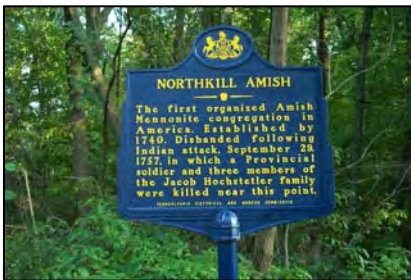


---

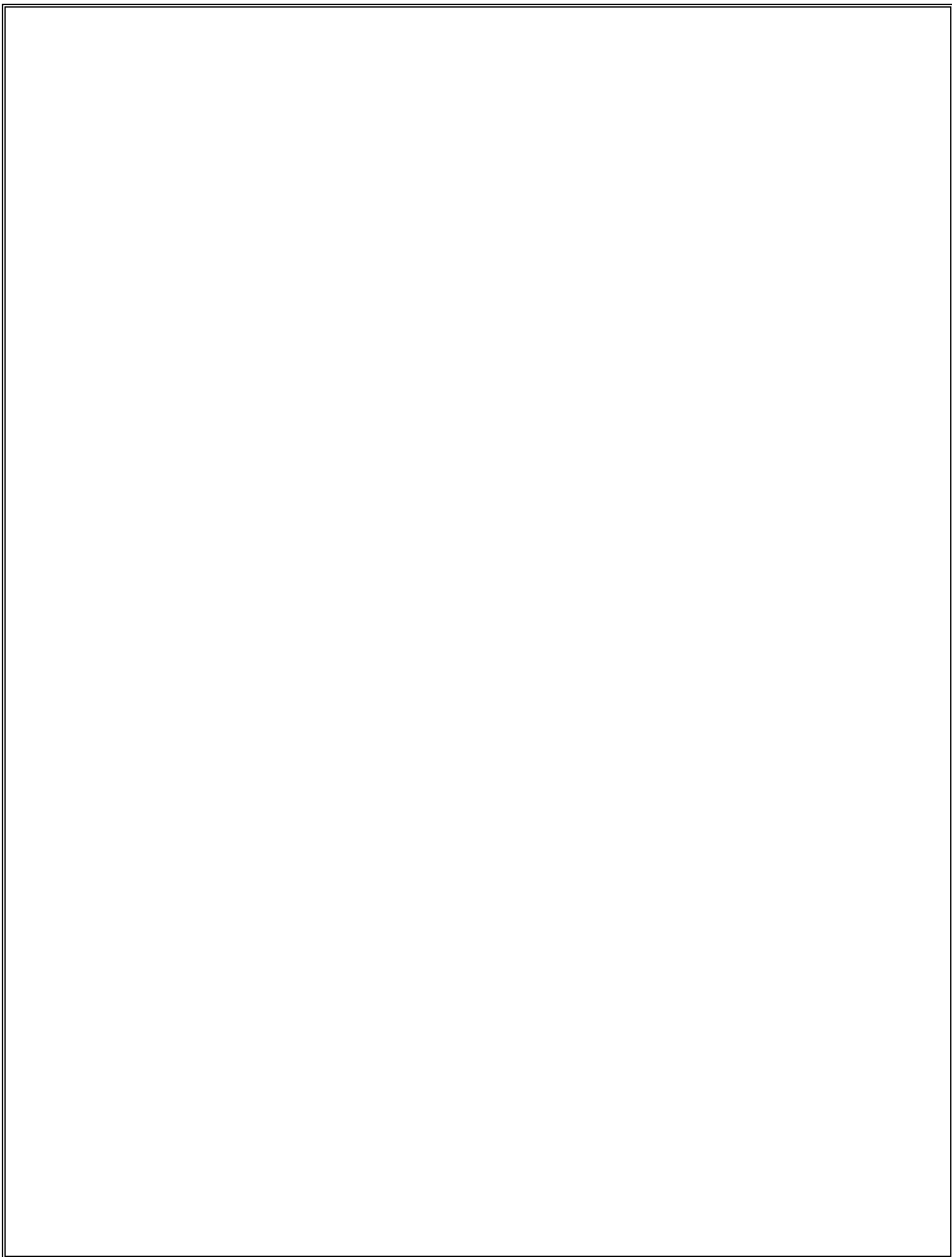
# The Joint Comprehensive Plan for Northern Berks County



Hamburg Borough  
Strausstown Borough  
Tilden Township  
Upper Bern Township  
Upper Tulpehocken Township  
Windsor Township

February 2005

---



## **ACKNOWLEDGEMENT**

This document was largely financed by Berks County's Federal Community Development Block Grant Program. Berks County has established a policy for funding local planning with CDBG funds that implements the principles defined in the Berks County Comprehensive Plan Revision. A major objective is to promote joint municipal planning, intergovernmental and regional cooperation. As a result, the County initiated a Local Planning Partnership Fund, to fund the preparation of local comprehensive plans for municipalities that engage in joint planning efforts. The County commends municipal officials of Hamburg Borough, Strausstown Borough, Tilden Township, Upper Bern Township, Upper Tulpehocken Township, and Windsor Township, as well as the joint committee members, for their participation in this program.

**The Joint Municipal Comprehensive Plan  
for Northern Berks County**

**Joint Comprehensive Planning Committee**

Roy Heffner  
Diana Edwards  
Paul Crivellaro  
Ronald Bowers  
Charles Thompson  
Fred Wolf  
Walter Axsmith  
William Leshner  
Paul Loeb  
Ernest T. Comisac  
Barry Bentz  
Jeremy Bentz

Robert D. Schellhamer, Berks County Planning Commission

Spotts, Stevens and McCoy, Inc., Planning Consultant

## TABLE OF CONTENTS

CHAPTER 1	Introduction to the Comprehensive Plan	1-1
PART 1	GOALS AND OBJECTIVES AND ISSUES	
CHAPTER 2	Community Development Goals and Objectives	2-1
CHAPTER 3	Overview of the Northern Berks Region	3-1
CHAPTER 4	Planning Questionnaire and Phone Survey	4-1
PART 2	THE PLAN FOR NORTHERN BERKS COUNTY	
CHAPTER 5	Plan Interrelationships	5-1
CHAPTER 6	Community Facilities and Services Plan	6-1
CHAPTER 7	Future Land Use and Housing Plan	7-1
CHAPTER 8	Circulation Plan	8-1
CHAPTER 9	Plan for the Protection of Natural and Historic Resources	9-1
CHAPTER 10	Economic and Community Development	10-1
CHAPTER 11	Action Plan	11-1

## TABLE OF CONTENTS

### PART 3 BACKGROUND STUDIES

CHAPTER 12	Existing Land Use	12-1
CHAPTER 13	Public Sanitary Sewer and Water Facilities	13-1
CHAPTER 14	Agricultural Resources	14-1
CHAPTER 15	Natural Features	15-1
CHAPTER 16	Geology and Aquifer Yields	16-1
CHAPTER 17	Scenic Resources	17-1
CHAPTER 18	Existing Pedestrian Circulation and Parking Issues	18-1
CHAPTER 19	Regional Influences	19-1
CHAPTER 20	Population and Housing	20-1
CHAPTER 21	Parks, Recreation and Open Space	21-1
CHAPTER 22	Historic Resources	22-1
CHAPTER 23	Major Issues Facing the Region	23-1
CHAPTER 24	Traffic Circulation	24-1
CHAPTER 25	Community Facilities	25-1

TABLE OF CONTENTS (Cont'd.)

APPENDIX 1	QUESTIONNAIRE RESULTS
APPENDIX 2	POPULATION AND HOUSING DATA
APPENDIX 3	NATIONAL AND STATE EFFORTS AND LEGISLATION FOR HISTORIC PRESERVATION
APPENDIX 4	GROWING GREENER WORKBOOK MODEL LANGUAGE DESCRIBING ORDINANCE IMPROVEMENTS NEEDED TO IMPLEMENT CONSERVATION PLANNING OBJECTIVES
APPENDIX 5	TRANSPORTATION IMPACT FEES