordinance was initially enacted in 2001, and has been subsequently amended during the ensuing years to address and regulate new uses which were not initially considered and/or not prevalent at the time it was enacted. With the ever rapid pace of social and technological changes, it is difficult to keep abreast of new uses which may be relevant for inclusion within a municipality's zoning ordinance. With that said, there are a number of land uses which are not addressed within the current zoning ordinance which should be given consideration for inclusion by Wright Township. The intent of the following information is to provide certain land uses which should be considered, as they are currently not included within the Township's Zoning Ordinance or may be included but warrant modification. The selection of which uses should be addressed and/or modified is discretionary on the part of the Township. The following provides definitions for consideration. Should the Township wish to address the uses defined herein, the selection of the zoning districts in which they would be allowed as either a use permitted by right, special exception or conditional use would need to be addressed at a future date with the assumption that the Zoning Ordinance would be amended. In addition to the information addressed below, many of the subject land uses are also governed by specific supplemental standards and regulations. However for initial consideration, the information provided herein is limited to defined land uses which the Township may wish to include within its Zoning Ordinance. Should that occur, the aforementioned supplemental regulations, which at times are quite extensive, would need to be provided:

COMMUNAL LIVING ARRANGEMENTS

PERSONAL-CARE HOME:

A facility, as defined under current State licensing requirements, in which food, shelter and personal assistance or supervision are provided for a period exceeding twenty-four consecutive hours for more than three (3) adults who are not relatives of the operator of the facility and who require assistance or supervision in such matters as dressing, bathing, diet or medication prescribed for self-administration but who do not require hospitalization or care in a skilled nursing or intermediate care facility.

HALFWAY HOUSE:

A State licensed house providing supervised services and assistance to persons in readjusting to society and to live independently following a period of institutionalized treatment, imprisonment or hospitalization. Such services may include counseling for drug and alcohol rehabilitation, assistance to emotionally and mentally disturbed persons, and halfway houses for prison parolees and juveniles.

MEDICAL FACILITIES

SUBSTANCE ABUSE TREATMENT FACILITY, OUTPATIENT

A health care facility for the treatment and therapy of persons who abuse and/or are addicted alcohol, drugs and/or other controlled substances, where such treatment does not include overnight stays.

SUBSTANCE ABUSE TREATMENT FACILITY (RESIDENTIAL)

A live-in health care facility for the treatment and therapy of persons who abuse and/or are addicted alcohol, drugs and/or other controlled substances which may include overnight stays.

SKILLED NURSING FACILITY:

A facility, as defined under current State licensing requirements, that provides nursing care and related medical or other health services for a period of twenty-four hours or more for individuals not in need of hospitalization, but who because of age, illness or other infirmity, require high-intensity comprehensive planned nursing care.

INTERMEDIATE-CARE FACILITY:

A facility, as defined under current State licensing requirements, that provides nursing care and related medical or other personal health services to patients on a planned program of care and administrative management, supervised on a continuous twenty- four hour basis in an institutional setting.

TELECOMMUNICATIONS

WIRELESS:

Transmissions through the airwaves including, but not limited to infrared line of sight, cellular, PCS, microwave, satellite or radio signals.

WIRELESS COMMUNICATION FACILITY (WCF):

The antenna, nodes, control boxes, towers, poles, conduits, ducts, pedestals, electronics and other equipment used for the purpose of transmitting, receiving, distributing, providing or accommodating wireless communications services.

WIRELESS SUPPORT STRUCTURE:

A freestanding structure, such as a Tower-Based Wireless Communication Facility or any other support structure that could support the placement or installation of a wireless communication facility if approved by the township

TOWER-BASED WIRELESS COMMUNICATION FACILITY (TOWER-BASED WCF)

Any structure that is used for the purpose of supporting one more Antenna, including but not limited to, self-supporting lattice towers, guy towers and monopoles, utility poles and light poles. DAS hub facilities are considered to be Tower-Based WCF.

WBCA:

Pennsylvania Wireless Broadband Collocation Act (53 §11702.1 *et. seq.*)

STEALTH TECHNOLOGY:

Camouflaging methods applied to wireless communication towers, Antenna and other facilities which rendered them more visually appealing or blend the proposed facility into the existing

structure or visual backdrop in such a manner as to render it minimally visible to the casual observer. Such methods include, but are not limited to, architecturally screened roof mounted Antenna, building mounted antenna painted to match the existing structure and facilities constructed to resemble trees, shrubs and light poles.

MONOPOLE:

A WCF or site which consist of a single pole structure, designed and erected on the ground or on top of the structure, to support communications Antenna and connecting appurtenances.

ALTERNATE ENERGY LAND USES

WIND ENERGY

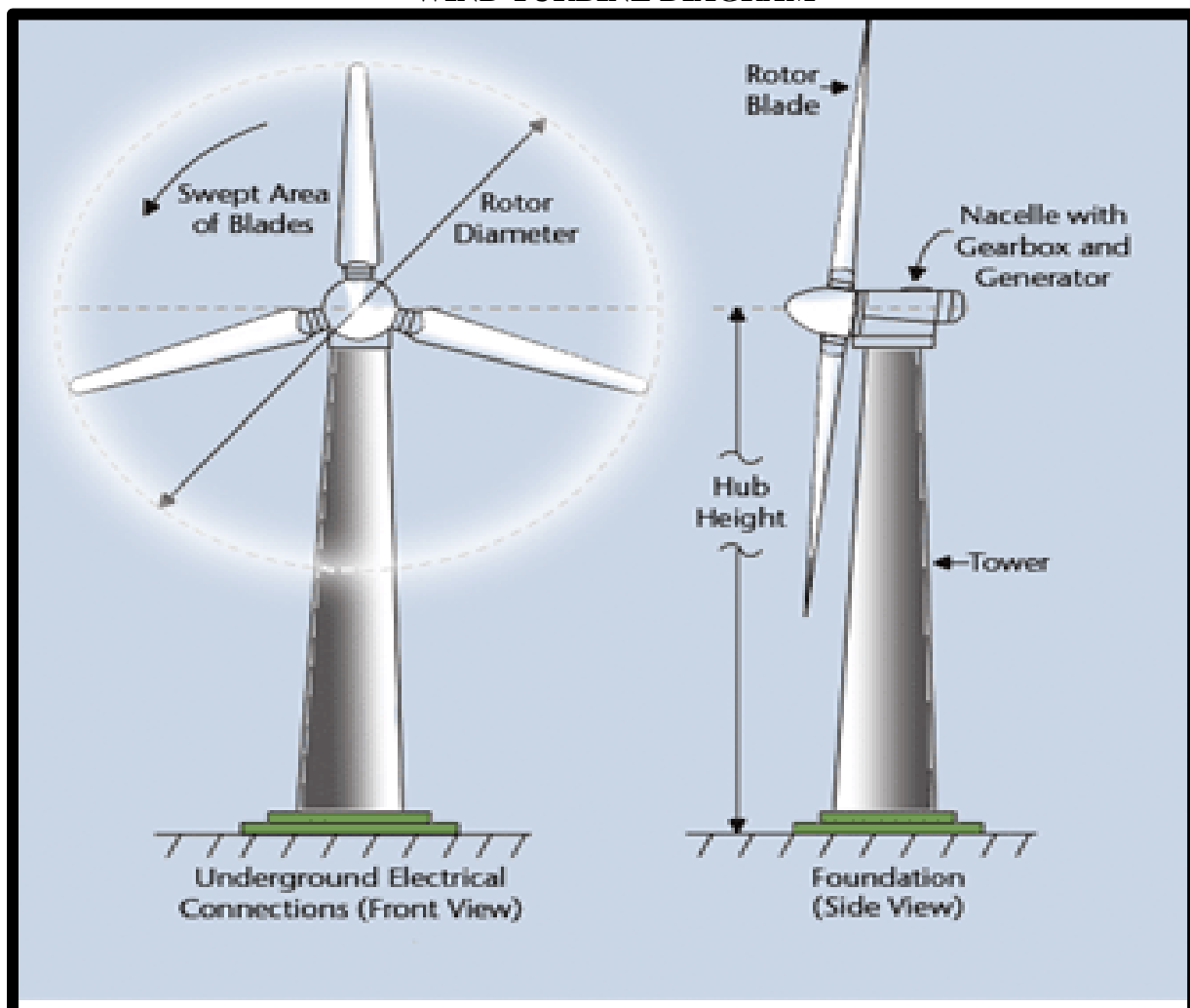
WIND ENERGY FACILITY:

An electric generating facility, whose main purpose is to supply electricity, consisting, of one or more Wind Turbines

WIND TURBINE:

A wind energy conversion system that converts wind energy into electricity through the use of wind turbine generator, and includes the nacelle, rotor, tower, and pad transformer, if any.

WIND TURBINE DIAGRAM



WIND ENERGY CONVERSION SYSTEM (“WECS”):

A machine designed for the purpose of converting wind energy into electrical energy. (Commonly known as “wind turbine” or “windmill”). The term WECS shall be used interchangeably with the terms “wind turbine” or “windmill,” with said terms having the same meaning as a WIND ENERGY CONVERSION SYSTEM (“WECS”)

WIND ENERGY CONVERSION SYSTEM (SMALL) - (“Small WECS”):

A wind energy conversion system that is incidental and subordinate to another use on the same parcel and supplies electrical power solely for on-site use, which is intended to primarily reduce consumption of utility power at that location and not for resale.

SOLAR ENERGY

Common terms that are usually included as definitions for the regulation of solar energy include the following:

SOLAR ENERGY:

Radiant energy (direct, diffuse, and reflected) received from the sun.

SOLAR ENERGY DEVICE: (active and passive)

The equipment and requisite hardware that provide and are used for collecting, transferring, converting, storing, or using incident solar energy for water heating, space heating, cooling, generating electricity, or other applications that would otherwise require the use of conventional source of energy such as petroleum products, natural gas, manufactured gas, or electricity produced from a nonrenewable resource.

SOLAR ENERGY SYSTEM:

Any solar collector or other solar energy device or any structural design feature whose primary purpose is to provide for the collection, storage and distribution of solar energy for space heating or cooling, for water heating or for electricity that may be mounted on a building or on the ground and is not the primary use of the property.

SOLAR ENERGY SYSTEM (MAJOR):

A commercially operated solar energy system that is principally used to convert solar radiation to electricity to supply electricity to off-site customer(s,) including but not limited to a Solar Farm.

SOLAR ENERGY SYSTEM (MINOR):

A system for the production of electrical energy that (a) uses as its fuel solar power (b) is located on the power beneficiary’s premises (c) is intended primarily to offset part or all of the beneficiary’s requirements for electricity and (d) is secondary and accessory to the beneficiary’s use of the premises for other lawful purpose(s).

SOLAR FARM OR FARMS:

A commercially operated facility or area of land principally used to convert solar radiation to electricity to supply electricity to off-site customer(s).

MISCELLANEOUS LAND USES**OUTDOOR WOOD-FIRED BOILER:**

A fuel-burning device designed: (1) to burn clean wood or other approved solid fuels; (2) by the

manufacturer specifically for outdoor installation or installation in structures not normally intended for habitation by humans or domestic animals (e.g., garages); and (3) to heat building space and/or water via distribution, typically through pipes of a fluid heated in the device, typically water or a water/antifreeze mixture. Outdoor wood-fired boilers are also known as outdoor wood-fired furnaces, outdoor wood-burning appliances, or outdoor hydronic heaters, etc.

SHORT-TERM HOME RENTAL

Any dwelling unit within a residential dwelling unit or a residential dwelling unit rented for the purpose of overnight lodging for a period of not less than one (1) day and not more than thirty (30) days.

MEDICAL MARIJUANA

MEDICAL MARIJUANA

Marijuana for certified medical use as set forth in Act 16 of 2017 (P.L. 84 No. CL 35).

MEDICAL MARIJUANA DISPENSARY

A person, corporation, partnership, association, trust or other entity of any combination thereof which holds a permit issued by the Pennsylvania Department of Health to dispense medical marijuana under Act 16

MEDICAL MARIJUANA GROWER/PROCESSOR:

A person, corporation, partnership, association, trust or other entity of any combination thereof which holds a permit issued by the Pennsylvania Department of Health to grow and process marijuana under Act 16

CHAPTER 8 WRIGHT TOWNSHIP TRANSPORTATION

TRANSPORTATION NETWORK

Safe and well-maintained roads are vital to all communities, serving not only as the means of travel within the community, but as a direct link to the region and beyond. This Chapter primarily addresses streets/roads located within Wright Township or providing access to and from the Township and their influence on land use and development for the Township.

There are 44.38 miles of roadway which provides the traffic network in and through Wright Township. The majority of this system, 20 miles, is under the jurisdiction of Wright Township, while 13.38 miles represent State Legislative Routes and 9.0 miles represent County Roads. The Greater Mountaintop Area is connected to the Wilkes-Barre and Hazleton Areas, as well as to the Interstate Highway grid system, by two major routes which run approximately parallel; I-81 and Route 309. Both of the aforementioned represent arterial routes, providing north-south access. Route 309 traverses the center of the Township, while I 81 is located approximately three (3) miles west of the Township. South Main Road (SR 2045) represents a major collector route, running parallel to Route 309, which also provides north-south access within the Township. Church Road (County Road/SR 2047) is a major collector road, the only highway which provides continuous east-west access through the Township.

Historically traffic within and through Wright Township represented a major item of concern among residents as evidenced in the prior Community Surveys with the most prevalent comments related to traffic on Route 309 addressing issues such as volume, congestion, noise and safety. With Wright Township being strategically located, between the cities of Wilkes-Barre and Hazleton, travel time for commuting to work represented a favorable aspect of the transportation network serving Wright Township.

There are three of the four types of roads by classification in Wright Township. Road classifications include: expressways, arterial roads, collector roads and local roads. The aforementioned roads are defined as follows:

Features of Classified Roadways

Expressway:

- Provides interregional and interstate connections.
- Designed for high speed traffic (65 plus MPH).

- Limited access
- Carries highest volumes of traffic with longer trip lengths.

Arterial:

- Provides connection between commercial and population centers in the region.
- Carries larger volumes of traffic at relatively high speeds (45 – 55 MPH).
- Serves a mix of local and through traffic.
- Access limited via Highway Occupancy Permits by PennDot and/or local requirements.

Collector:

- Collects traffic from local streets for connection of residential areas to commercial and activity centers and arterial roadways.
- Serves moderate levels of traffic at reduced speeds (35 to 45 MPH).
- Serves more local oriented traffic and few through trips.
- Access limited via Highway Occupancy Permits by PennDot and/or local requirements.

Local:

- Provides connection of residential properties and communities and less populated areas to collector roads.
- Serves the lowest levels of traffic at slowest speeds (less than 35 MPH).
- Carries local trips only with no through trips.
- Carries minimal truck traffic restricted to local deliveries.

TOWNSHIP ROADS

There are 100 roads and/or streets in Wright Township that are classified as local roads:

TOWNSHIP ROUTE NUMBER	ROAD/STREET	TOWNSHIP ROUTE NUMBER	ROAD/STREET
393	YEAGER ROAD	492	JEFFERSON DRIVE
395	SOUTH CHURCH ROAD	493	FOOTHILL DRIVE
410	LAKE FRANCIS ROAD	494	YORKTOWN ROAD
458	GLENN SUMMIT SPUR	495	RED COAT LANE
459	WOOD STREET	499	OLD NORTH ROAD
460	PLEASANT VIEW DRIVE	500	REVERE ROAD
461	POWELL STREET	501	WASHINGTON PARK DRIVE
462	ANNE STREET	502	JOAN DRIVE
464	EDWARD STREET	503	MORIO DRIVE
465	TERRACE DRIVE	504	KARIN DRIVE
466	WOOD DRIVE	505	GREENWOOD HILLS DRIVE
467	ALBERT ROAD	508	RENA ROAD
469	DIVISION STREET	509	BIRKDRIVE
470	HICKORY DRIVE	510	ANDOVER ROAD
471	OAK DRIVE	511	CONGRESS ROAD
472	SUNSET ROAD	512	CHARTER DRIVE
473	SOUTH SUNSET ROAD	513	COLONIAL DRIVE
474	NORTH SUNSET ROAD	515	COURT STREET
475	INDEPENDENCE ROAD	517	THOMAS DRIVE

476	SENATE DRIVE	518	GARDNER LANE
477	MAPLE DRIVE	519	REBEL HILL ROAD
478	LAUREL DRIVE	520	COLONELS RIDGE ROAD
479	RED MAPLE AVE.	521	BRANDYWINE DRIVE
480	MAGNOLIA DRIVE	523	KEVIN DRIVE
481	SYCAMORE ROAD	524	STEPHEN DRIVE
482	RED MAPLE AVE. SPUR	525	REGINA DRIVE
483	GLENDALE DRIVE	526	FIRST AVE
484	FOREST DRIVE	527	SECOND AVE
486	WALDEN DRIVE	528	ROCKLEDGE DRIVE
487	MYSTIC DRIVE	529	TIMBERWOOD DRIVE
488	HITCHING POST ROAD	530	MOUNTAINWOOD DRIVE
489	PARK ROAD	531	WHITETAIL DRIVE
490	WASHINGTON BLVD.	532	FAWN COURT
491	MOUNTAIN ROAD	533	DOE RUN TRAIL
534	DEER RUN DRIVE	552	FERN DRIVE
536	BROOKFIELD WAY	553	GRANDVIEW AVE
537	SPRING MILL ROAD	554	WILL STREET
538	YEAGER AVE	556	WESTBROOK DRIVE
539	EAGLE ROAD	557	ELBE ROAD
540	CHELSEY DRIVE	578	BROOK HOLLOW ROAD
541	STONEWALL CIRCLE	579	LARCHMONT WAY
542	STONE HEDGE PLACE	580	ORCHARDVIEW LANE
543	STONEY LANE	581	PHEASANT RUN LANE
544	STONE HEAD CIRCLE	582	KESTREL ROAD
546	ROBERTS DRIVE	583	MERGANSER COURT
547	LEDGE DRIVE	584	VIREO DRIVE
548	EVERGREEN LAKE DRIVE	585	FINCH LANE
549	GROVE STREET	586	TAYLOR CIRCLE
550	THIRD AVE	587	EVERGREEN HILL DRIVE
551	LAUREL ROAD		

PennDOT provides average daily traffic volumes for state legislative routes and county roads located within Wright Township. The data collected for such roads and streets include:

STATE ROUTE 309	ARTERIAL ROADWAY
SOUTH MAIN ROAD	COLLECTOR ROADWAY
CHURCH ROAD	COLLECTOR ROADWAY
NUANGOLA ROAD	COLLECTOR ROADWAY
ABERDEEN ROAD	COLLECTOR ROADWAY
CRESTWOOD ROAD	COLLECTOR ROADWAY
WOODLAWN AVENUE	COLLECTOR ROADWAY

As one would expect, State Route 309 is the most heavily traveled route within Wright Township, followed by South Main Road. South Main Road (SR 2045) running in a north-south direction slightly to the west of Route 309, is an alternative north-south route through Mountaintop. However, South Main Road is not suitable to carry significant volumes of large truck or commercial traffic due to its physical and geometric limitations as a two lane highway.

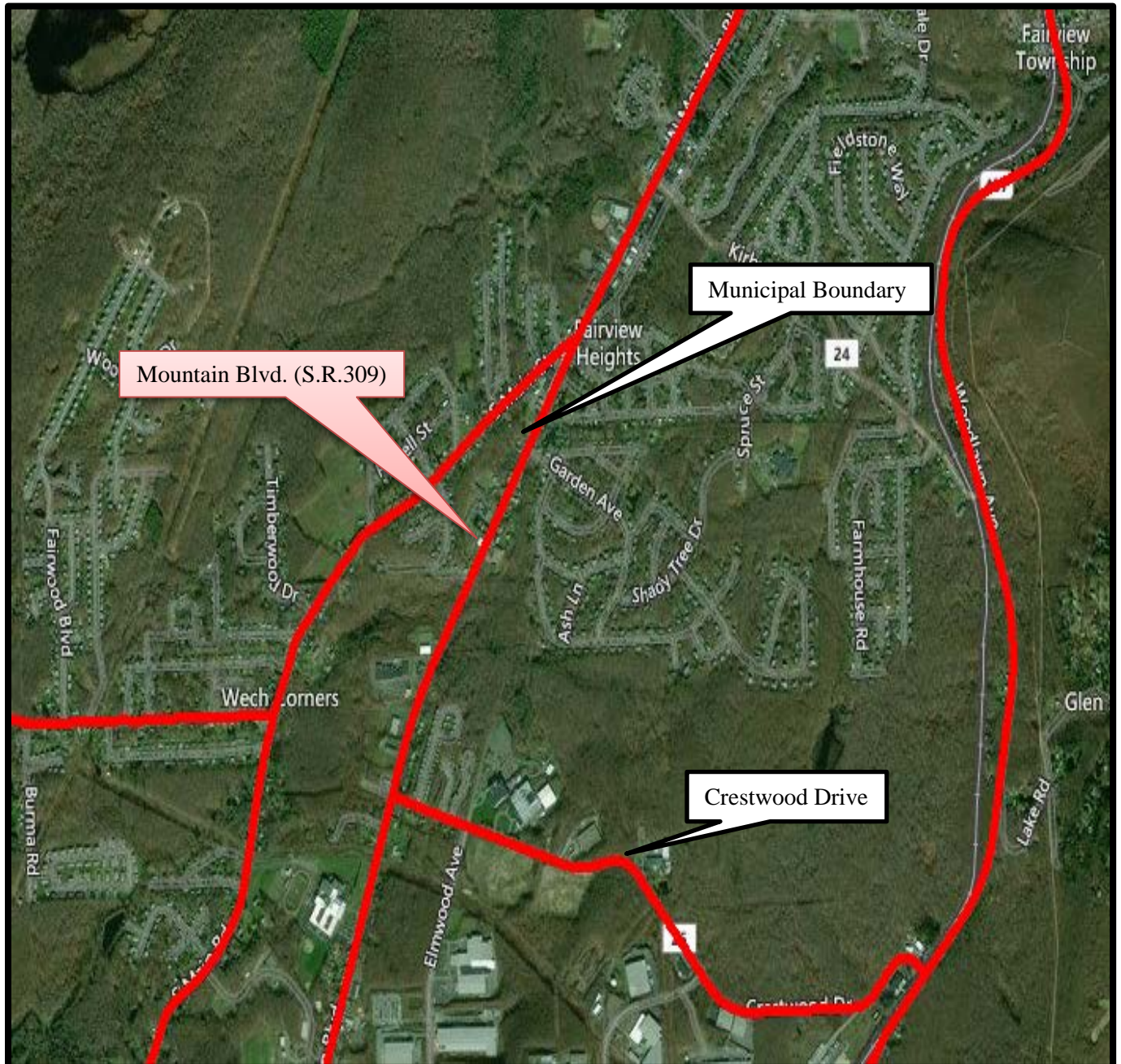
The other significant difference is that State Route 309 carries a great deal of through traffic, including, truck traffic, while South Main Road is primarily vehicular traffic to residential developments located within Wright Township and adjoining communities. The balance of the above referenced collector roadways, with the exception of Crestwood Road, serving the Crestwood Industrial Park, function in a similar fashion to South Main Road, i.e., to provide vehicle vehicular access to residential developments located along those roads/streets and to adjoining residential developments.

Average daily traffic volumes are provided for the above referenced roads/street. State Route 309 and South Main Road the two most heavily traveled roads both exhibit a marked decrease in traffic volumes when traveling in a north to south direction.

**TRAFFIC COUNTS - S.R. 309 (MOUNTAIN BLVD.)
SEGMENT 1:**

MOUNTAIN BLVD. (S.R. 309) - FROM MUNICIPAL BOUDARY WITH FAIRVIEW
TOWNSHIP TO CRESTWOOD DRIVE.

AVERAGE DAILY TRAFFIC – 13,775 BOTH DIRECTIONS.



TRAFFIC COUNTS - MOUNTAIN BLVD. (S.R. 309)
SEGMENT 2:

MOUNTAIN BLVD. (S.R. 309) - FROM TO CRESTWOOD DRIVE TO CHURCH ROAD.

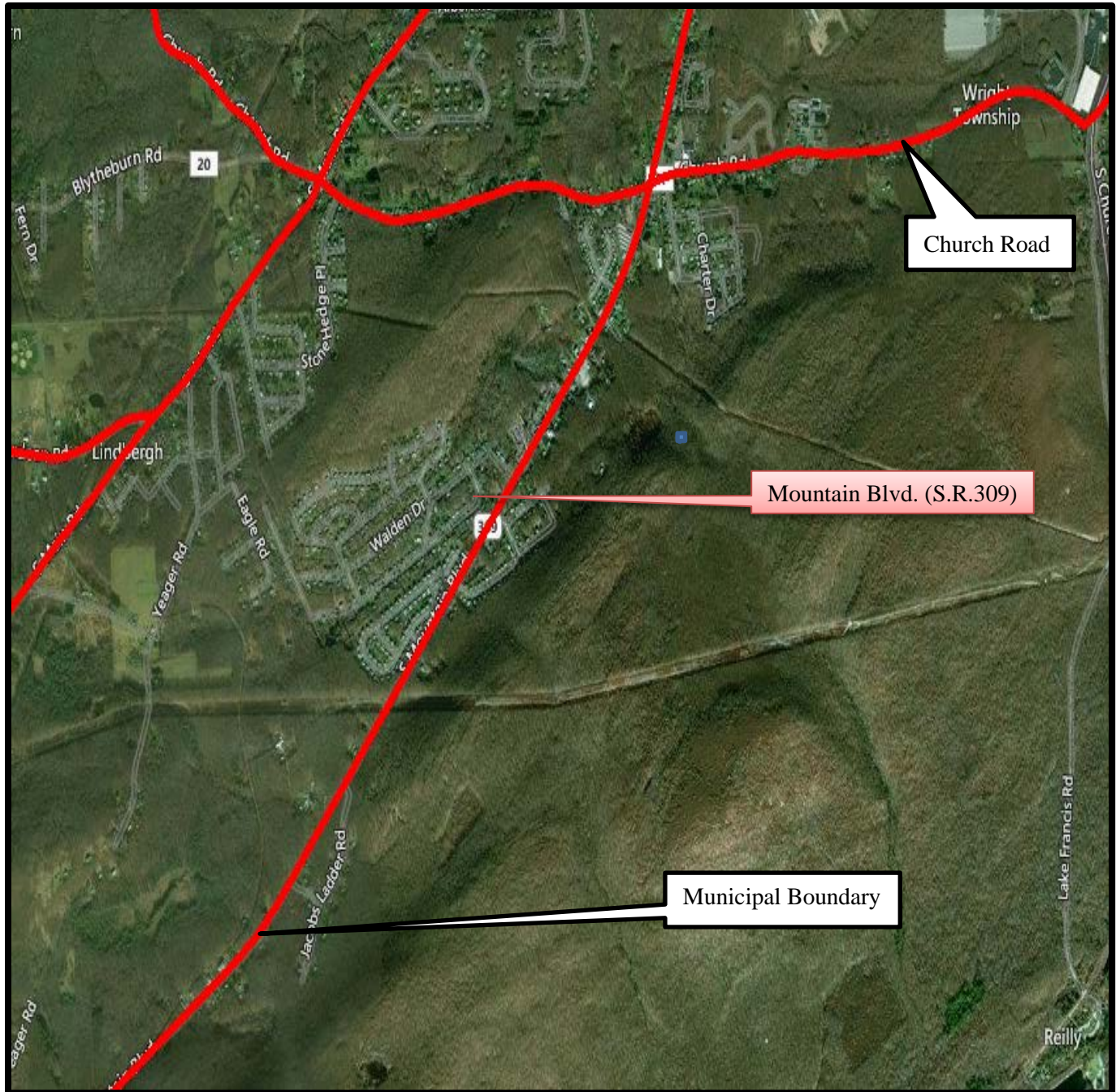
AVERAGE DAILY TRAFFIC – 10,428 BOTH DIRECTIONS.



TRAFFIC COUNTS - MOUNTAIN BLVD. (S.R. 309)
SEGMENT 3:

MOUNTAIN BLVD. (S.R. 309) - FROM TO CHURCH ROAD TO MUNICIPAL
BOUNDARY WITH DORRANCE TOWNSHIP.

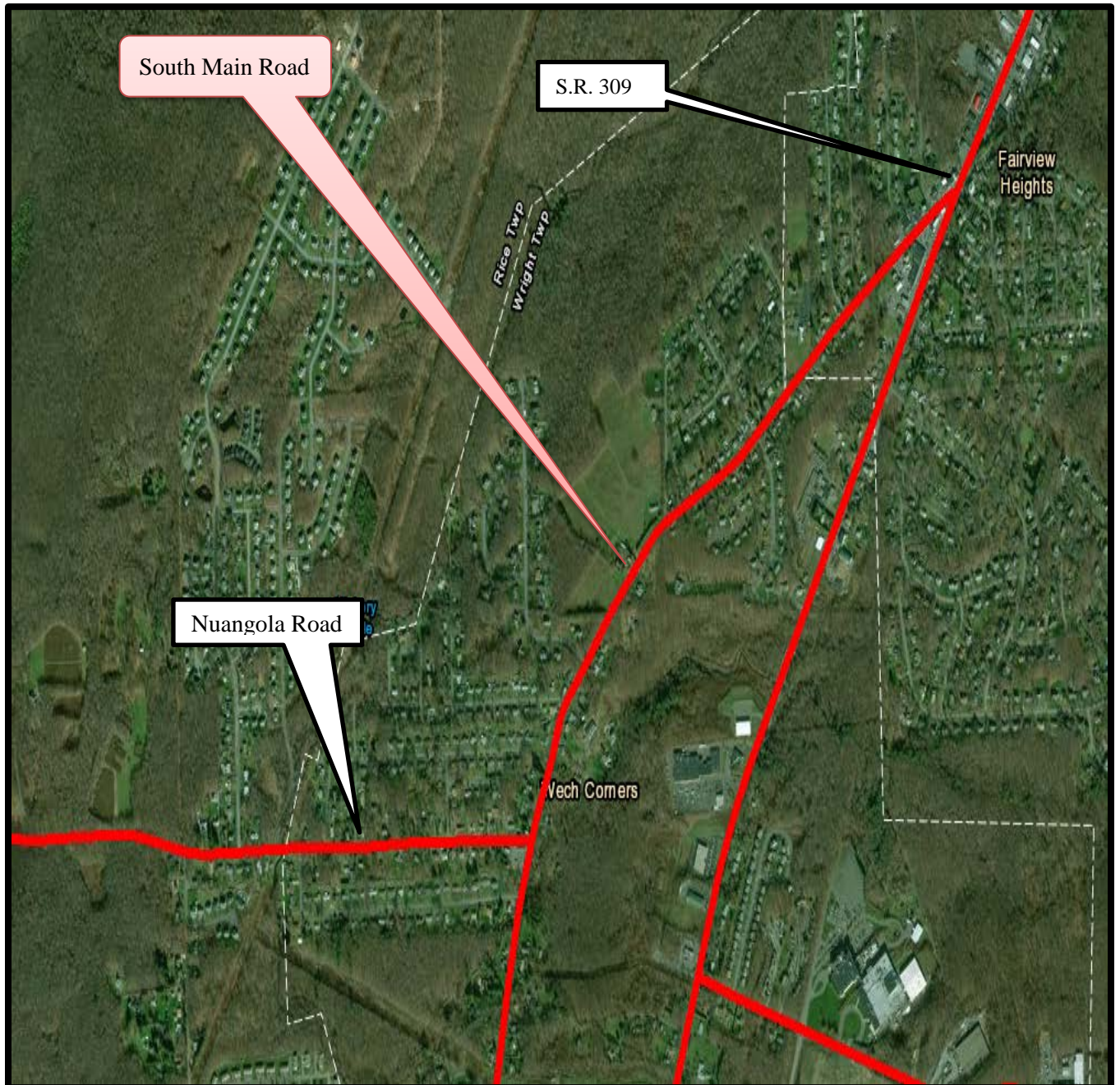
AVERAGE DAILY TRAFFIC – 10,572 BOTH DIRECTIONS.



**TRAFFIC COUNTS – SOUTH MAIN ROAD
SEGMENT 1:**

SOUTH MAIN ROAD – FROM S.R. 309 TO NUANGOLA ROAD

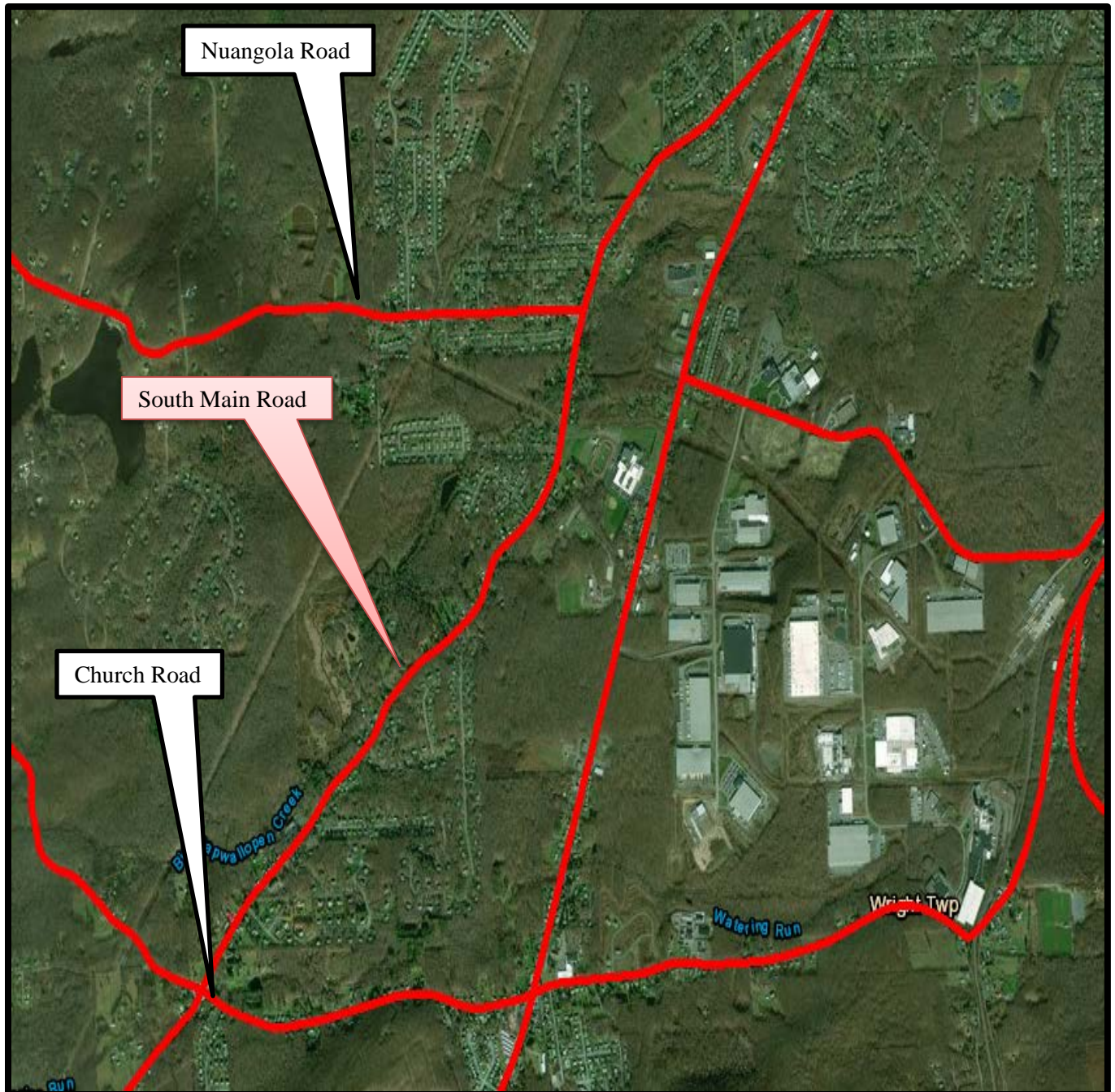
AVERAGE DAILY TRAFFIC – 7,375 BOTH DIRECTIONS



**TRAFFIC COUNTS – SOUTH MAIN ROAD
SEGMENT 2:**

SOUTH MAIN ROAD – FROM NUANGOLA ROAD TO CHURCH ROAD

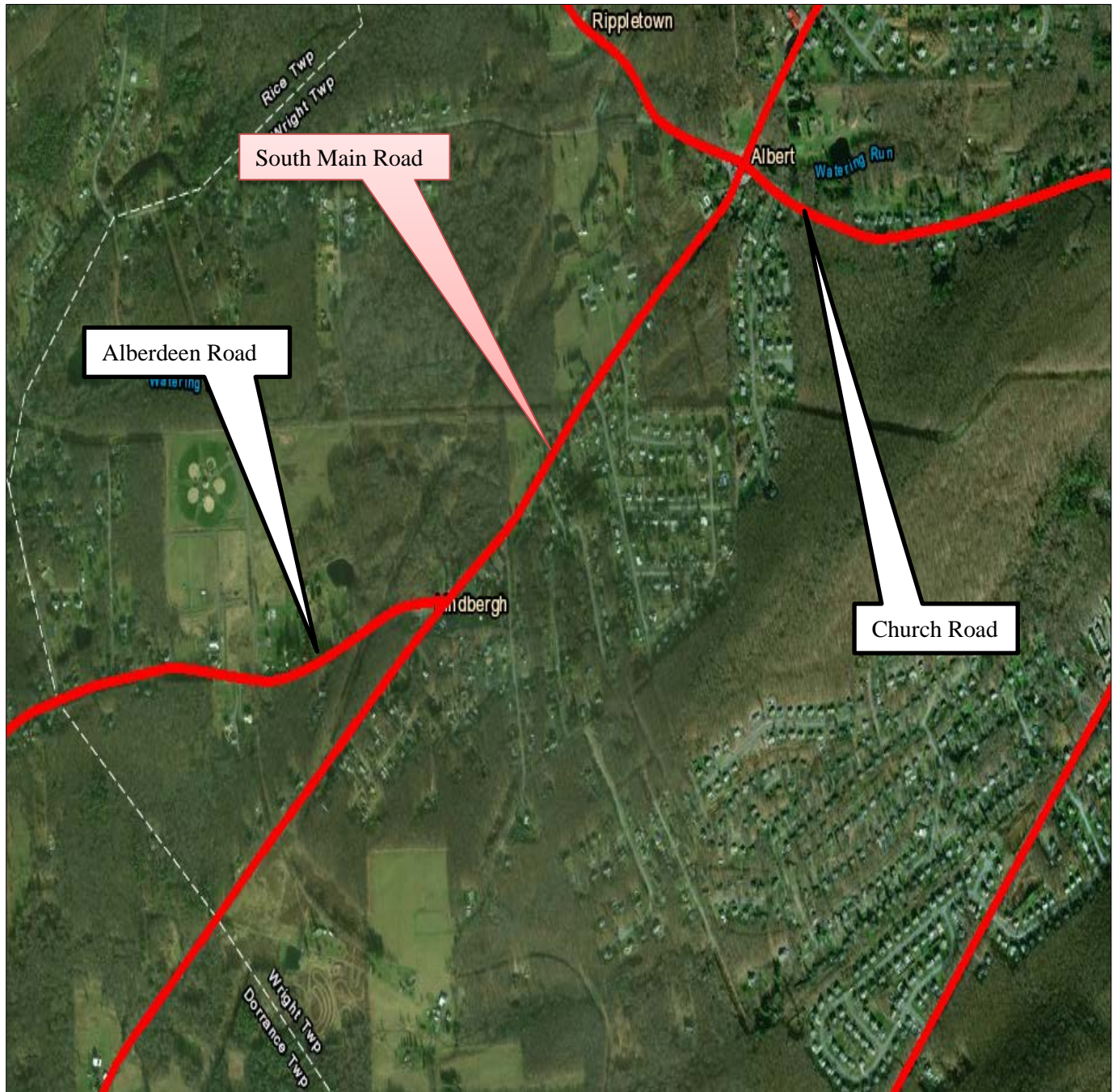
AVERAGE DAILY TRAFFIC – 4,180 BOTH DIRECTIONS



**TRAFFIC COUNTS – SOUTH MAIN ROAD
SEGMENT 3:**

SOUTH MAIN ROAD – FROM CHURCH ROAD TO ALBERDEEN ROAD

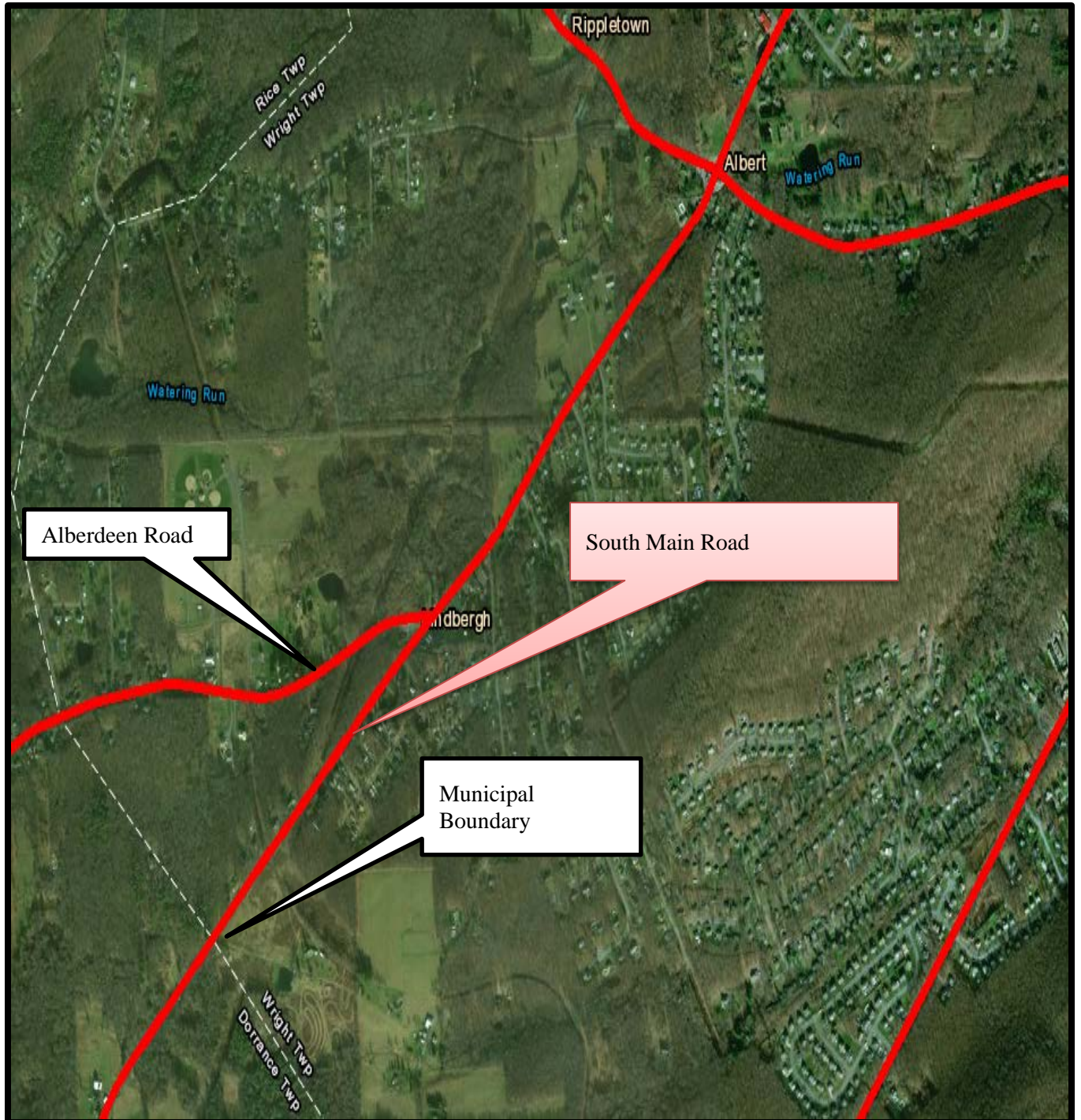
AVERAGE DAILY TRAFFIC – 4,053 BOTH DIRECTIONS



**TRAFFIC COUNTS – SOUTH MAIN ROAD
SEGMENT 4:**

SOUTH MAIN ROAD – FROM ALBERDEEN ROAD MUNICIPAL BOUNDARY WITH
DORRANCE TOWNSHIP.

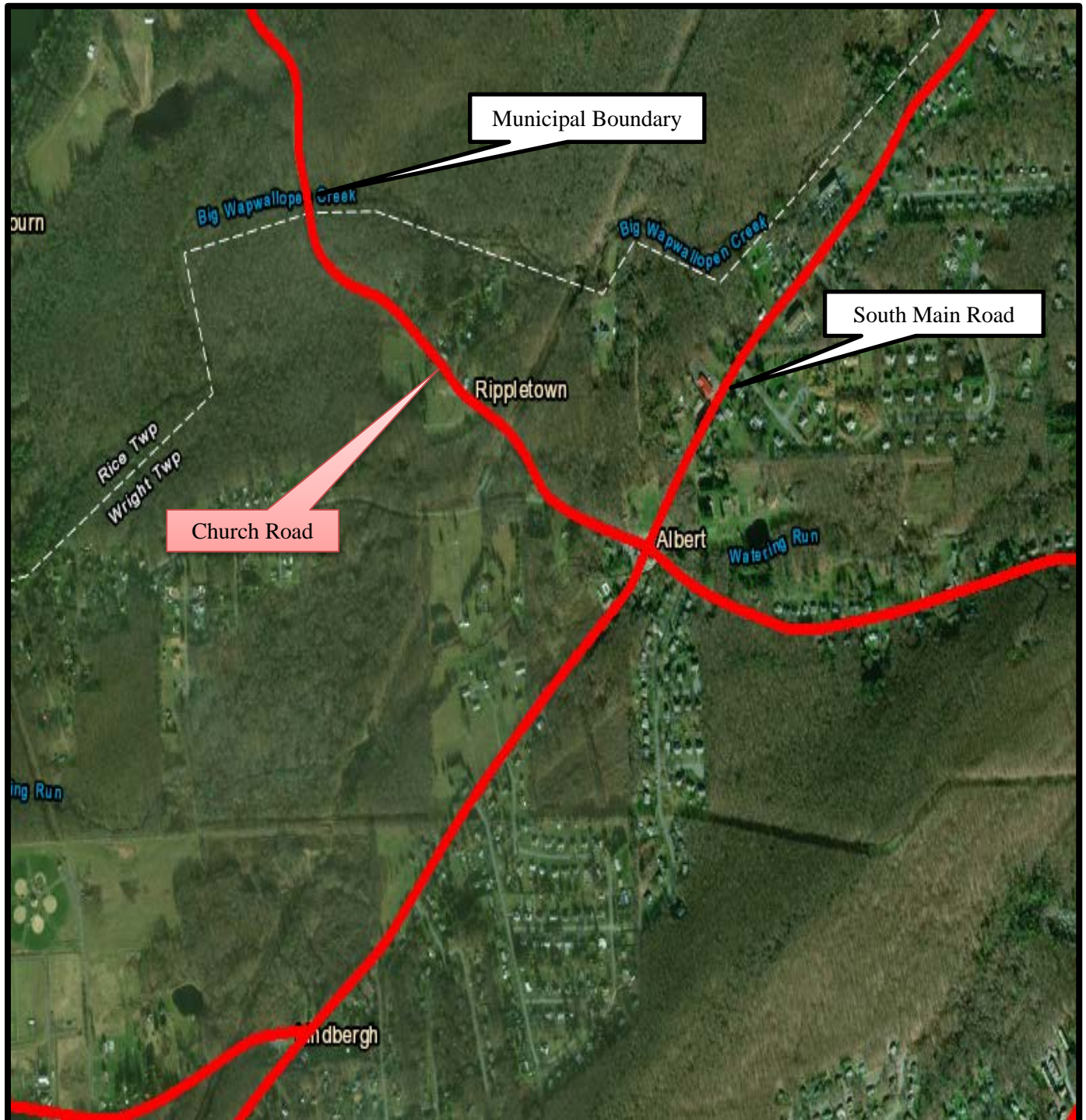
AVERAGE DAILY TRAFFIC – 3,045 BOTH DIRECTIONS



**TRAFFIC COUNTS - CHURCH ROAD
SEGMENT 1:**

CHURCH ROAD - FROM SOUTH MAIN ROAD TO MUNICIPAL BOUNDARY

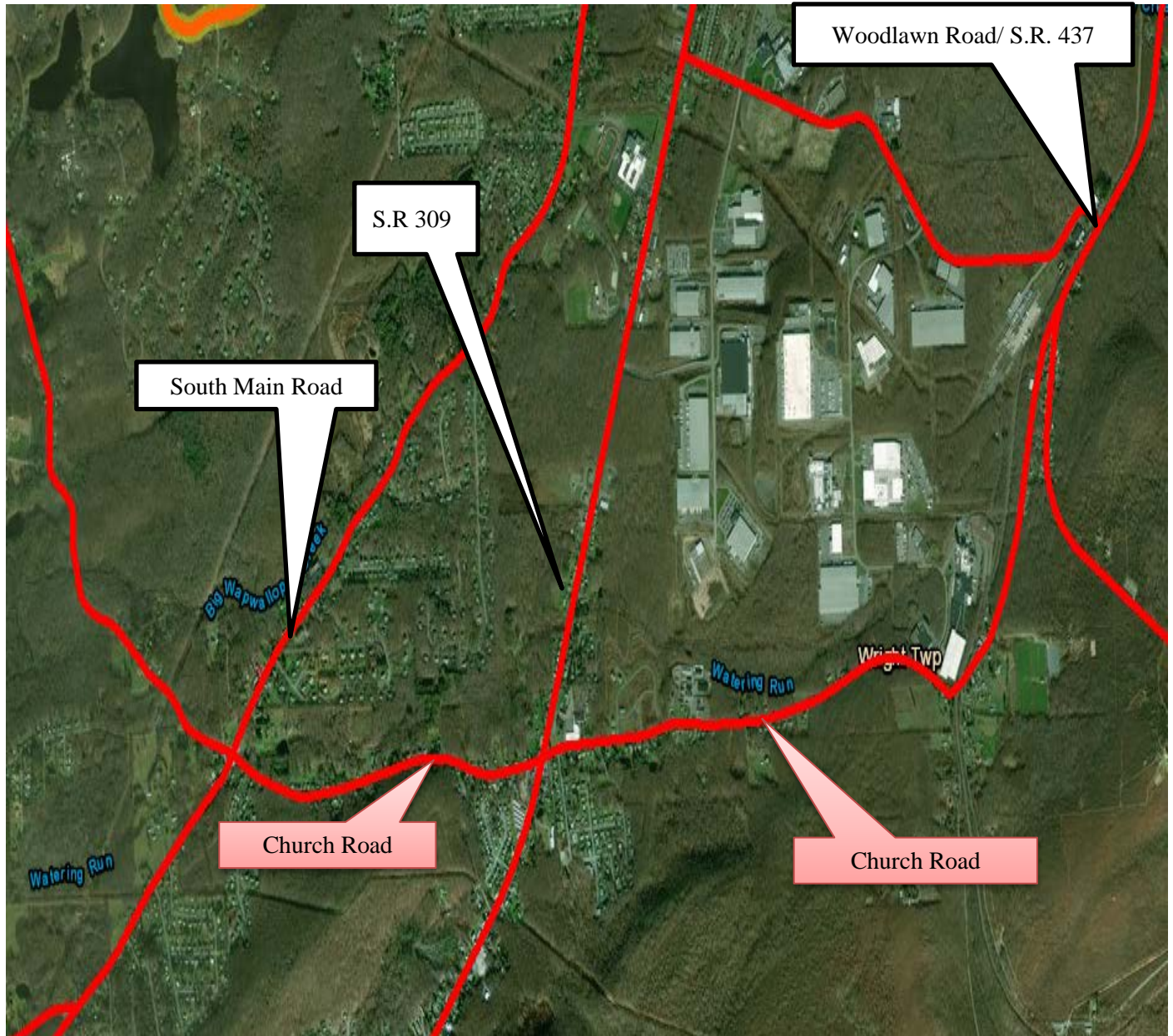
AVERAGE DAILY TRAFFIC – 1,673 BOTH DIRECTIONS.



**TRAFFIC COUNTS - CHURCH ROAD
SEGMENT 2:**

**CHURCH ROAD - FROM SOUTH MAIN ROAD TO WOODLAWN ROAD/S.R.437.*
AVERAGE DAILY TRAFFIC – 2,736 BOTH DIRECTIONS.**

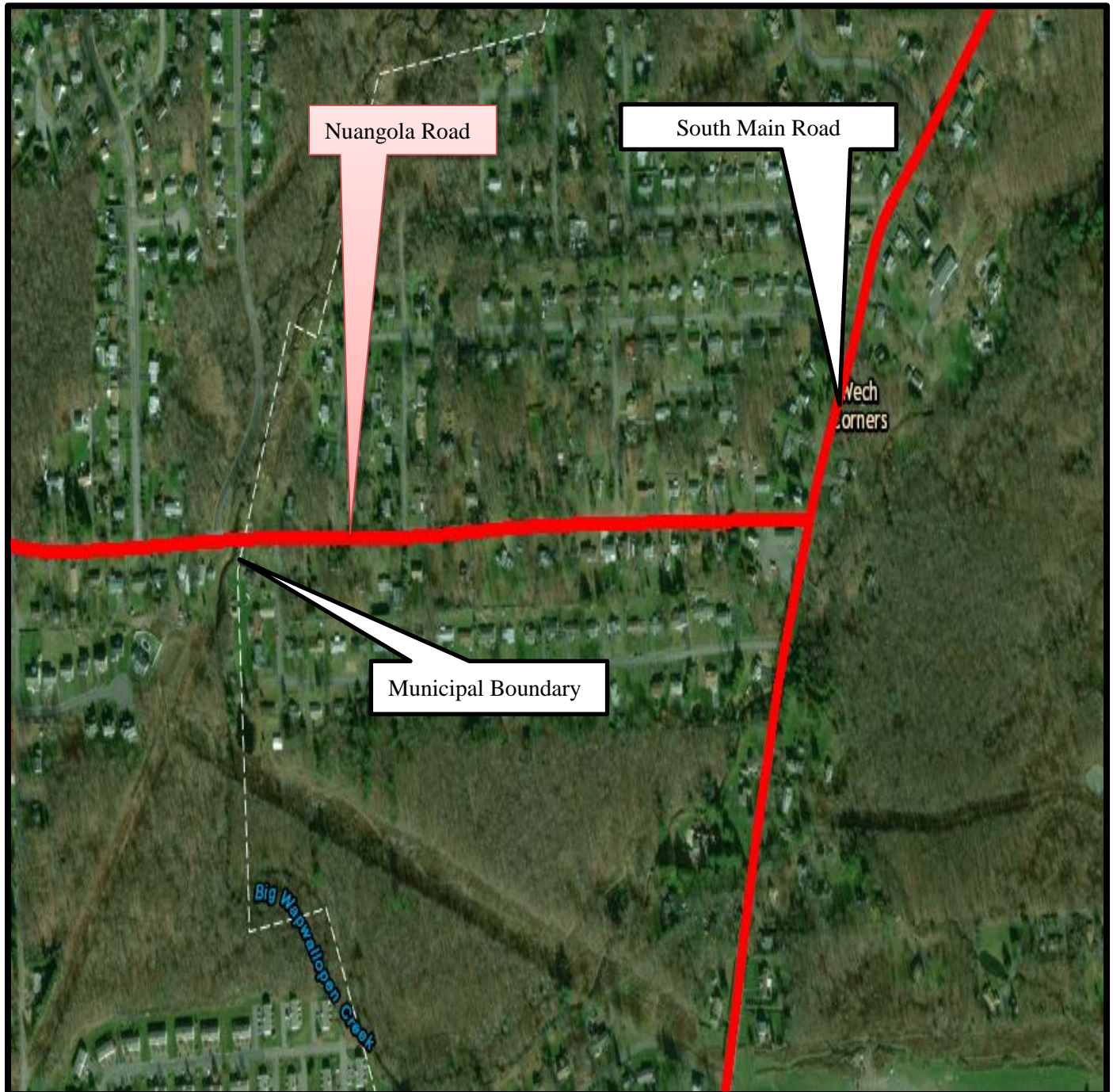
Church Road crosses S.R. 309 before intersecting with Woodlawn Road/S.R.437. The above segment of Church Road is County Road (County Road 21) and the average daily traffic volumes were recorded for the entire distance between Church Road and Woodlawn Road/S.R.437. There is no separate data for the segments of Church Road that intersect with S.R. 309.



TRAFFIC COUNTS - NUANGOLA ROAD

NUANGOLA ROAD - FROM SOUTH MAIN ROAD TO MUNICIPAL BOUNDARY

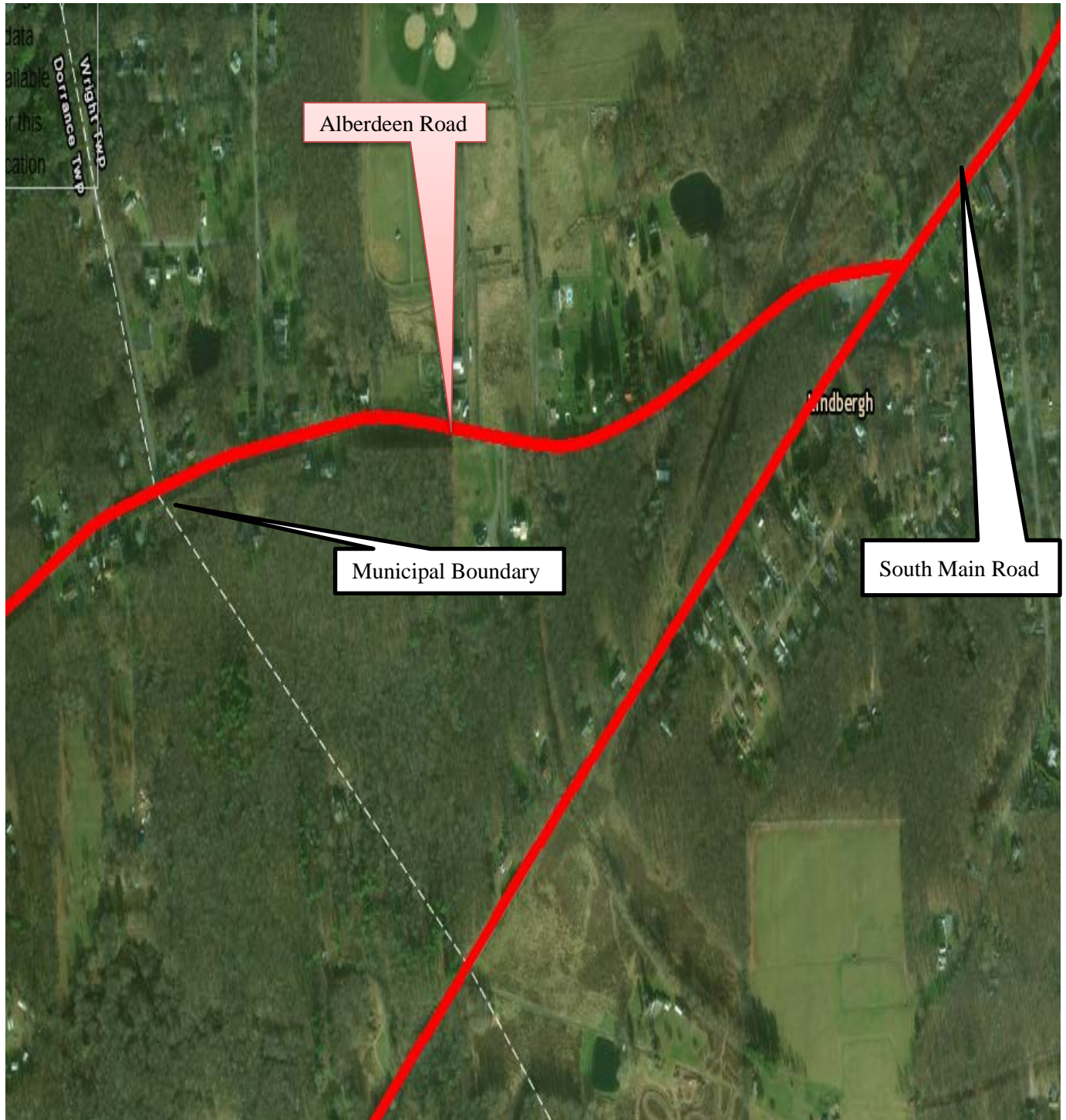
AVERAGE DAILY TRAFFIC – 2,680 BOTH DIRECTIONS.



TRAFFIC COUNTS - ALBERDEEN ROAD

ALBERDEEN ROAD – FROM SOUTH MAIN ROAD TO MUNICIPAL BOUNDARY

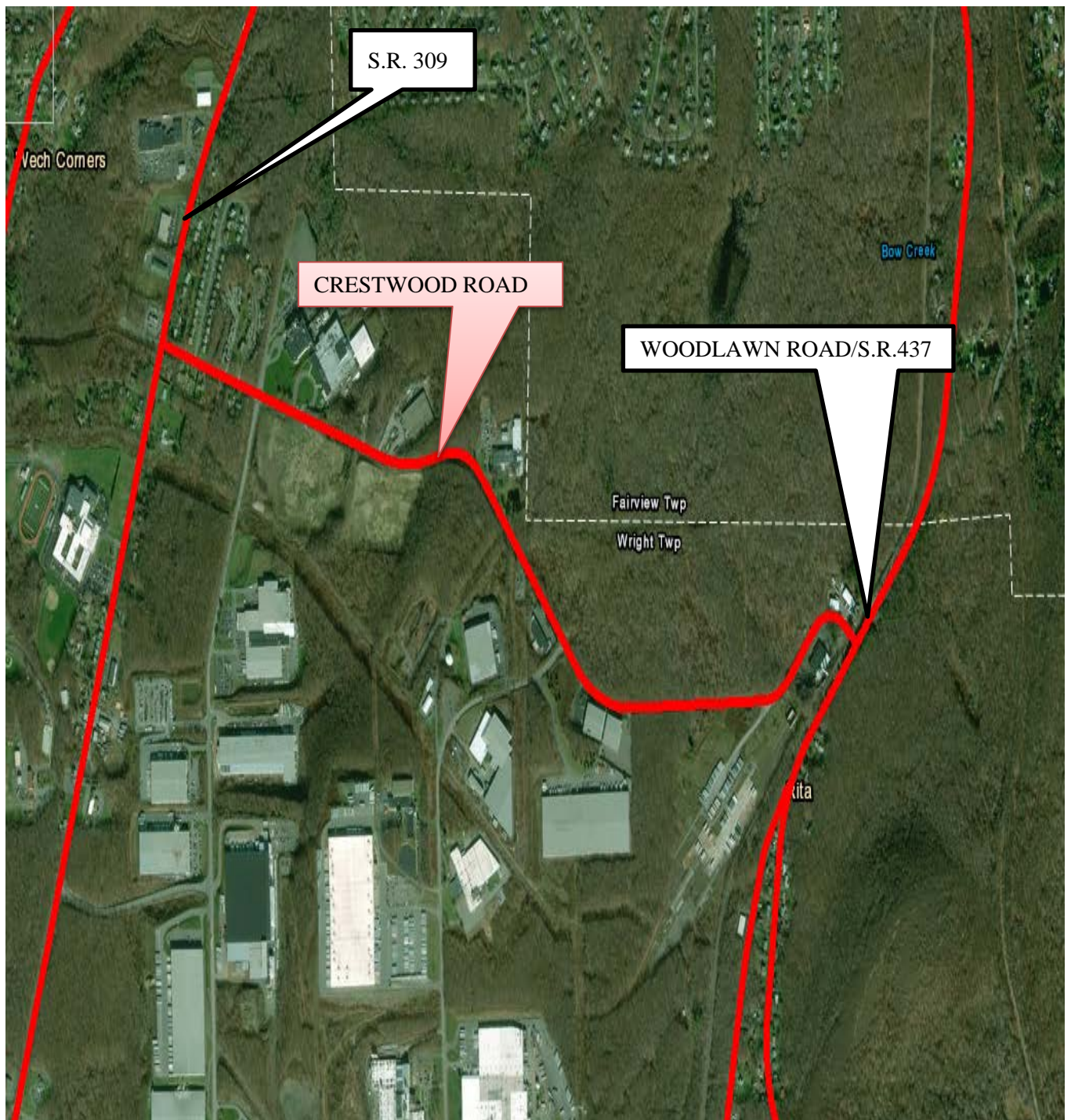
AVERAGE DAILY TRAFFIC – 1,254 BOTH DIRECTIONS



TRAFFIC COUNTS - CRESTWOOD ROAD

CRESTWOOD ROAD* - FROM S.R. 309 TO WOODLAWN ROAD/S.R.437.
AVERAGE DAILY TRAFFIC – 3,395 BOTH DIRECTIONS.

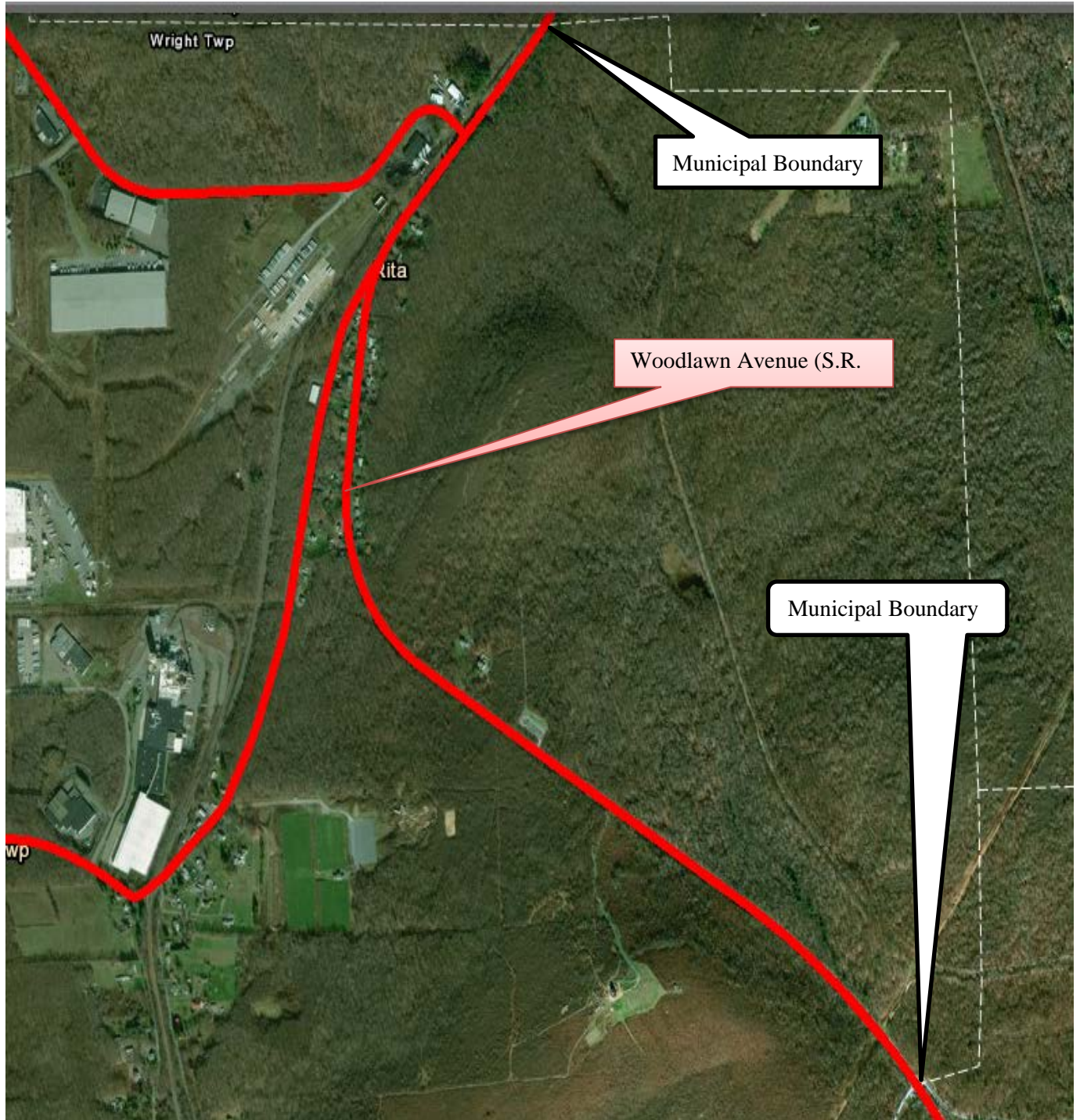
Crestwood Road is a County Owned Road, County Road 25.



TRAFFIC COUNTS - WOODLAWN AVENUE (S.R.437)

WOODLAWN AVENUE (S.R.437) FROM THE MUNICIPAL BOUNDARY WITH FAIRVIEW TOWNSHIP TO MUNICIPAL BOUNDARY WITH DENNISON TOWNSHIP.

AVERAGE DAILY TRAFFIC VOLUME – 3,703 BOTH DIRECTIONS



SUMMARY

Presently no new State or County roads, including the extension of existing roadways are planned to occur within Wright Township. Based upon population trends and the availability of land for new residential growth, only a limited number of new local roads can be anticipated at this time unless new major residential development should occur in the southwestern area which is zoned C-1 and has site development limitations including that of topography. Thus road maintenance and its associated cost will represent a primary transportation item for Wright Township.

A primary objective of transportation for local roads is to promote interconnectivity of roads for convenient movement particularly between and among bordering subdivisions, including those which traverse municipal boundaries. Local roads are generally offered for dedication to the Township, which the Township generally accepts such offers of dedication. Assuming the Township continues to do so, the Township may wish to consider a policy that full time-inspection is required for road construction within subdivisions where such roads will be dedicated to the Township. This will serve the objective ensure roads being accepted by the Township meets all governing design standards. If full time inspection is not provided for such roads, the Township should make the following three items standard policy for as roads that will accepted for dedication:

- All roads subject to dedication should be constructed in full accordance with design standards of the SALDO with no modifications to lower the quality of the roadway.
- Core samples of roads offered for dedication should be required prior to acceptance to ensure the pavement structure meets the requirements of the SALDO. Failure to meet the required pave structure would result in non-acceptance of such roads until such time the corrective measures are taken.
- The SALDO's provision for maintenance bond based upon 15% of the cost of road construction for a period of 18 months beyond the date of acceptance of dedication should always be required for roads to be dedicated to the Township.

CHAPTER 9 WRIGHT TOWNSHIP COMMUNITY FACILITIES

FUNCTION OF SERVICES

Community facilities and services, as provided by local, county and state government, and by quasi-public institutions such as volunteer fire departments, hospitals and libraries, are most often considered in terms of government or institutional response to meet the needs and demands of the community's residents. Residents rely on community and public facilities and services to meet their transportation, educational, water supply, sewage disposal, police protection, emergency response, recreation and other daily living needs. Municipalities do not, and cannot, provide all the facilities and services required by residents, many such services being provided by other levels of government or volunteer organizations. As the individual municipal and regional population continues to change, the demand for facilities and services will also change. Wright Township and the greater Mountaintop Area has been a rapid growth center in Luzerne County during the past three decades. The planning and provision of community facilities and services must be undertaken in the overall context of the Comprehensive Plan and the community's long-term growth and development goals and objectives. Nevertheless, without diligent and ongoing attention to the operation and maintenance of existing facilities and services, and planning for new facilities and services, a municipality can fall short in adequately serving its residents.

This section of the Comprehensive Plan focuses on those facilities and services which are provided by the Township and the quasi-public institutions, such as fire and ambulance companies, serving the area. Whether considering facilities or services, it is in best interest of Wright Township to cooperate with other local municipal jurisdictions, the school district, and the County to provide and improve facilities and services which are best provided regionally. Public community facilities and services to serve Township residents are provided on several levels, and the provision of these facilities and services is dependent on tax dollars, whether in the form of federal and state aid, county supported programs, or locally funded facilities and services. Both public and private funds support institutional facilities and services. Inter-municipal cooperation has become more common in recent years, with a greater number of municipalities in the Commonwealth working together on a number of issues and programs. The provision of community facilities and services offers numerous opportunities for cooperation which can result in efficiency of program operation and service delivery, and

economies of scale in purchasing of supplies and materials.

TOWNSHIP GOVERNMENT

Wright Township is a Second Class Township governed by a five member Board of Supervisors. The Board of Supervisors appoints Township residents to the Township Planning Commission the Environmental Advisory Council, both which serves an advisory role to the Supervisors, and to the Zoning Hearing Board.

FACILITIES AND SERVICES

Local municipalities in Pennsylvania are responsible for a variety of public facilities and services. One of the earliest primary functions of Township Supervisors was the construction, improvement and maintenance of roads. However, local governments have evolved over the years to the point of managing a large variety of facilities, services and programs, which in some cases are mandated by state and federal regulations. These include, among others, land use controls; environmental protection; stormwater and floodplain-management; police protection; water-and sewer facilities; parks and recreation, and solid waste disposal. The level of service is dictated by the density and demographic character of the municipal population, and its tax base. Road maintenance and emergency services are typically the most important services as viewed by residents of smaller suburban communities, followed by recreational programs and facilities. The 2018 Township totals \$XXXXXXX with the appropriations for Township Services listed below:

WRIGHT TOWNSHIP APPROVED BUDGET FOR 2018

Pending

TOWNSHIP PROPERTY

The Township Building is located at 321 South Mountain Boulevard, Mountaintop, PA 18707. The building houses the Township municipal Offices, the Police Department and the Public works Department. The Township's recycling building and support accessory structures for the Public Works Department are located to the rear of the Building. The Township Building was recently expanded to provide separate space for the Police Department. In addition to the Township offices, Magisterial District Justice Court 11-3-06 also occupies space within the Township Building.



The Township has the benefit of having a central single location for its primary service functions. The Township property also serves as site the -off point for the Township's recycling program.

EMERGENCY SERVICES

Police

Wright Township currently has its own Police Department which provides 24/7 coverage to the Township. The Department is staffed with 7 full-time officers and a part-time Secretary. In addition to providing Wright Township residents and businesses with protection, the surrounding police

departments regularly provide each other with back-up as needed. The department currently has 5 patrol vehicles which includes a 2008 Ford Expedition, a 2011 Ford Crown Victoria, a 2013 Ford Taurus Police Interceptor, a 2015 Ford Explorer, and a 2017 unmarked Ford Explorer.



There are 2 DARE officers in the department who provide valuable service to the community in promoting proactive educational programs designed to prevent use of controlled drugs, membership in gangs, and violent behavior. The professionalism of the Wright Township Police Department is marked by Chief Royce Engler and Sgt. Scott Rozitski who are both graduates from the FBI National Academy.

The Department regularly participates in Aggressive Driving Waves, as well as Seatbelt Enforcement Waves throughout the year. Members of the Department also perform in the capacity of the Luzerne County Drug Task Force in an ongoing attempt to alleviate the worsening opioid crisis. Members of the department have been School Resource Officers to the Crestwood School District and are instrumental in participation in the National Night Out as well as Local Government Day.

It is anticipated that the Department will receive Accreditation Status. The Police Department Accreditation Status is a coveted award that symbolizes professionalism, excellence and competence.

Fire Protection

The Wright Township Volunteer Fire Department is located at 477 South Main



The Wright Township Volunteer Fire Department covers approximately 14 miles of Wright Township and approximately 13 miles of Rice Township and provides mutual aid coverage to adjoining communities. Their stated mission of the Department “is to provide the citizens of Wright Township, Rice Township and any community we may assist with the highest degree of service within our capacity in order to preserve and protect life and property from the devastation of fire and other life-threatening emergencies in the most efficient manner possible without compromising professionalism or safety.” As noted within the Township’s website there has been a marked decrease in volunteer firefighters both nationwide and within the Mountaintop area. Because the Wright Township Fire Department is an all-volunteer department, continued recruiting to find volunteers to replace retired or inactive members will be an important goal, along with the proper training and qualifications to ensure the continued level of service which it now affords the Township.

Ambulance Services

Wright Township, is currently serviced by Mountaintop Ambulance Association. The Association is comprised of approximately 25 volunteer members. The Mountaintop Ambulance Association provides a basic life support (BLS) system while Hanover Township, the primary back-up for Mountaintop area, has an advanced life support (ALS). Service areas rescue and life support companies in the region are defined by inter-company agreements and all companies are dispatched via the 911 System, and the companies are organized in a regional mutual aid system. The state-required mutual aid agreements are good examples of inter-municipal collaboration to

improve both the efficiency and quality of service. The hiring of paid emergency personnel, to supplement the volunteers is being considered by the Mountaintop Community Ambulance Association Board. The organization has been supported by volunteers since its inception in 1952. For an area as large a Mountaintop, which remains as a regional growth area, the continued provision of reliable and quality ambulance service remains a priority of concern that can be best addressed through a cooperative planning effort by the Mountaintop Ambulance Association and the communities within its service area.

RECREATION

Pending

CHAPTER 10

WRIGHT TOWNSHIP

SUMMARY AND CONCLUSIONS

The adoption of this Comprehensive Plan Update supersedes the 1976 Comprehensive Plan and the subsequent Comprehensive Plan Update of 1997. This Comprehensive Plan is a document that states basic objectives and policies that guide future growth and development. It can assist Township Officials in their decision-making. It is a factual report that examines how the past led to the present, and reports how to chart the Township's path into the future.

To summarize, the planning process for Wright Township consisted of undertaking a Community Survey, data collection, analysis and projections; problem identification; setting goals and objectives; formulating options; and selecting implementation measures. This systematic process represents a means of dealing with change. A community is seldom a stagnant place; some type of change is almost always occurring. Planning is an organized process of dealing with change. Therefore, all change must be examined to see what effects it may have upon the community. Even a fairly stable community like Wright Township will change over time. The makeup of the population will alter; the economy will fluctuate; the housing stock will age and its condition change; the environment may be threatened and the needs of the citizens will not be the same today as in the future.

The primary tools used by most municipalities to implement its Comprehensive Plan are the land use ordinances commonly known as the subdivision and land development ordinance and the zoning ordinance. When properly adopted, administered and enforced, these codes can greatly influence the location and type of future development sought within the goals and objectives of the Comprehensive Plan. While land use codes can be a vital link in achieving of the goals in a Comprehensive Plan, a Comprehensive Plan cannot be implemented entirely by codes and ordinances. Some recommendations made within this Plan require other types of actions and policies that only the Board of Supervisors can consider. Examples of these types of actions are: developing capital improvements programs; promoting redevelopment or in fill development along State Route and 309 and the Crestwood Industrial Park, conserving open space and fostering good public relations with its citizens with the latter perhaps being the keystone and the catalyst of most successful plan implementation techniques. A successful comprehensive

planning process requires citizen participation from the very onset. Good plans are not made in a vacuum. Effective planning is an expression of community-wide values. Citizens comprise the backbone of a community and are the crucial ingredient for a successful planning program. The citizenry at large must be involved to understand and document community interests which was emphasized by the Board of Supervisors through the Community Survey as a proactive outreach for community participation.

After a municipality adopts a Comprehensive Plan and any implementing codes and ordinances, there is a tendency to put the plan away and to consider the planning task complete. This is not and should not be the case. As previously stated a community is seldom a stagnant place; some type of change is almost always occurring. Planning is an organized process of dealing with change. Therefore, all change must be examined to see what effects it may have upon the community. The Comprehensive Plan and its implementing ordinances must be adjusted accordingly. This examination and updating procedure should be done methodically and periodically which the Pennsylvania Municipalities Planning Code (MPC) envisions as an ongoing process. Municipal Comprehensive Plans should be reviewed every 10 years to conform to with the MPC. If the review uncovers shortcomings, it is only prudent that the Plan be updated. Rather than waiting for the 10 years to elapse prior to begin undertaking a review of this Plan, it is recommended that Wright Township through its Planning Commission develop a systematic approach to review selected chapters of the Comprehensive Plan on an annual basis. By doing so it will reduce both the cost and enormity of reevaluating all information at once. It will also afford the Township the ability to adjust and refine existing goals and objectives or to define new goals and objectives in accordance with changing conditions and new data which becomes available to the Township.

APPENDIX

WRIGHT TOWNSHIP

2015 COMMUNITY SURVEY

WRIGHT TOWNSHIP

2015 COMMUNITY SURVEY

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Varaly Associates
Professional Planning Consultants
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WILKES-BARRE, PENNSYLVANIA 18705
PHONE (570) 574-3061
jvaraly@ptd.net

WRIGHT TOWNSHIP COMPREHENSIVE PLAN COMMUNITY SURVEY

THE PURPOSE OF THIS COMMUNITY SURVEY IS TO ELICIT CITIZEN COMMENT, OPINION AND VIEWS ON SPECIFIC ISSUES WHICH GENERALLY AFFECT ALL RESIDENTS OF WRIGHT TOWNSHIP. THE TABULATED RESULTS OF THE SURVEY WILL BE PRESENTED AT A PUBLIC MEETING AND LATER INCORPORATED INTO THE WRIGHT TOWNSHIP COMPREHENSIVE PLAN

IN SEEKING YOUR COOPERATION IN COMPLETING THIS SURVEY, PLEASE BE AWARE THAT YOUR NAME OR ADDRESS IS NOT REQUIRED OR REQUESTED.

1. IF YOU RESIDE IN A DEVELOPMENT, PLEASE LIST THE NAME OF THE DEVELOPMENT BELOW. IF YOU DO NOT RESIDE WITHIN A DEVELOPMENT, PLEASE INDICATE THE NAME OF THE ROAD OR STREET WHICH YOUR HOME FRONTS UPON:

NAME OF DEVELOPMENT: _____

OR

NAME OF ROAD OR STREET: _____

2. HOW LONG HAVE YOU LIVED IN WRIGHT TOWNSHIP?

☐ LESS THAN 5 YEARS

☐ 5 TO 10 YEARS

☐ 11 TO 20 YEARS

☐ MORE THAN 20 YEARS

3. DO YOU CONSIDER YOUR SURROUNDING NEIGHBORHOOD TO BE:

RURAL ☐

SUBURBAN ☐

URBAN ☐

4. HOW DO YOU RATE WRIGHT TOWNSHIP AS A PLACE TO LIVE?

☐ EXCELLENT

☐ GOOD

☐ FAIR

☐ POOR

5. WHAT ARE THE MAJOR REASONS FOR THE WAY YOU ANSWERED THE PRIOR QUESTION?

6. WHICH OF THE FOLLOWING REASONS BEST DESCRIBES WHY YOU STAY IN THE TOWNSHIP:

- ☐ SUITABLE HOUSING
- ☐ GOOD SCHOOLS
- ☐ COMMUNITY ATMOSPHERE
- ☐ CONVENIENT TO MY JOB
- ☐ CLOSE TO FAMILY RELATIVES
- ☐ OTHER (option of listing reason below)

7. WHICH OF THE FOLLOWING STATEMENTS BEST DESCRIBES YOUR POSITION ON THE POSSIBILITY OF NEW GROWTH AND DEVELOPMENT THROUGHOUT WRIGHT TOWNSHIP BY THE TYPE OF USE:

	<u>NEW GROWTH AND DEVELOPMENT</u>		
	FAVOR	OPPOSED	NO OPINION
RESIDENTIAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMMERICAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INDUSTRIAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. PLEASE SELECT WHAT TYPE, IF ANY, OF RETAIL SHOPS AND SERVICES THAT YOU WOULD LIKE TO SEE MORE OF IN THE TOWNSHIP.

- ☐ GROCERY
- ☐ ENTERTAINMENT
- ☐ MEDICAL SERVICES
- ☐ CLOTHING
- ☐ RESTAURANTS
- ☐ CONVENIENCE STORES
- ☐ CHILD CARE
- ☐ NONE

9. PLEASE RATE THE FOLLOWING VARIOUS SERVICES/FACILITIES IN THE TOWNSHIP.

	EXCELLENT	GOOD	FAIR	POOR	NO OPINION
POLICE PROTECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FIRE PROTECTION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
AMBULANCE SERVICE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STREETS/ROADS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SNOW REMOVAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RECREATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STREET LIGHTING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STORM DRAINAGE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RECYCLING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COMPOSTING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. EMPLOYMENT: PLEASE INDICATE YOUR CURRENT STATUS.

- ☐ CURRENTLY EMPLOYED ☐ RETIRED ☐ NOT PRESENTLY EMPLOYED

11. LOCATION OF EMPLOYMENT:

- ☐ WITHIN THE TOWNSHIP
- ☐ OUTSIDE OF THE TOWNSHIP, BUT WITHIN LUZERNE COUNTY
- ☐ OUTSIDE OF LUZERNE COUNTY

12. IF YOU BELIEVE THERE IS A NEEDED PROJECT OR PUBLIC EXPENDITURE THAT WILL BENEFIT THE TOWNSHIP, PLEASE LIST IT BELOW:

13. OVERALL, WOULD YOU SAY THE QUALITY OF LIFE IN WRIGHT TOWNSHIP IS GETTING BETTER, GETTING WORSE OR IS STAYING ABOUT THE SAME DURING THE LAST 5 YEARS?

☐ BETTER

☐ WORSE

☐ ABOUT THE SAME

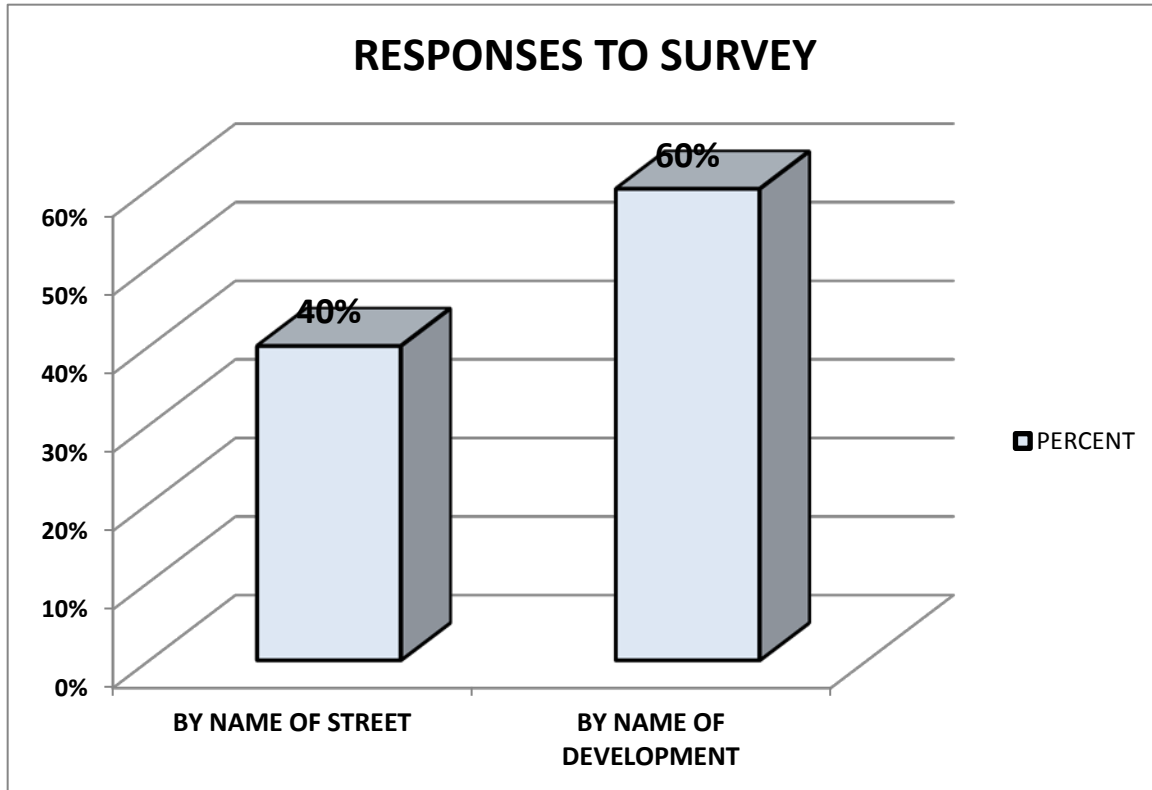
☐ NOT SURE

IN THE SPACE PROVIDED BELOW, PLEASE ADD ANY ADDITIONAL COMMENTS THAT YOU WISH TO HAVE CONSIDERED.

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY.

**WRIGHT TOWNSHIP
BOARD OF SUPERVISORS**

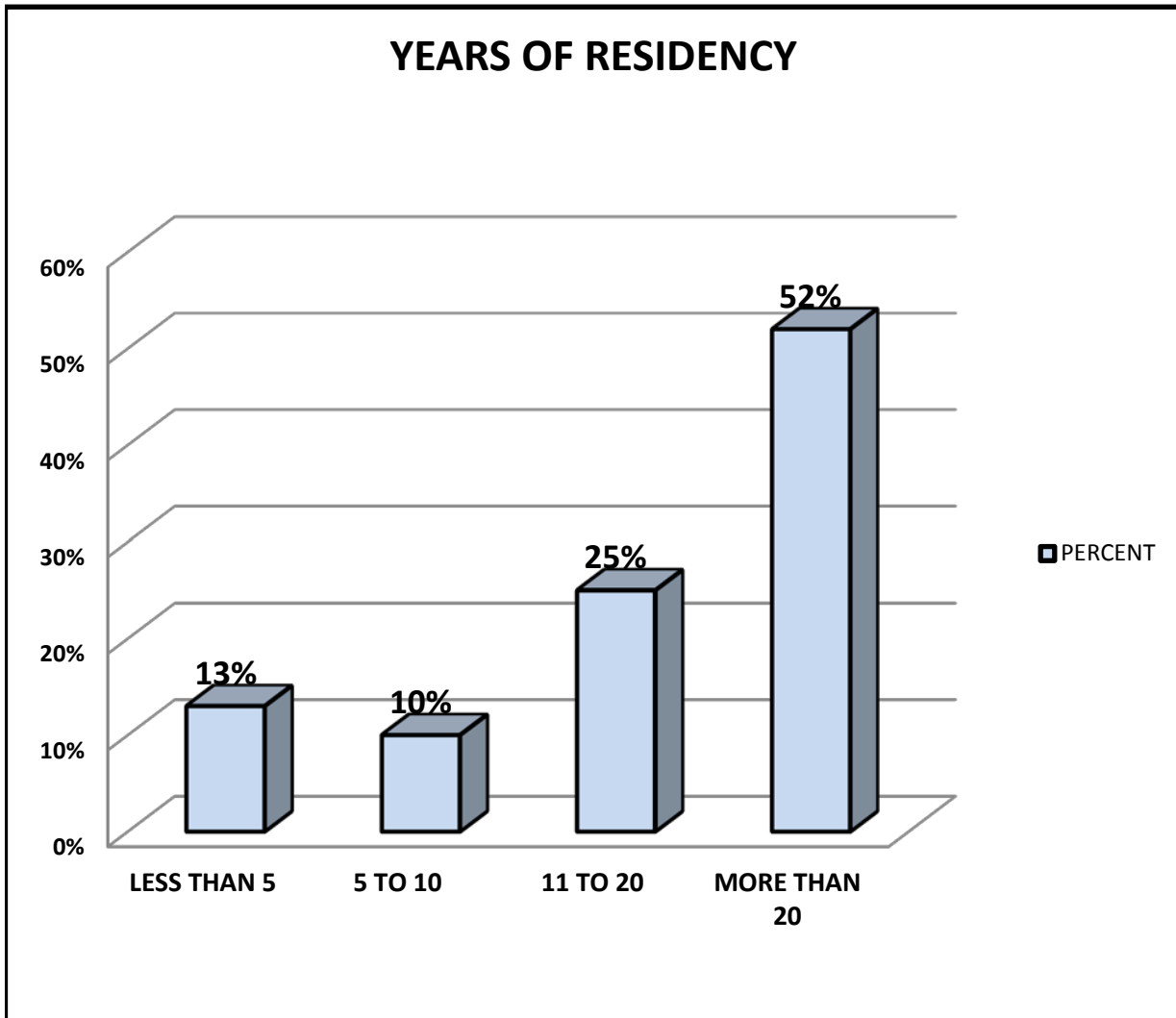
RESPONSES BY NAME OF STREET OR NAME OF DEVELOPMENT			
	RESPONSES	PERCENTAGE	
BY NAME OF STREET	73	40%	
BY NAME OF DEVELOPMENT	110	60%	
	183	100%	



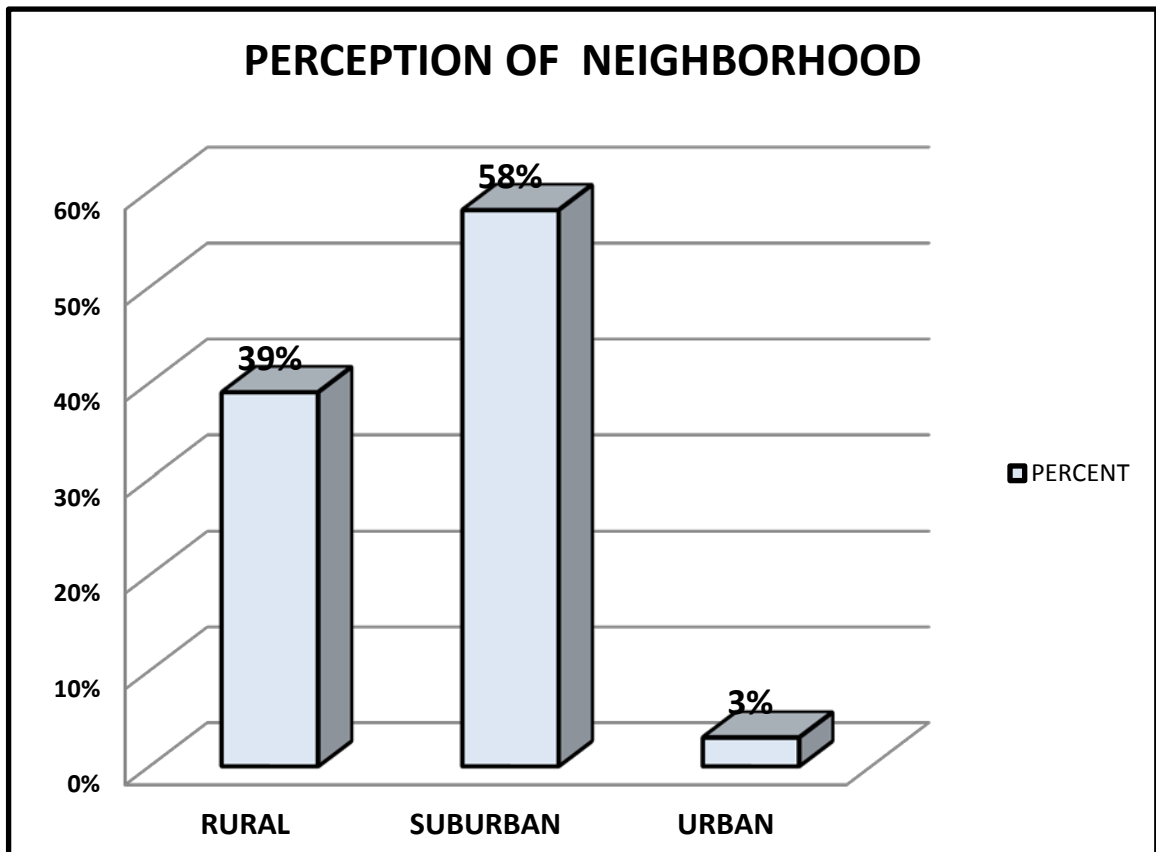
RESPONSES BY STREET/ROAD	STREET/ROADS
3	ALBERT ROAD
1	ALBERDEEN ROAD
4	BLYTHEBURN ROAD
10	CHURCH ROAD
1	EDWARDS DRIVE
1	EVERGREEN LAKE DRIVE
1	FIRST AVE.
1	FOOTHILL DRIVE
5	FOREST DRIVE
1	LAKE FRANCIS ROAD
2	LAUREL DRIVE
1	KEVIN DRIVE
2	NUANGOLA ROAD
3	OAK DRIVE
1	ROBERTS DRIVE
1	ROCKLEDGE DRIVE
2	SCHULTZ LANE
13	SOUTH MAIN ROAD
6	SOUTH MOUNTAIN BOULEVARD
1	STATE ROUTE 437
2	TAYLOR CIRCLE
1	THIRD AVE.
1	SECOND AVE.
3	WOODLAWN AVE.
3	YEAGER ROAD
3	NO ADDRESS LISTED
73	

RESPONSES BY DEVELOPMENT	DEVELOPMENTS
8	CAPITOL HILL VILLAGE
13	DEERFIELD ACRES
10	FOREST POINTE
3	FOX RUN
1	GLENDALE MANOR
4	GRANDVIEW MANOR
7	GREENWOOD HILLS
3	GREEN MOUNTAIN ESTATES
1	HART ESTATES
4	MAPLEWOOD
1	MOUNTAINTOP MANOR
6	STONE HEDGE ESTATES
5	SUMMIT MEADOWS
1	SUNSET GARDEN
1	TIMBERWOOD
23	WALDEN PARK
7	WASHINTON PARK
5	WHITE OAKS aka POWELL
7	WILDWOOD TERRACE
110	TOTAL

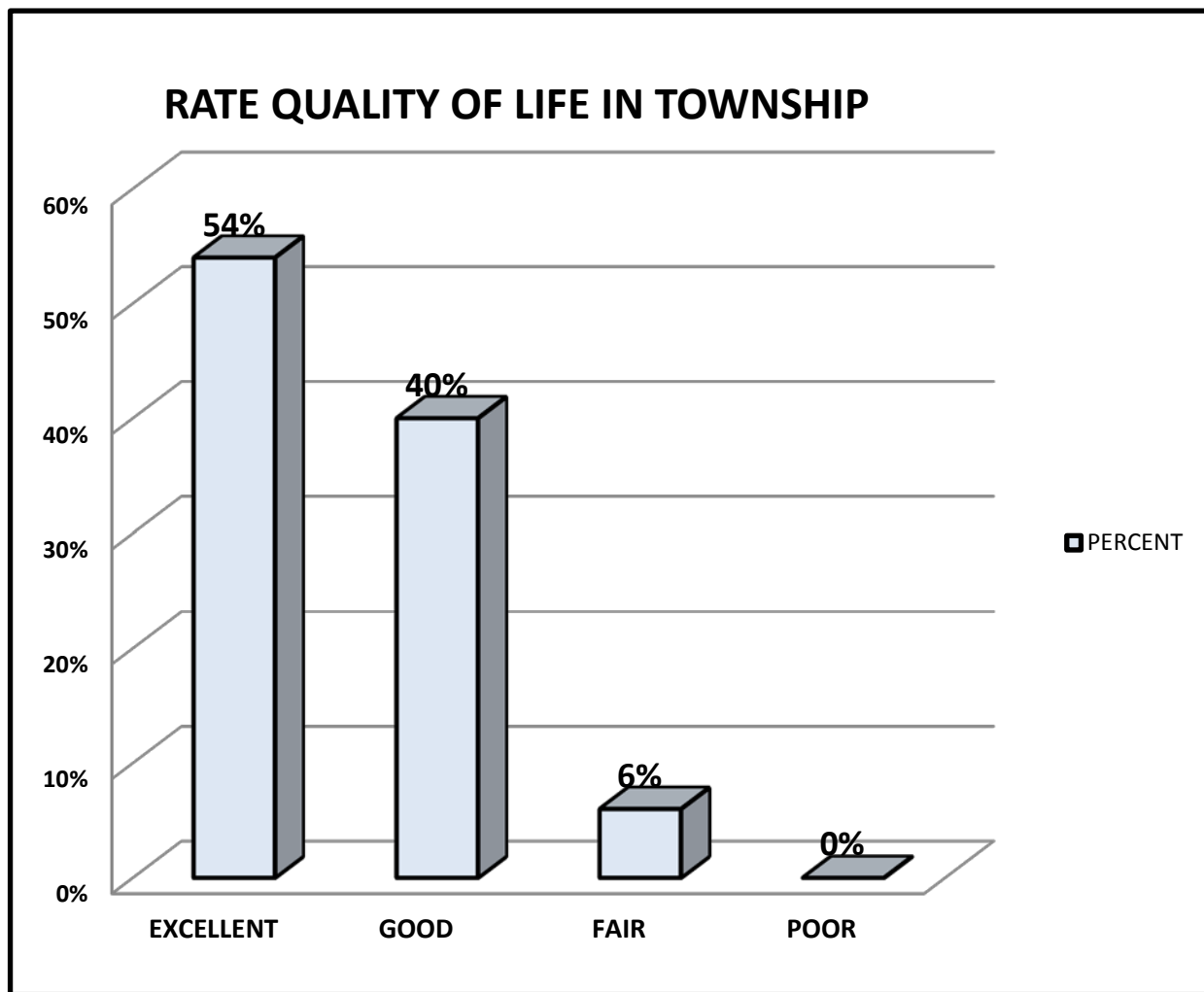
HOW LONG HAVE YOU LIVED IN WRIGHT TOWNSHIP?		
	RESPONSES	PERCENTAGE
LESS THAN 5	23	13%
5 TO 10	18	10%
11 TO 20	47	25%
MORE THAN 20	95	52%
	183	100%



PERCEPTION OF SURROUNDING NEIGHBORHOOD		
	RESPONSES	PERCENTAGE
RURAL	68	39%
SUBURBAN	102	58%
URBAN	6	3%
TOTAL	176	100%
NO RESPONSES	7	



HOW DO YOU RATE WRIGHT TOWNSHIP AS A PLACE TO LIVE?		
	RESPONSES	PERCENTAGE
EXCELLENT	98	54%
GOOD	74	40%
FAIR	11	6%
POOR	0	0%
	183	100%



POSITIVE RESPONSES TO RATING WRIGHT TOWNSHIP AS A PLACE TO LIVE¹

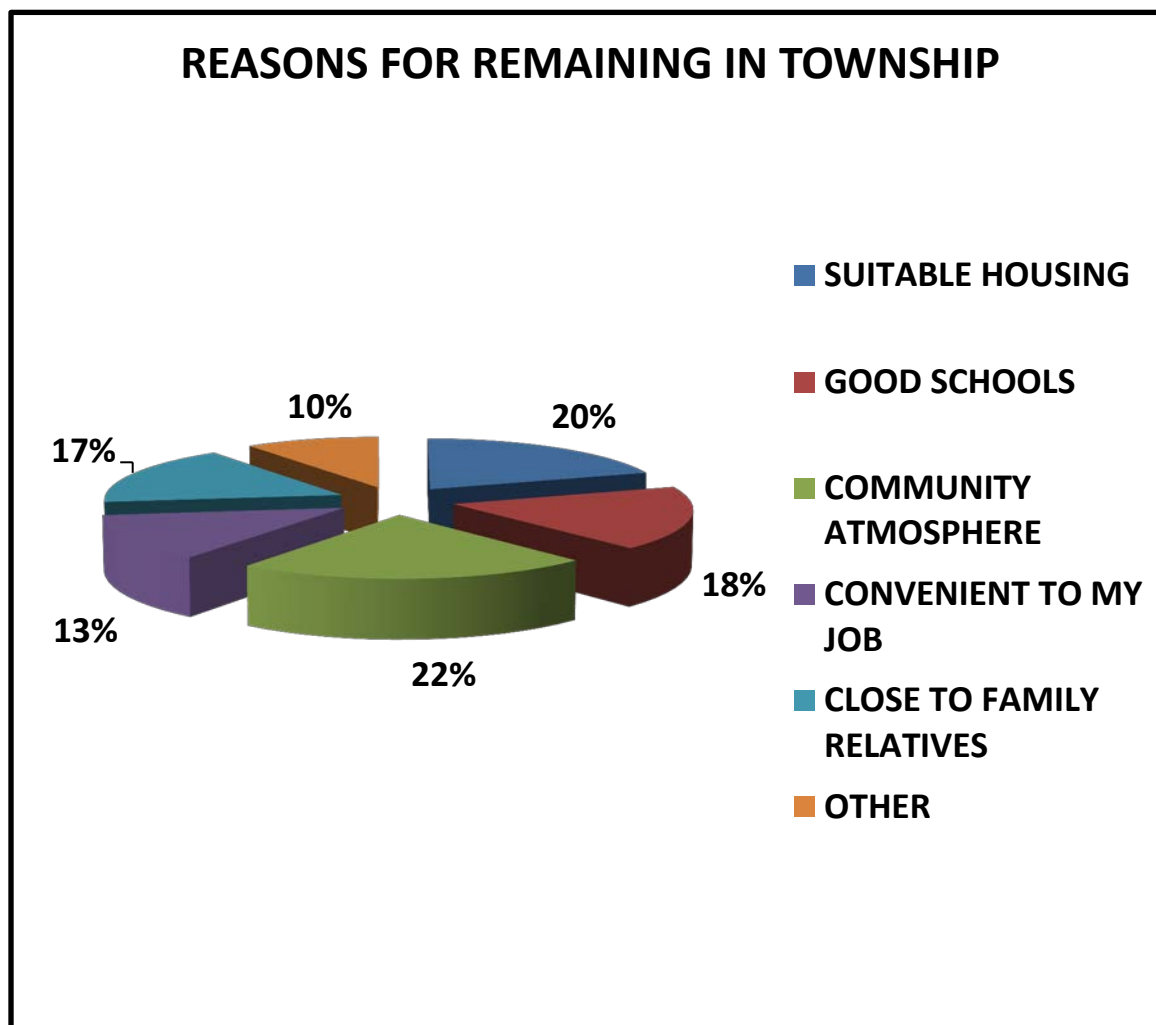
RESPONSES	NUMBER	PERCENT
Low Crime Rate	67	24%
Good/ Friendly Neighbors	45	19%
Rural/ Peaceful/Quiet	37	14%
Good Municipal Services ²	32	12%
Good Schools	28	10%
Good Highway Access ³	19	7%
Close Proximity to Needed Services	15	5%
Township Park & Recreational Opportunities	12	4%
Positive Community Atmosphere	7	2%
Upkeep of Properties	3	1%
Fair Taxes	3	1%
Family Ties	2	<1%
Having a Large Church	1	<1%
Having a Post Office	1	<1%
Wage Sustaining Jobs at Crestwood Industrial Park	<u>1</u>	<1%
TOTAL	273	

¹ THERE WERE NO REPSONSES THAT PROVIDED A POOR RATING.

² SERVICES INCLUDED WITHIN THIS CATEGORY ARE POLICE, FIRE, AMBULANCE, PUBLIC WORKS AND ROAD MAINTENANCE.

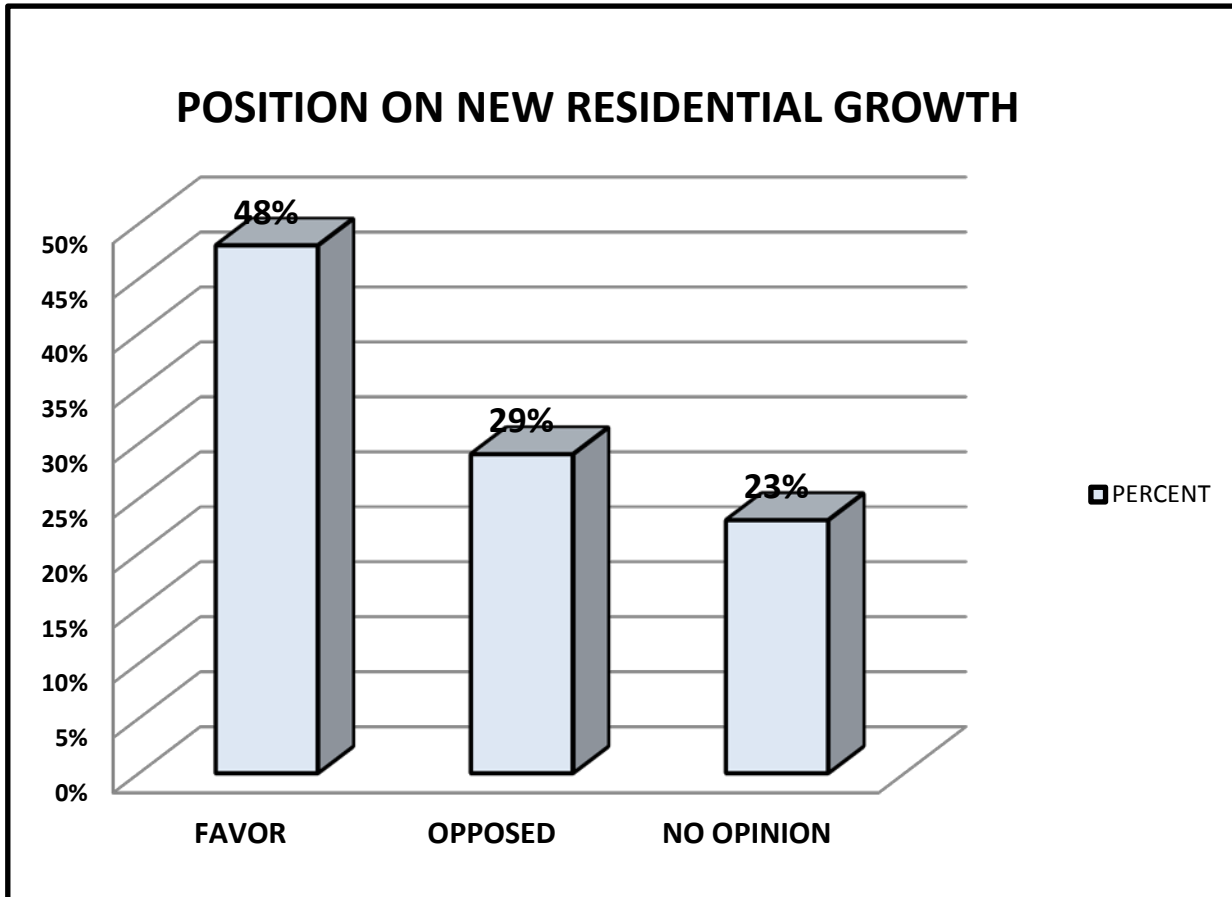
³ CLOSE PROXIMITY TO I-81 WAS NOTED FOR REGIONAL ACCESS, ALONG WITH ROUTE 309 SERVING AS A CONNECTING ROUTE TO THE WILKES-BARRE AND HAZLETON AREAS.

REASONS FOR STAYING IN WRIGHT TOWNSHIP		
	RESPONSES	PERCENTAGE
SUITABLE HOUSING	84	20%
GOOD SCHOOLS	74	18%
COMMUNITY ATMOSPHERE	90	22%
CONVENIENT TO MY JOB	52	13%
CLOSE TO FAMILY RELATIVES	69	17%
OTHER	39	10%
	408	100%

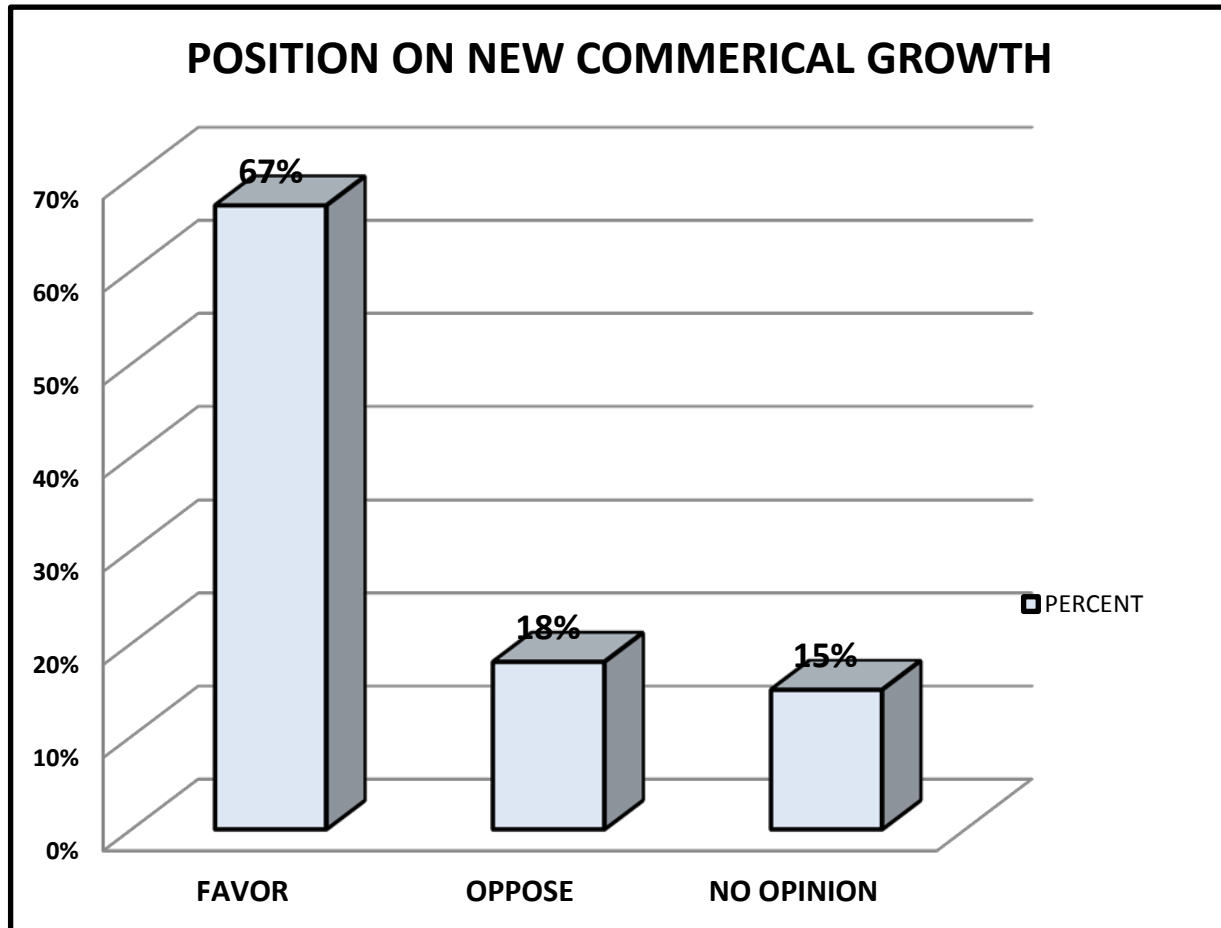


POSITION ON NEW RESIDENTIAL GROWTH THROUGHOUT THE TOWNSHIP

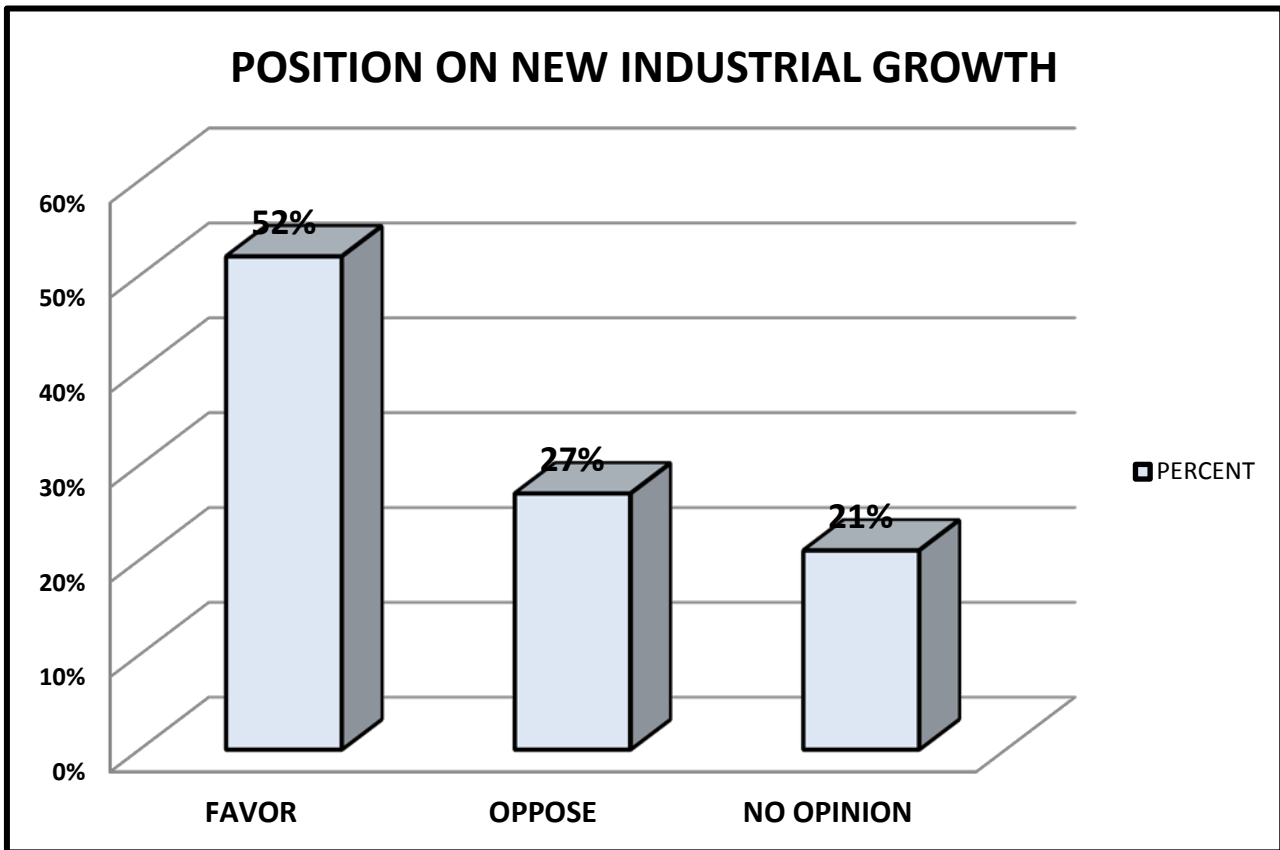
	RESPONSES	PERCENTAGE
FAVOR	88	48%
OPPOSED	53	29%
NO OPINION	41	23%
	182	100%



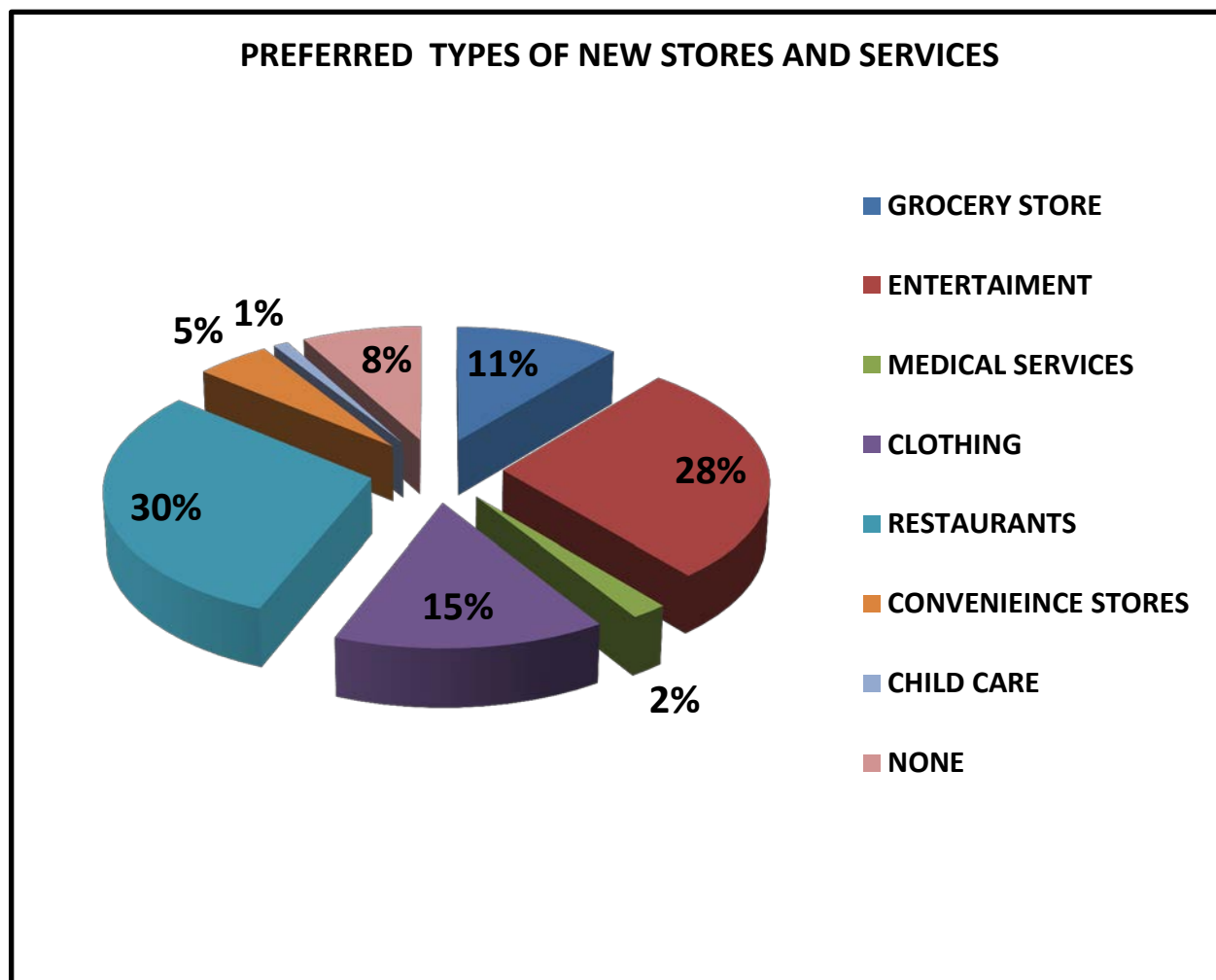
POSITION ON NEW COMMERCIAL GROWTH		
	REPONSES	PERCENTAGE
FAVOR	122	67%
OPPOSE	33	18%
NO OPINION	28	15%
	183	100%



POSITION ON NEW INDUSTRIAL GROWTH		
	RESPONSES	PERCENTAGE
FAVOR	95	52%
OPPOSE	48	27%
NO OPINION	39	21%
	182	100%



PREFERRED TYPES OF NEW STORES AND SERVICES		
	RESPONSES	PERCENTAGE
GROCERY STORE	37	11%
ENTERTAINMENT	98	28%
MEDICAL SERVICES	6	2%
CLOTHING	52	15%
RESTAURANTS	106	30%
CONVENIENCE STORES	17	5%
CHILD CARE	2	1%
NONE	29	8%
	347	100%



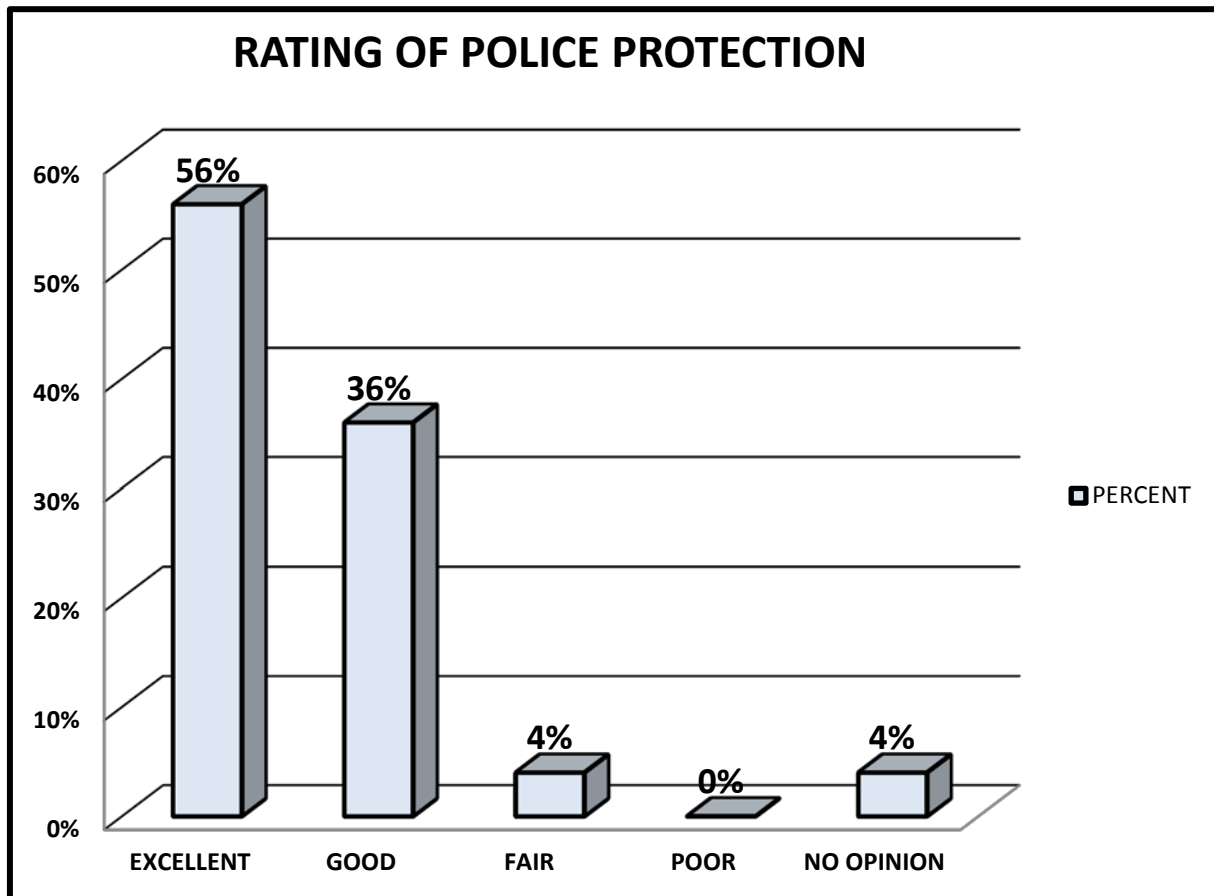
PREFERRED TYPES OF NEW STORES AND SERVICES

The selection of Restaurants and Entertainment were the two most highly ranked new commercial uses sought by residents with respective figures of 30% and 28%. Some respondents provided additional information on their specific preference or limitation in their selection and choice. The most noteworthy comment on Restaurants was that related to “pizza.” Quite a few individuals indicated that no more pizza based restaurants would be included with their selection of additional restaurants locating in the Township or in the general area. Some respondents also included the elimination of any chain restaurants or fast food restaurants within their preference, while others stated a preference for such restaurants with specific choices listed such as IHOP, Long John Silver’s, KFC, Popeye’s and Wendy’s.

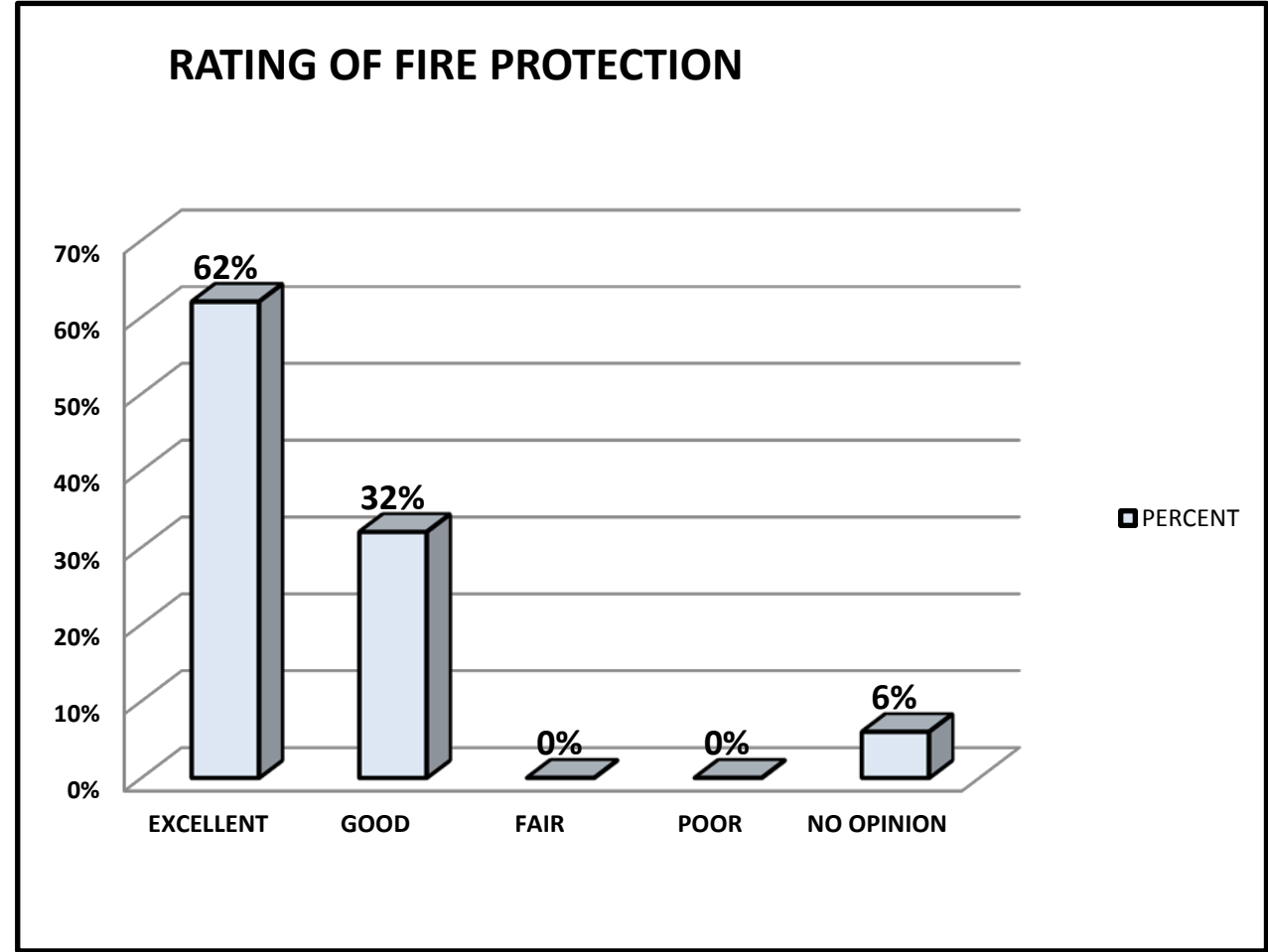
Within the realm of entertainment the most noted type of venue sought by respondents was that of a movie theater.

While not included as a specific category, a Gym, a Physical Fitness Facility or a Health Club were noted by some respondents as a need that currently goes unmet in the Mountaintop area.

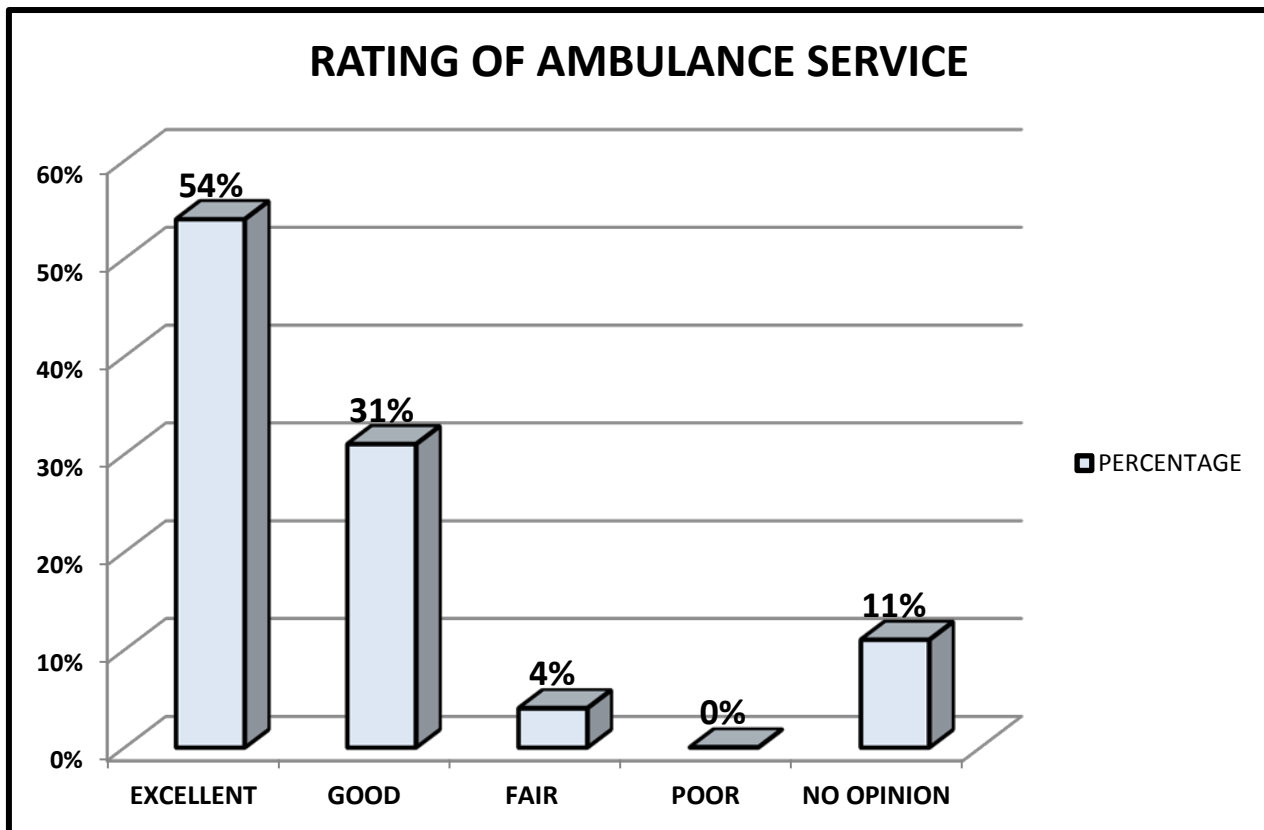
RATING OF POLICE PROTECTION		
	RESPONSES	PERCENTAGE
EXCELLENT	103	56%
GOOD	66	36%
FAIR	6	4%
POOR	1	>1%
NO OPINION	7	4%
	183	100%



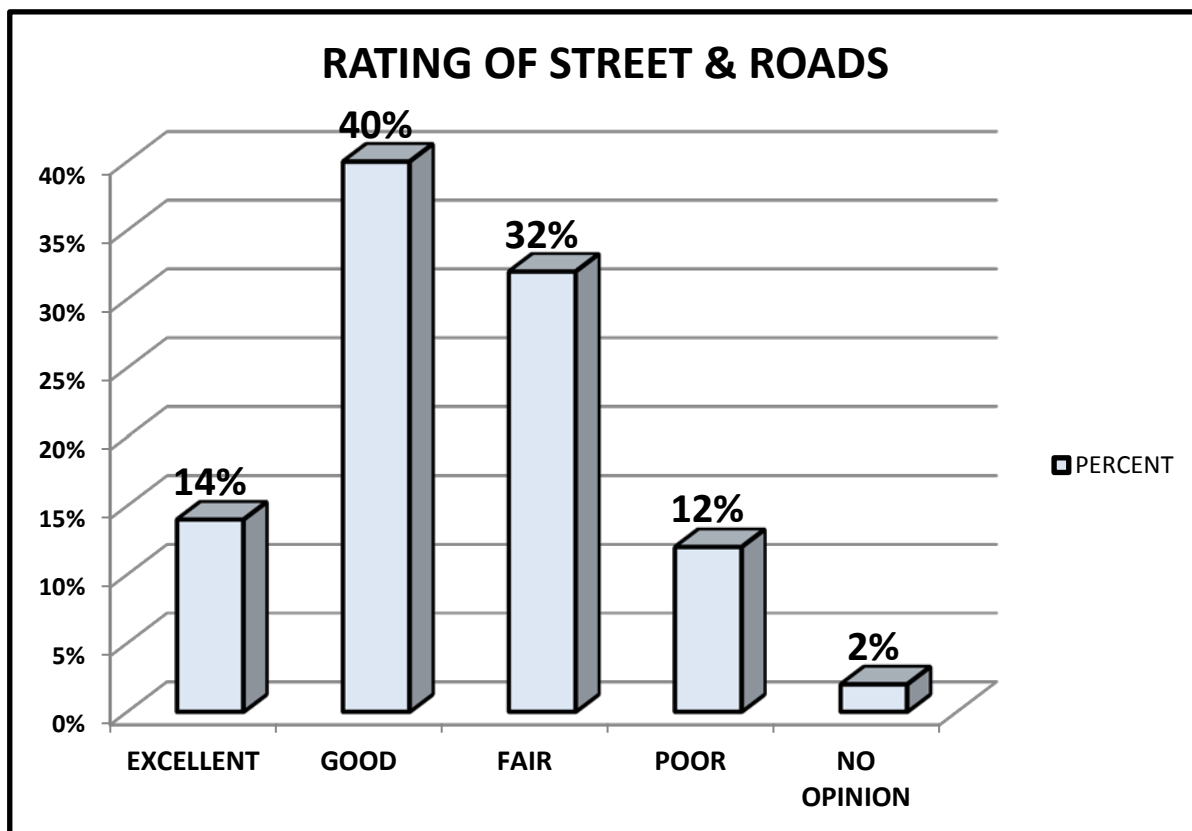
RATING OF FIRE PROTECTION		
	RESPONSES	PERCENTAGE
EXCELLENT	114	62%
GOOD	57	32%
FAIR	0	0%
POOR	0	0%
NO OPINION	12	6%
	183	100%



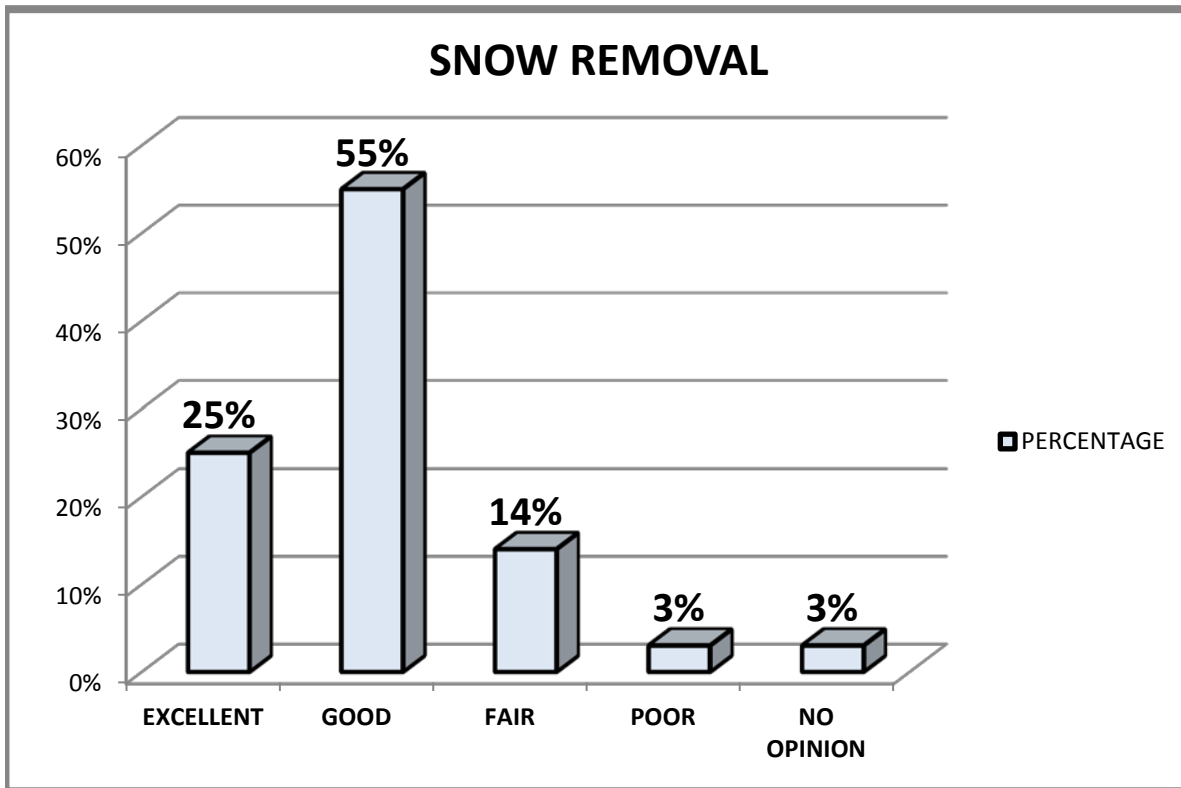
RATING OF AMBULANCE SERVICE		
	RESPONSES	PERCENTAGE
EXCELLENT	99	54%
GOOD	57	31%
FAIR	8	4%
POOR	0	0%
NO OPINION	19	11%
	183	100%



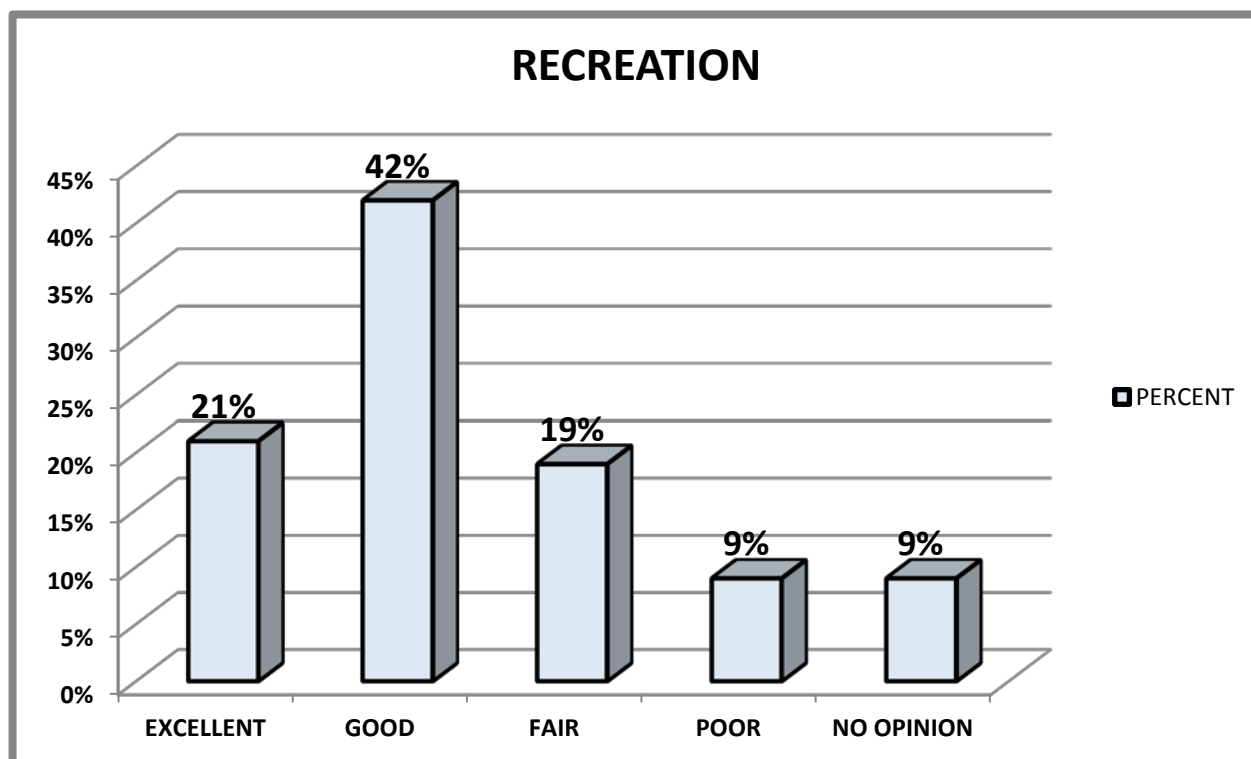
RATING OF STREETS & ROADS		
	RESPONSES	PERCENTAGE
EXCELLENT	26	14%
GOOD	73	40%
FAIR	59	32%
POOR	22	12%
NO OPINION	3	2%
	183	100%



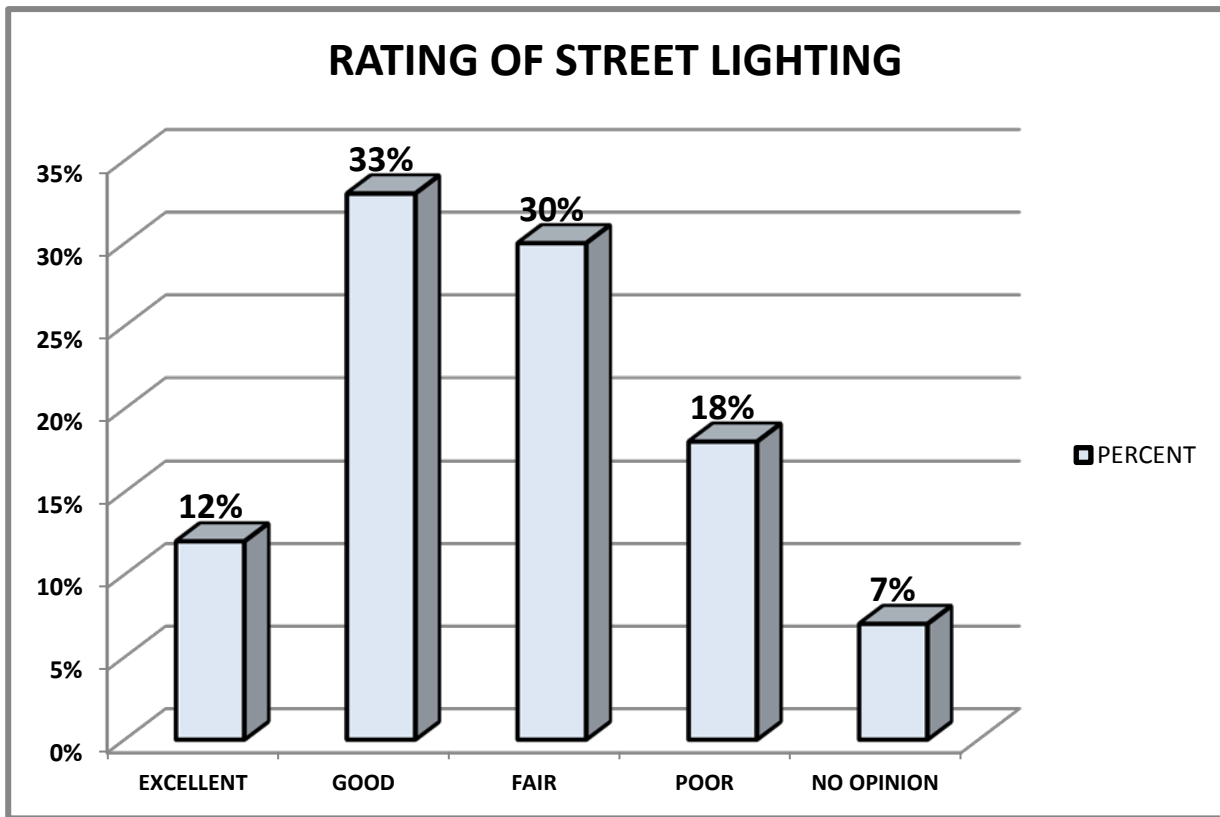
RATING OF SNOW REMOVAL		
	RESPONSES	PERCENTAGE
EXCELLENT	45	25%
GOOD	101	55%
FAIR	27	14%
POOR	5	3%
NO OPINION	5	3%
	183	100%



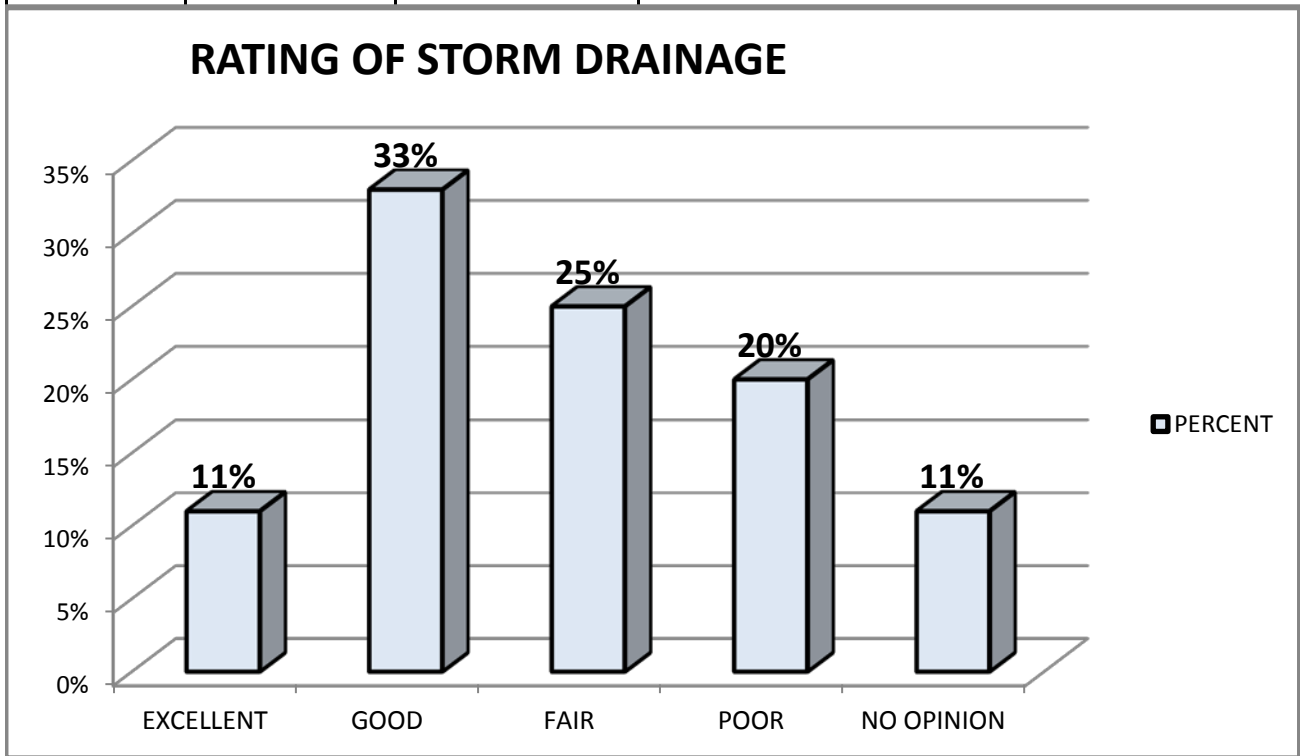
RATING OF RECREATION		
	RESPONSES	PERCENTAGE
EXCELLENT	38	21%
GOOD	76	42%
FAIR	35	19%
POOR	17	9%
NO OPINION	17	9%
	183	100%



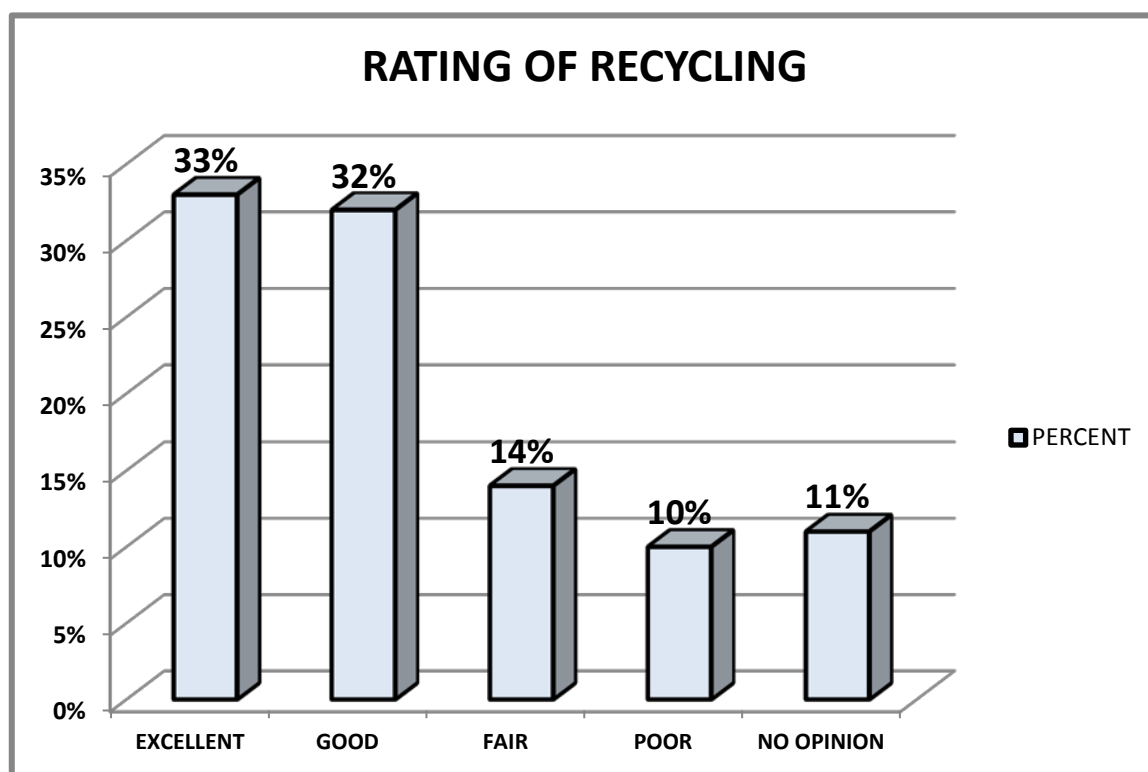
RATING OF STREET LIGHTING		
	RESPONSES	PERCENTAGE
EXCELLENT	22	12%
GOOD	59	33%
FAIR	55	30%
POOR	33	18%
NO OPINION	13	7%
	182	100%



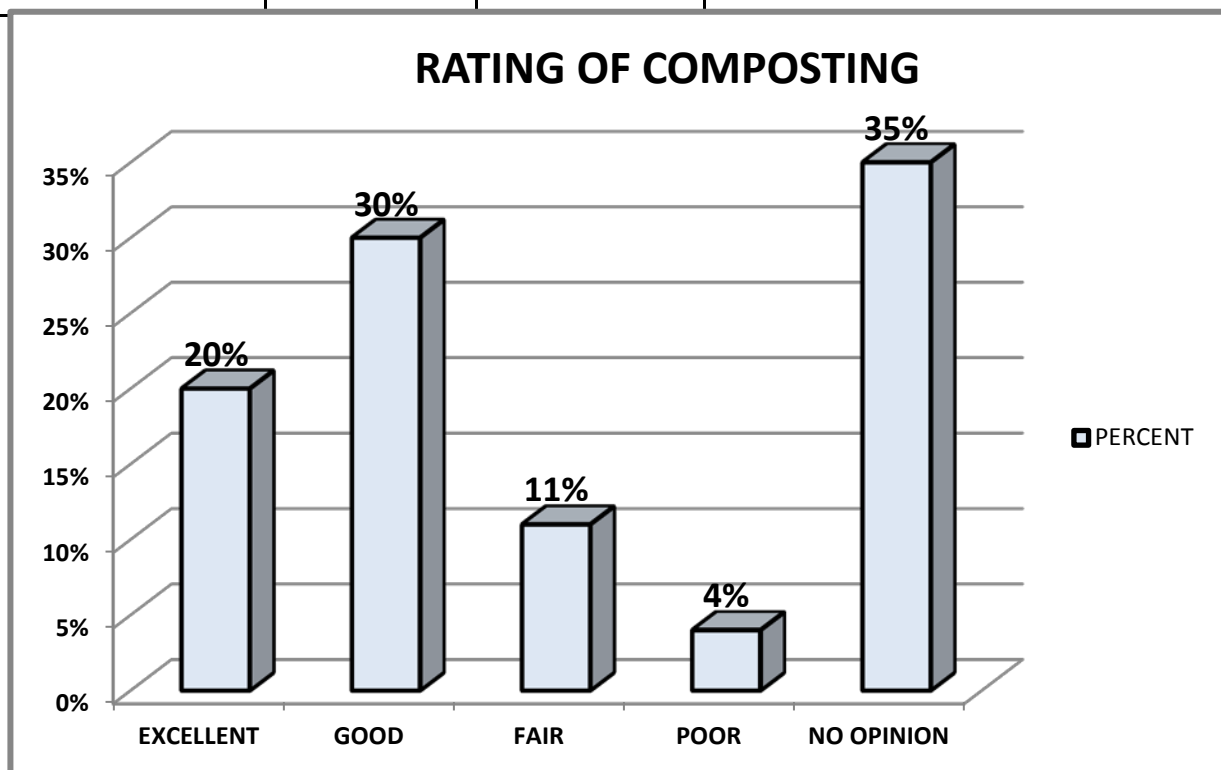
RATING OF STORM DRAINAGE		
	RESPONSES	PERCENTAGE
EXCELLENT	20	11%
GOOD	61	33%
FAIR	45	25%
POOR	37	20%
NO OPINIO	20	11%
	183	100%



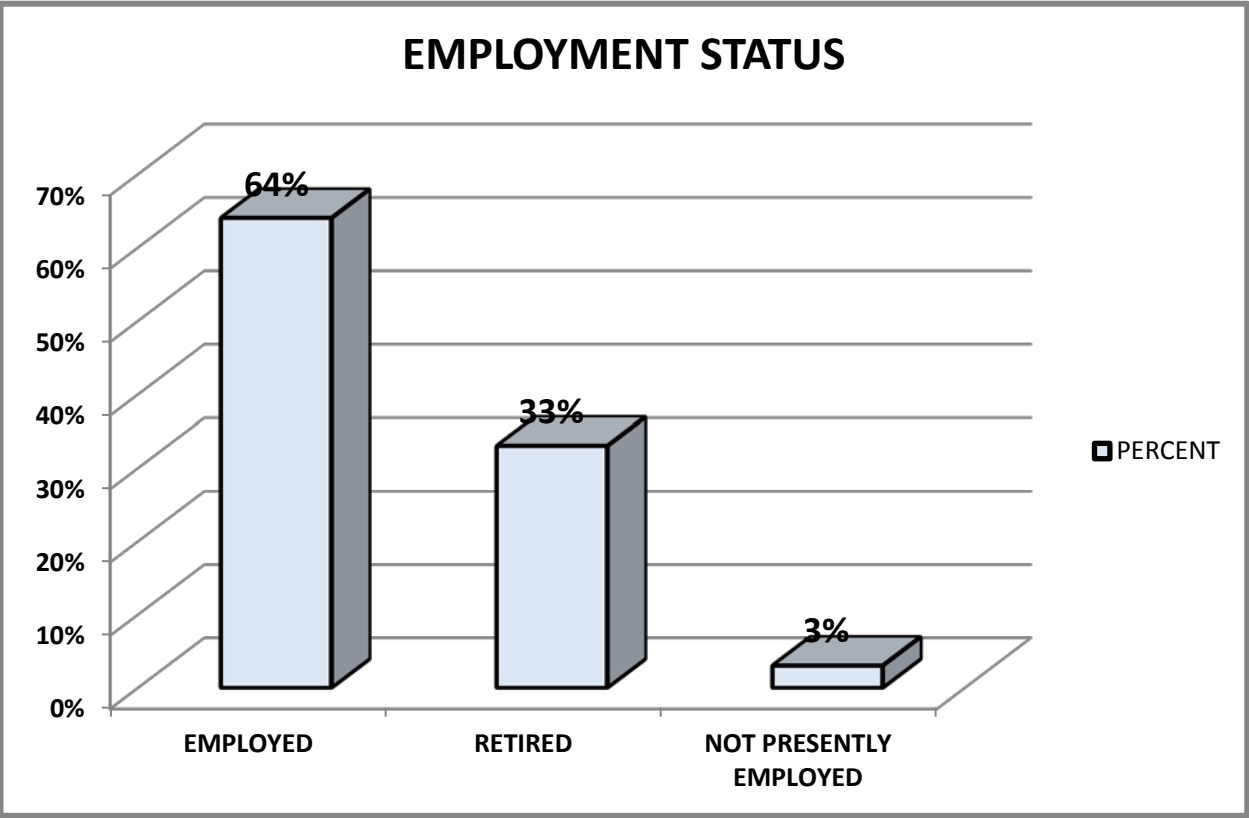
RATING OF RECYCLING		
	RESPONSES	PERCENTAGE
EXCELLENT	60	33%
GOOD	59	32%
FAIR	25	14%
POOR	18	10%
NO OPINION	21	11%
	183	100%



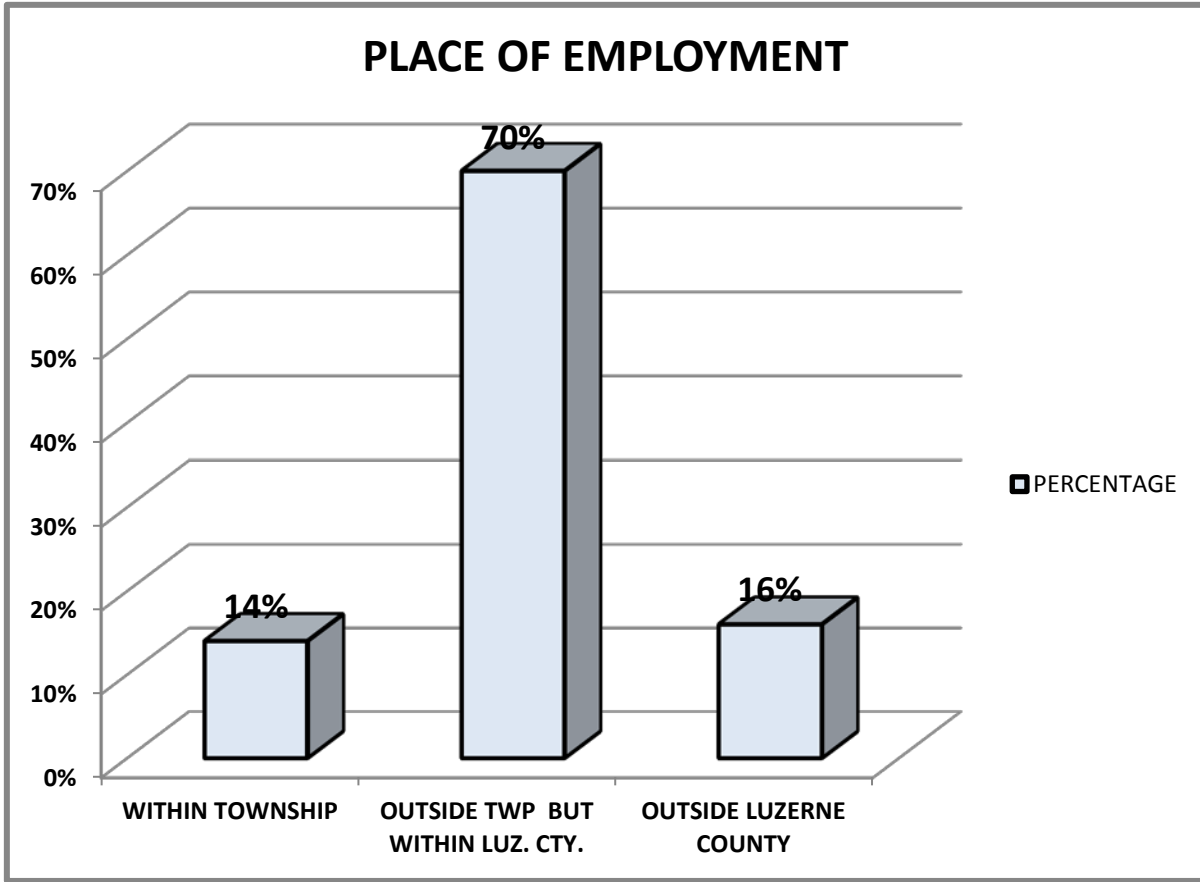
RATING OF COMPOSTING		
	RESPONSES	PERCENTAGE
EXCELLENT	36	20%
GOOD	55	30%
FAIR	21	11%
POOR	7	4%
NO OPINION	64	35%
	183	100%



EMPLOYMENT STATUS		
	RESPONSES	PERCENTAGE
EMPLOYED	116	64%
RETIRED	61	33%
NOT PRESENTLY EMPLOYED	5	3%
	182	100%



PLACE OF EMPLOYMENT		
	RESPONSES	PERCENTAGE
WITHIN TOWNSHIP	18	14%
OUTSIDE TWP BUT WITHIN LUZ. CTY.	90	70%
OUTSIDE LUZERNE COUNTY	21	16%
	129	100%

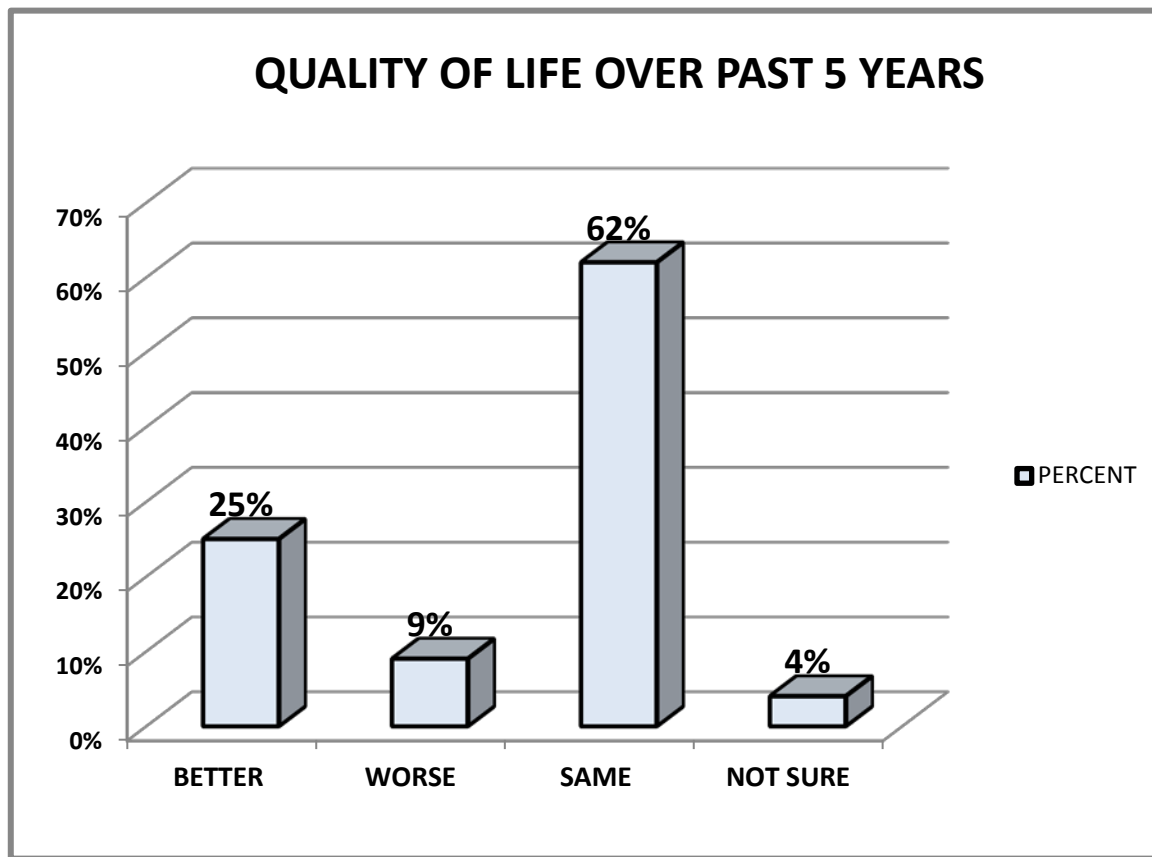


SUGGESTIONS FOR NEEDED PROJECTS

1. Sidewalks needed for pedestrian safety. **(2 comments)**
2. Provide walking trails along highways/roads.
3. Review and revise ordinances that are overly restrictive.
4. Provide curbside recycling. **(8 comments)**
5. Expand the recycling program.
6. Repair traffic signal at Crestwood Road and 309.
7. Provide more community-based events.
8. More retirement/senior housing needed. **(2 comments)**
9. More townhouse is needed.
10. Reinstitute burning (leaves, branches, etc.).
11. Correct/Improve Storm Drainage on First Avenue.
12. Fitness center needed in Mountaintop Area.
13. Stop speeding on 309. **(2 comments)**
14. Spraying for Gypsy Moth. **(5 comments)**
15. Extended hours for composting facility.
16. Community Swimming Pool. **(4 comments)**
17. Correct/Improve Storm Drainage on Oak Drive.
18. Provide for garbage pickup
19. Improve highway and road maintenance.
20. More community-based activities for teens.
21. Better maintenance and time-sharing for use of ice rink,
22. Stop speeding on S. Main Rd.
23. Check and reduce the number of abandoned buildings.
24. Return stop signs at Independence Road because of speeding.
25. Enforce codes to present businesses in residential communities.
26. Pay off current municipal debt.
27. Correct/Improve Storm Drainage at Capitol Hill Village.
28. Left arrow traffic signal needed for 309 traffic turning onto Church Road.
29. Include Deerfield Acres for future paving projects. **(2 comments)**
30. Speed bumps in residential areas response from Deerfield Acres.
31. Correct/Improve Storm Drainage in Deerfield Acres.
32. Build curbs and eliminate stormwater berms/swales.
33. Install more streetlights in Deerfield Acres.
34. Reevaluate Township utility bills to look for cost savings.
35. Use timers to turn off lighting for public areas/play areas when not in use.
36. Lighting should be turned off at Crestwood High School when not in use.
37. Address contamination of wells and water resulting from Crestwood industrial Park.
38. Build a park with walking trails on empty space in Crestwood industrial Park.
39. Provide Township indoor recreational/community center. **(3 comments)**
40. Regulations needed to prevent surveillance cameras and drones to ensure privacy.
41. Ordinance required for needing a Township permit to allow parties exceeding 10 persons.
42. Help needed with unloading recycling due to steps at the recycling building.
43. Ambulance should also be stationed at the Wright Township Fire Department.
44. Increase leaf pickup in the autumn.

45. Proper storm drainage/ditches/ easements needed.
46. Road paving needed in Maplewood.
47. Do road survey to prioritize needed road repairs throughout Township.
48. Township supported gym and fitness activity center. **(2 comments)**.
49. Identification sign at entrance to Stone Hedge development.
50. Provide leave collection in autumn in Timberwood.
51. Additional Street lighting needed in Timberwood.
52. Basketball courts in need of repair.
53. Correct/Improve Storm Drainage on Revere Drive in Walden Park.
54. Correct/Improve Storm Drainage in Walden Park.
55. Rezone elementary schools (overcrowding in Rice Elementary)
56. Road paving needed in Walden Park..
57. Brighter street lighting needed in Walden Park.
58. Lighting needed to illuminate entrance into Walden Park.
59. Paved parking area for rails to trails.
60. Regular input from Township residents with surveys or online suggestion box.
61. Support/implement sharing and consolidation of municipal services.
62. Consolidate licensing and contracts among townships for economies in utilities, waste management, road repairs, etc.
62. Increased police presence and use of radar because of increased traffic and speeding.
63. Consider incorporating sidewalks into a Community Plan.
64. Provide second exit from Walden Park.
65. Support a Route 309 beautification project.
66. Police presence along Yorktown Road between 5 and 6 PM because of speeding in neighborhood.
67. Playground - rock removal.
68. Provide senior activities such as a bocce court at the Township Park.
69. Provide a lighted pavilion at the Township Park .
70. Playground area at Township Park in need of updating.
71. Corner of Morio Drive and Alberdeen Road ; roadway is deteriorating from truck traffic from the MJSA. The paving of a driveway apron should correct this problem.
72. Enforce littering ordinances.
73. Provide walking and biking lanes with sufficient width for safety.
74. Provide consistent plans for road maintenance. **(2 comments)**.
75. Provide more funding for road repairs.
76. Provide garbage pickup and recycling with containers.
77. Road paving needed for Nuangola Road.
79. Correct/Improve Storm Drainage at lower elevation of Wildwood Terrace.
80. Flood mitigation needed along Wapwallopen Creek.

QUALITY OF LIFE OVER PAST 5 YEARS		
	RESPONSES	PERCENTAGE
BETTER	46	25%
WORSE	16	9%
SAME	113	62%
NOT SURE	7	4%
	182	100%



ADDITIONAL COMMENTS AT THE END OF THE SURVEY

1. Keep taxes low, and develop innovative ideas for savings.
2. Regionalization of fire departments needed.
3. Allow controlled open burning of yard waste excluding grass (**5 Comments**).
4. Provide a spring and fall cleanup.
5. Confident that elected officials will provide good leadership.
6. Short-term and transient residents have too much influence on the community and elected officials.
7. Continued expansion of Township Park with the inclusion of security cameras.
8. Would like to see more retirement/senior housing. (**3 Comments**)
9. More programs for children at the high school during evenings and weekends.
10. Keep public informed of Township meetings, events and names of Township officials.
11. Drainage problem on Kevin Drive remains. Storm drain on wrong side of the road.
12. Speeding on Nuangola Road is a dangerous situation.
13. There is a storm water problem on Nuangola Road.
14. Consider curbside recycling.
15. Poor drainage on S. Main Rd.
16. Taxes are becoming too high. (**6 Comments**).
17. Heavy traffic and speeding on S. Main Rd.
18. Coordinate landscaping plan among businesses along Route 309.
19. Four-way stop needed at S. Main Rd. and Powell Street
20. There is a need for a community center in Wright Township.
21. Speeding of tractor-trailers on Route 309 represents a dangerous situation.
22. Township officials should keep up the good work and welcome suggestions from residents. (**2 Comments**).
23. Selection of paving projects based upon political favoritism.
24. Road repairs are done in a timely manner.
25. Leaf collection viewed as positive service.
26. Dirt roads near the municipal building should be paved.
27. Roads in most developments are not well maintained.
28. Leaf collection should be bagged.
29. Why wasn't all of Congress Road paved?
30. Township unresponsive to storm water problems on Congress Road.
31. Township is overdeveloped. (**4 Comments**).
32. Logging in Township degrades environments and aesthetics.
33. Roads in Deerfield are patched and never paved.
34. Poor road maintenance lowers property values.
35. The School District is mediocre.
36. Corrupt politics.
37. Development along Route 309 is an eyesore.
38. Speeding and tailgating along Route 309 is hazardous.
39. Why doesn't Forest Pointe have a leaf pickup?
40. Compost should be free of charge to Township residents.
41. Composting hours are poor.
42. Would like to see new businesses offering more family entertainment options.
43. There are unreported businesses operating in residential zones. (**2 Comments**).

44. There are pet owners allowing pets to defecate on land of other property owners. Is there a pet ordinance or other ordinance to prohibit this type of behavior?
45. Unequal enforcement of zoning regulations.
46. Poor enforcement for restricting tree heights.
47. Poor enforcement of burning ban
48. Unleashed dogs should be prohibited.
49. Would like to see lower school taxes.
50. Insufficient recreational facilities.
51. Present storage of junk via enforcement of codes.
52. Ensure Police Department is supplied with the best equipment.
53. Traffic safety concerns with bus traffic at St. Jude's.
54. Increase the tax base with new businesses. **(3 Comments)**.
55. Would like to see full occupancy of buildings in the Crestwood industrial Park. **(2 Comments)**
56. Keep up with the good police protection.
57. Keep up with the good snow removal.
58. Keep up with the good leaf collection. **(2 Comments)**.
59. Provide visible police protection.
60. There should be designated school bus stops as opposed to stopping at every house which causes traffic congestion.
61. There are poor road conditions in Summit Meadows.
62. Detention basin overgrown with vegetation in Summit Meadows.
63. Township has good recycling program.
64. Concerned with possible expansion of St. Jude's into Sunset Gardens.
65. Public transportation should not be permitted in Mountaintop.
66. Would like to see Township do the municipal trash pickup.
67. Generally poor road maintenance throughout the Township.
68. Limited police presence
69. Upgrade police, fire and ambulance with equipment needs.
70. There is a decline in positive community atmosphere.
71. The Township's infrastructure is aged.
72. Slow development of commercial and businesses in the Township.
73. Limited options for Internet or phone service providers.
74. Hotel is needed in the Mountaintop Area.
75. Changes to northbound on Route 309 by PennDOT have not been corrected as related to water and ice problems on roadway surface going down the mountain.
76. There should be zoning regulations to prevent pole barns and quonset huts in residential areas of the Township.
77. Recycling and composting needs to be conducted on more days and with longer hours for the benefit of residents.
78. Provide the police fire and ambulance with sufficient resources to handle growth in Wright Township.
79. Eliminate nuisance fees; such as spring cleanup and yard clippings.
80. Drainage work on Terrace Street has worsened the problem at lower elevations on that street.