

Charting the Journey, Envisioning Regional Progress



2026 CJERP REGIONAL COMPREHENSIVE PLAN

JUNE 2026

Agenda

Introduction to Comprehensive Planning

Comprehensive Planning Process

CJERP's Comprehensive Plan

Chapter 2: Future Land Use and Zoning

Chapter 3: Focus Areas/Priority Strategies

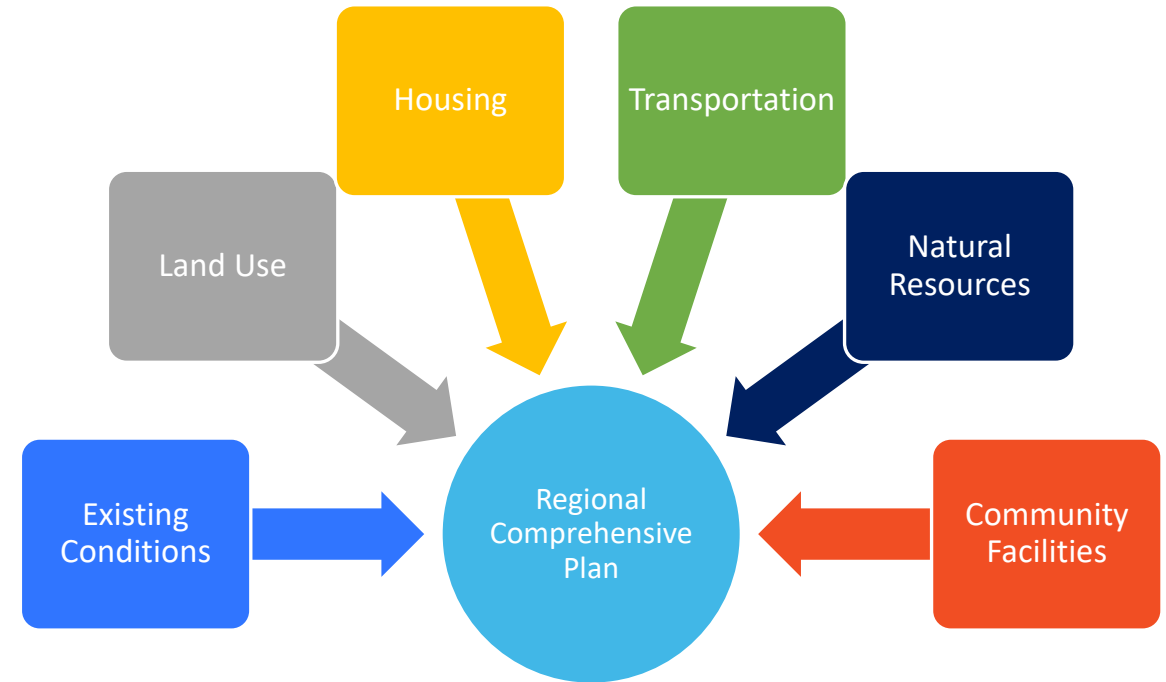
Next Steps

Appendix: Details on Priority Strategies

Introduction to Comprehensive Planning

What is a Regional Comprehensive Plan?

- A regional comprehensive plan identifies and summarizes a region's shared vision over the next decade.
- The plan covers key topics to ensure goals and strategies address community needs and challenges.
- The plan serves as the foundation for future policy and operational decisions.
 - The Future Land Use Plan identifies potential updates to zoning ordinances, shared uses agreements, and subdivision and land development ordinances



How to Use a Comprehensive Plan

- The plan serves as a central policy document to:



Guide changes to zoning ordinances, providing policy support for land use regulations



Coordinate across jurisdictions



Support infrastructure and capital planning by identifying priority issues and making grant applications more competitive



Engage the public and stakeholders to quantify the issues top of mind in the community

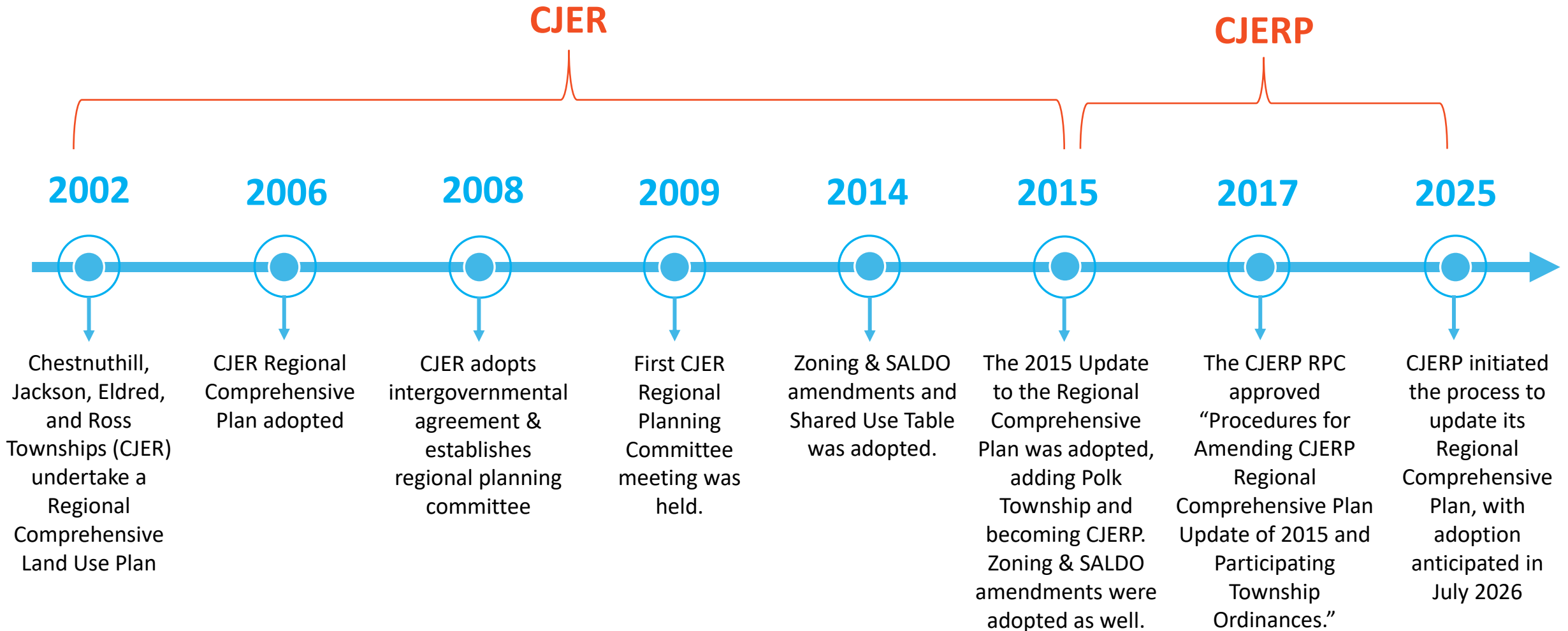


Evaluate new proposals and projects



Monitor progress towards community priorities through a clear implementation plan

History of CJERP

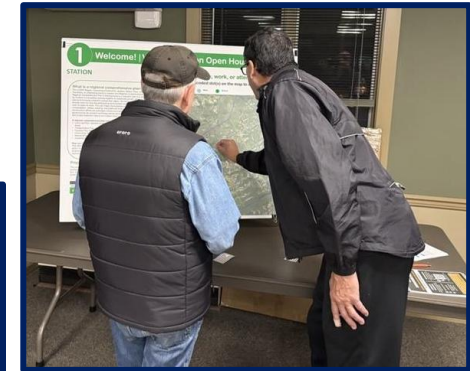


Comprehensive Planning Process

Involving the Community

- Stakeholders, the public, and elected / appointed officials were engaged to inform the comprehensive plan throughout the process, including:
 - A Public Open House, where members of the community could participate in interactive exercises about the region's vision, priority issues, development and housing needs, and more
 - A Community Survey, soliciting over 300 responses and assessing the community's opinion on key topics, including ag and open space preservation, recreational amenities, housing, emergency services, and more
 - 10+ Stakeholder Interviews with local business owners, community leaders, and subject matter experts
 - 7 Regional Planning Committee meetings

Public engagement was vital to the planning process.

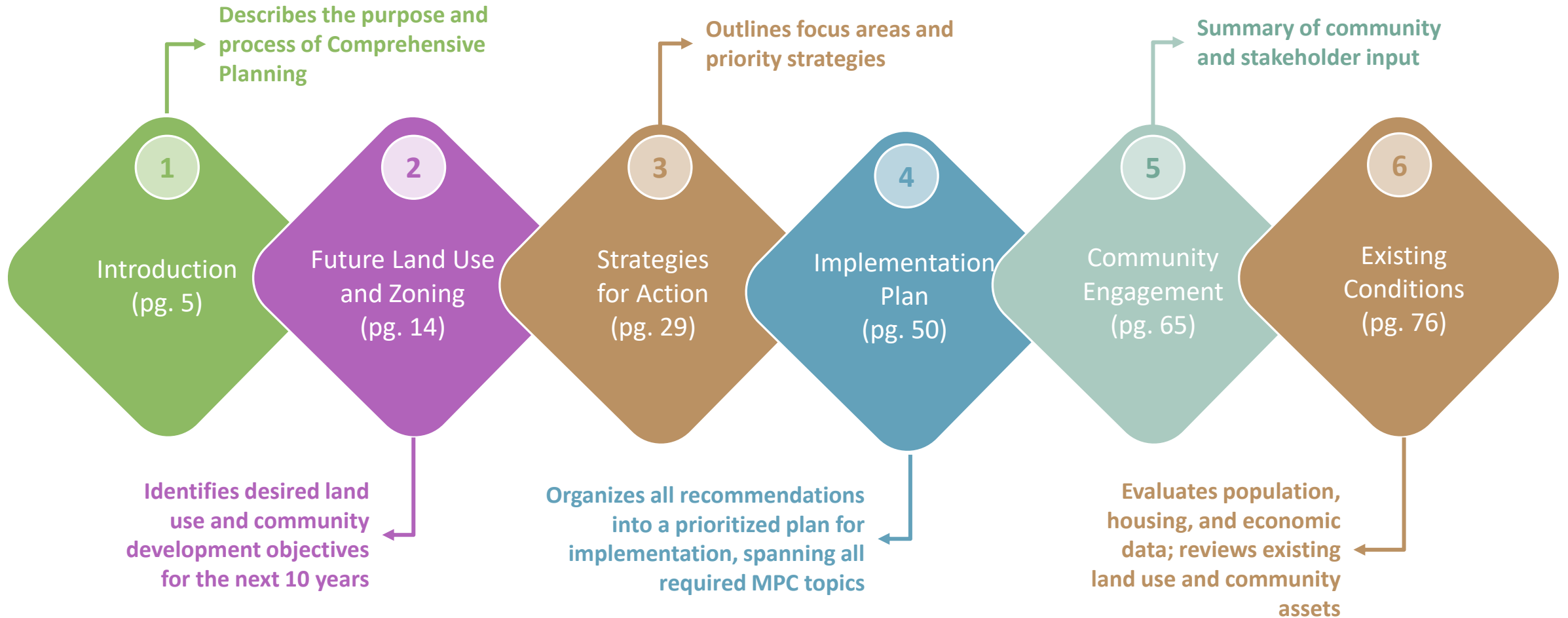


Project Phases



CJERP'S Comprehensive Plan

CJERP's Comprehensive Plan: Chapters



A Vision for the CJERP Region

In 10 Years....

CJERP remains a region defined by its high quality of life, rural character, and scenic landscape shaped by working farms and open space. The region is **safe, livable, and affordable** for its residents, with **growth** directed to appropriate areas, **infrastructure** that functions for everyday needs and emergency services, and **a local economy** built on small businesses, outdoor recreation, and agriculture.

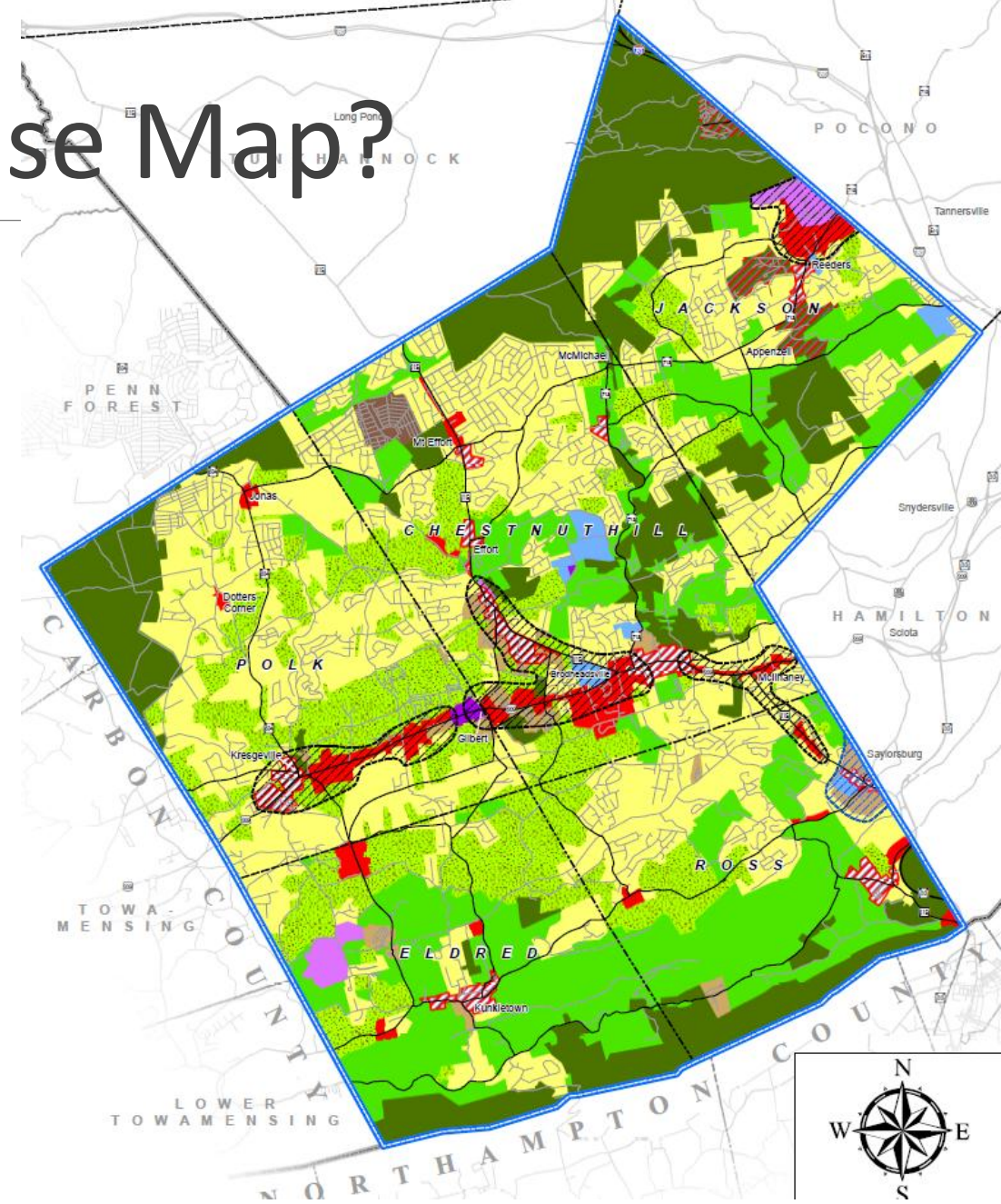


This vision guides the focus areas, priority strategies, and future land use goals identified in the remainder of the plan.

Chapter 2: Future Land Use and Zoning

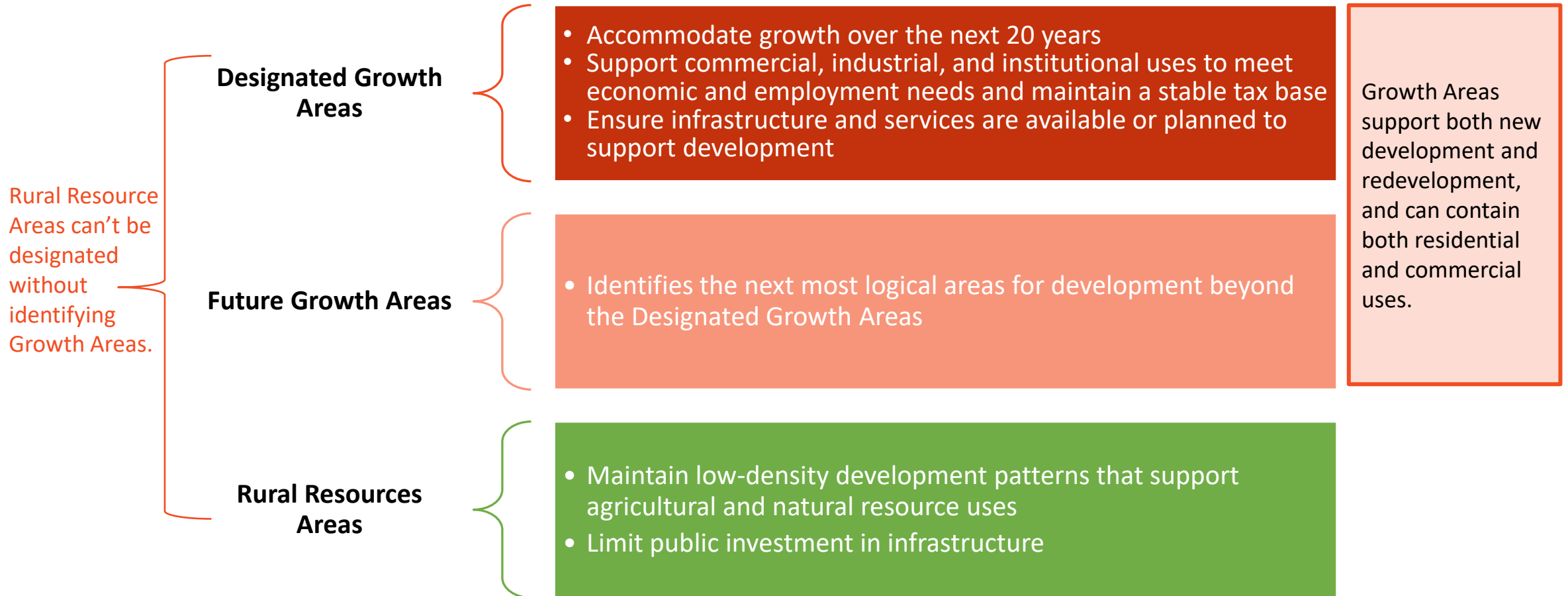
What is a Future Land Use Map?

- Provides a vision for how land in the region should be used and developed over the next 10 years.
- Provides legal and policy justification for zoning.
 - Should a community's zoning ordinance be challenged, the future land use map can provide justification for the validity of the zoning ordinance
- After the adoption of the comprehensive plan, the Future Land Use Map should be reviewed against current zoning ordinances to identify potential updates.



Growth vs Rural Resource Areas

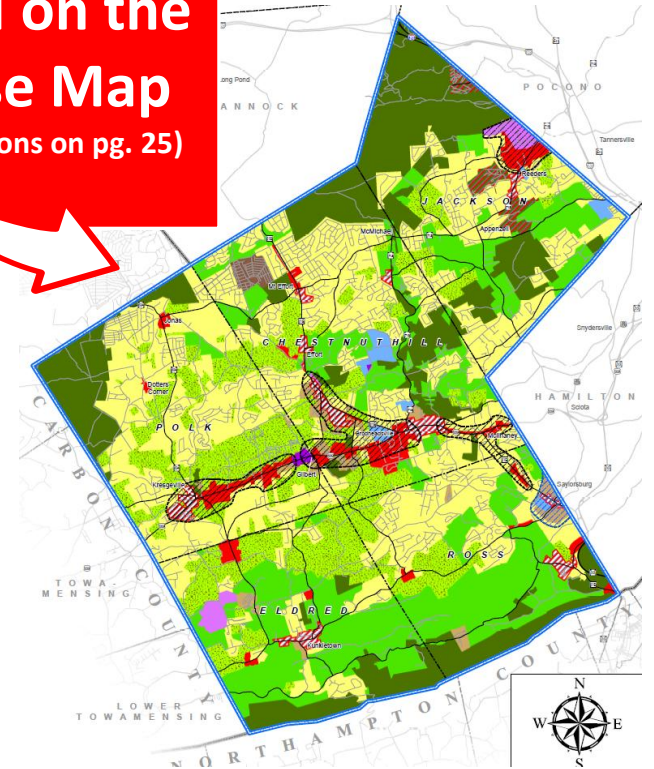
The MPC requires that Growth Areas and Rural Resource Areas be defined in Regional Comprehensive Plans. By identifying specific growth locations, land preservation is enabled elsewhere.



Growth Areas

In partnership with the regional planning committee, 4 designated growth areas were identified along existing commercial corridors. The character of each growth area is separately defined on the Future Land Use Map and is intended to be similar to existing character while accommodating new development and redevelopment that serves the needs of the surrounding community.

Refer to the Growth Areas identified on the Future Land Use Map (pg. 24; Growth Area Descriptions on pg. 25)



Future Land Use Categories

After adoption of the comprehensive plan, **each municipality should review its zoning ordinance to ensure it aligns with the future land use map.** If existing zoning districts accomplish the character, goals, and match the locations of a category on the future land use map, no change is required. If existing zoning differs, then updates should be considered.

	Agriculture	Rural Conservation
Description	Cultivation of the soil and the raising of livestock for commercial purposes, including ancillary uses such as the residence of the farm operator. Home-based crafts are also typically permitted by right as an accessory to farm operations.	A mixture of agricultural, woodland, open space, and very low-density residential uses. Factors such as the presence of steep slopes, wetlands, and/or floodplains limit the development potential of these areas.
Uses	Cropland; Pastureland; Farm-related structures and businesses; Woodlands.	Cropland; Pastureland; Open space; Farmland, Woodlands, and supporting low-intensity structures and businesses (e.g. heavily-wooded summer campgrounds lacking modern utilities / amenities)
Density	n/a	5-acre minimum lot size

Future Land Use Categories

After adoption of the comprehensive plan, **each municipality should review its zoning ordinance to ensure it aligns with the future land use map.** If existing zoning districts accomplish the character, goals, and match the locations of a category on the future land use map, no change is required. If existing zoning differs, then updates should be considered.

	Low Density Residential	Medium Density Residential	High Density Residential
Description	Single-family detached homes (and accessory uses like garden sheds, detached garages, and swimming pools) are permitted.	Higher densities than the Low-Density Residential District and allows narrower lots. Single-family semi detached and detached houses.	Permits all dwelling types, including townhouses, apartment buildings, and mobile home parks.
Uses	Single-Family detached dwellings; Woodlands; Parks/Open Space.	Single-family detached dwellings; Single family semi-detached dwellings; Park/Open Space Uses.	Single-family detached dwellings; Single-family semi-detached dwellings; Townhouses; Apartments; Park/Open Space.
Density	1-2-acre minimum lot size	3 units per acre maximum	5 units per acre maximum

Future Land Use Categories

After adoption of the comprehensive plan, **each municipality should review its zoning ordinance to ensure it aligns with the future land use map.** If existing zoning districts accomplish the character, goals, and match the locations of a category on the future land use map, no change is required. If existing zoning differs, then updates should be considered.

	Mixed-Use Center	Commercial Recreation	General Commercial
Purpose	Chiefly a commercial area. Residences, second floor apartments, and professional offices will be accommodated at a higher density.	Category specific to Jackson Township, will accommodate medium density residential and seasonal housing, campgrounds, and resorts, both public and private.	Accommodate a diversity of commercial uses – spanning neighborhood-scaled businesses to larger, highway-oriented commercial development that ensures residents’ needs for goods and services are met.
Uses	Offices; Small-scale retail and local commercial uses. Single-family semi-detached dwellings; Townhouses; Apartments; Parks and Recreation.	Campgrounds that host events and/or provide paid lodging with modern amenities and utility systems (water, sewer), resorts, private recreation facilities, and medium density residential housing – both seasonal and permanent.	Small-scale retail and local commercial uses. Highway oriented commercial uses: big-box retail; supermarkets; multi-tenant shopping plazas; automobile related uses.
Density	5 units per acre maximum	5 units per acre maximum	2,000 SF minimum lot size

Future Land Use Categories

After adoption of the comprehensive plan, **each municipality should review its zoning ordinance to ensure it aligns with the future land use map.** If existing zoning districts accomplish the character, goals, and match the locations of a category on the future land use map, no change is required. If existing zoning differs, then updates should be considered.

	Heavy Industrial	Light Industrial
Purpose	Least restrictive category intended to accommodate heavy industrial uses.	Accommodates warehousing and distribution.
Uses	Offices; Printing and Publishing uses; Manufacturing; Food Processing; Extraction Industries.	Typical uses include assembly of components manufactured elsewhere and includes industries like electronics, laboratories, and R&D. Warehouses, distribution centers, and data centers are included in this category.
Density	1-acre minimum lot size	1-acre minimum lot size

Future Land Use Categories

After adoption of the comprehensive plan, **each municipality should review its zoning ordinance to ensure it aligns with the future land use map.** If existing zoning districts accomplish the character, goals, and match the locations of a category on the future land use map, no change is required. If existing zoning differs, then updates should be considered.

	Major Public Facilities	Open Space Conservation
Purpose	Not intended to be established as a separate zoning district. It includes the Pleasant Valley Area School District facilities, municipal-owned land, churches, cemeteries, and other cultural features.	Open space, recreational, and sensitive natural resource areas that should remain in such use for the foreseeable future.
Uses	To provide areas for public or semi-public uses.	Parks; Pavilions; Greenways; Open Space; Natural Areas.
Min. Lot Size	5,000 SF minimum lot size	n/a

Chapter 3: Strategies for Action

Plan Focus Areas & Priority Strategies

Focus Areas and Strategies

- Five focus areas for the comprehensive plan were based on community engagement and analysis of existing conditions and determined to be highly impactful to achieving CJERP's vision
- Each focus area includes a clear goal statement, desired outcomes, and priority strategies identified based on how impactful they are to accomplishing the focus area's goal

The Process to Identify Focus Areas and Strategies



CJERP's Five Focus Areas

Focus Area #1

Continue a Legacy of Ag and Open Space Preservation

Goal: *Protect the agricultural land and open space that define CJERP's landscape and quality of life by continuing and strengthening the practical tools that preserve the region's defining landscape, including working farms, forested land, rolling hills, and scenic vistas.*

Focus Area #2

Enhance Existing Corridors

Goal: *Promote both new development and the redevelopment of aging or vacant buildings within existing commercial corridors to create attractive, functional places that serve local residents and support business activity.*

Focus Area #3

Leverage Visitors Driven by Regional Attractions to Create a Local Economy that Works for CJERP

Goal: *Leverage visitors drawn to the broader Poconos region to support a CJERP-focused tourism approach centered on outdoor recreation and agritourism that strengthens local businesses and community identity.*

Focus Area #4

Building Regional Partnerships

Goal: *Build a strong network of public and private partners to collaborate on shared regional priorities, including land use, emergency services, economic development, and community facilities.*

Focus Area #5

Bolster Transportation Infrastructure to Mitigate Tourism Impacts

Goal: *Improve transportation systems to better manage visitor traffic and daily commuting by focusing investments on key corridors and intersections that support residents, businesses, and emergency services, while simultaneously limiting impacts on local roadways and maintaining rural character away from key corridors.*

Focus Area #1: Agriculture & Open Space

Continue a Legacy of Ag and Open Space Preservation

Goal: Protect the agricultural land and open space that define CJERP’s landscape and quality of life by continuing and strengthening the practical tools that preserve the region’s defining landscape, including working farms, forested land, rolling hills, and scenic vistas.

Key Outcomes

1. Preserved agricultural heritage
2. Sustained rural character
3. Protected scenic and open landscapes



“Once an area loses its rural character, it is gone forever. I feel that there are plenty of areas, which have been urbanized for warehousing and manufacturing, with housing for those working in those workplaces, giving them short commutes. It is critical that we conserve our agricultural heritage, providing locally grow food, and family run businesses. Now, more than ever, it is vital that we as society are less reliant on imported agriculture products, one of the ways to do that is by maintaining and preserve a healthy, rural, agricultural area.”

Priority Strategy (Page in Comp Plan Noted)	Priority	Cost	Applicable Township
Use Official Map as a Preservation and Planning Tool (pg. 33)	⌚	\$	JERP

Key:

Priority:

⌚ - Short-Term

⌚⌚ - Medium-Term

⌚⌚⌚ - Long-Term

Cost:

\$ - < \$50k

\$\$ - \$50-500k

Focus Area #2: Existing Corridors

Enhance Existing Corridors

Goal: Promote both new development and the redevelopment of aging or vacant buildings within existing commercial corridors to create attractive, functional places that serve local residents and support business activity.

Key Outcomes

1. Reduced development sprawl
2. Strong, active commercial corridors
3. Focused public and private investment



Attract diverse and useful businesses to our area without being used for our space in ways that would change our rural dynamic.

Priority Strategy (Page in Comp Plan Noted)	Priority	Cost	Applicable Township
Conduct Targeted Corridor Studies within Growth Areas (Priority 1: Growth Area #3 - Route 209/115 East) (pg. 35)		\$\$	CR
Conduct Targeted Corridor Studies within Growth Areas (Priority 2: Growth Area #4 - Route 715 at Jackson Border) (pg. 35)		\$\$	J
Conduct Targeted Corridor Studies within Growth Areas (Priority 3: Growth Area #2 - Route 209/115 Central) (pg. 35)		\$\$	C
Conduct Targeted Corridor Studies within Growth Areas (Priority 4: Growth Area #1 - Route 209 West) (pg. 36)		\$\$	P

Focus Area #3: The Local Economy

Leverage Visitors Driven by Regional Attractions to Create a Local Economy that Works for CJERP

Goal: Leverage visitors drawn to the broader Poconos region to support a CJERP-focused tourism approach centered on outdoor recreation and agritourism that strengthens local businesses and community identity.

Key Outcomes

1. Regional identity
2. Strong local business network
3. Promote community assets



I prefer to see mom and pop stores. And local businesses.

Priority Strategy (Page in Comp Plan Noted)	Priority	Cost	Applicable Township
Develop a Regional Identity to Support Outdoor Recreation and Agritourism (pg. 38)	⦿⦿	\$\$	CJERP
Build on Chestnuthill’s Local Business Advisory Committee Model to Strengthen Regional Business Support (pg. 39)	⦿	\$	JERP

Focus Area #4: Regional Partnerships

Building Regional Partnerships

Goal: Build a strong network of public and private partners to collaborate on shared regional priorities, including land use, emergency services, economic development, and community facilities.

Key Outcomes

1. Shared resources and expertise
2. More efficient service delivery
3. Proactive response to emerging regional needs



Priority Strategy (Page in Comp Plan Noted)	Priority	Cost	Applicable Township
Establish an Annual Comprehensive Plan Implementation Report (pg. 41)	1	\$	CJERP
Regularly Update the Regional Shared-Use Table (pg. 41)	1	\$	CJERP
Explore Regional Coordination Opportunities with Hamilton Township (pg. 43)	3	\$\$	CJERP

Focus Area #5: Transportation

Bolster Transportation Infrastructure to Mitigate Tourism Impacts

Goal: Improve transportation systems to better manage visitor traffic and daily commuting by focusing investments on key corridors and intersections that support residents, businesses, and emergency services, while simultaneously limiting impacts on local roadways and maintaining rural character away from key corridors.

Key Outcomes

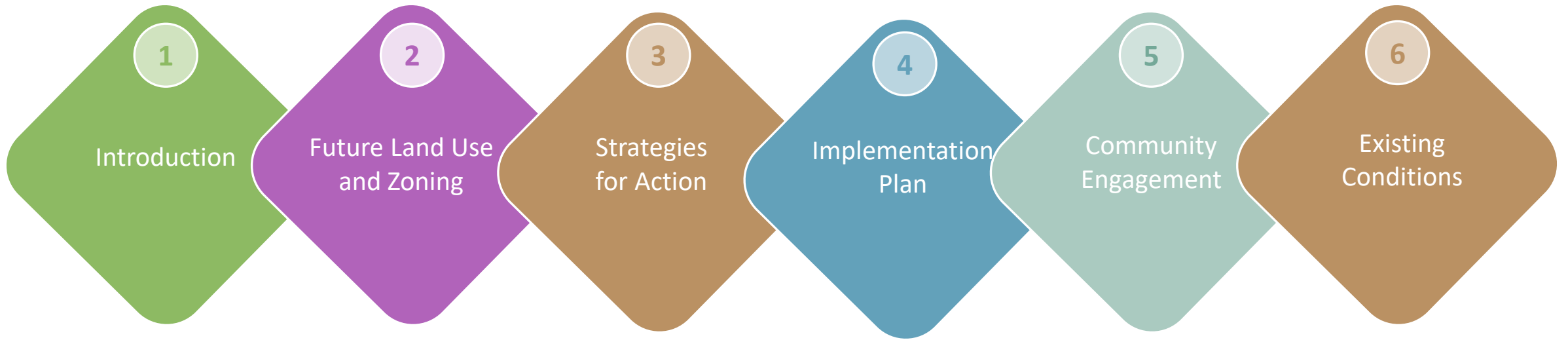
1. Safer and more reliable transportation
2. Improved emergency response and resilience
3. Infrastructure that matches community needs



The incoming traffic from city folks might be overloading our roads at this point. I feel like there might need to be an expansion of Route 209 to handle it (or some one-way bypass), a traffic light at Weir Lake Rd and Route 115, and especially a warning sign for the intersection at Weir Lake and Cherry Hill. Route 33 also needs upgrades like longer merge/exit lanes for increased driver safety.

Priority Strategy (Page in Comp Plan Noted)	Priority	Cost	Applicable Township
Leverage Identified Priority Intersections to Advance Transportation Improvements (pg. 45-49)		\$	CJERP

Implementation Plan

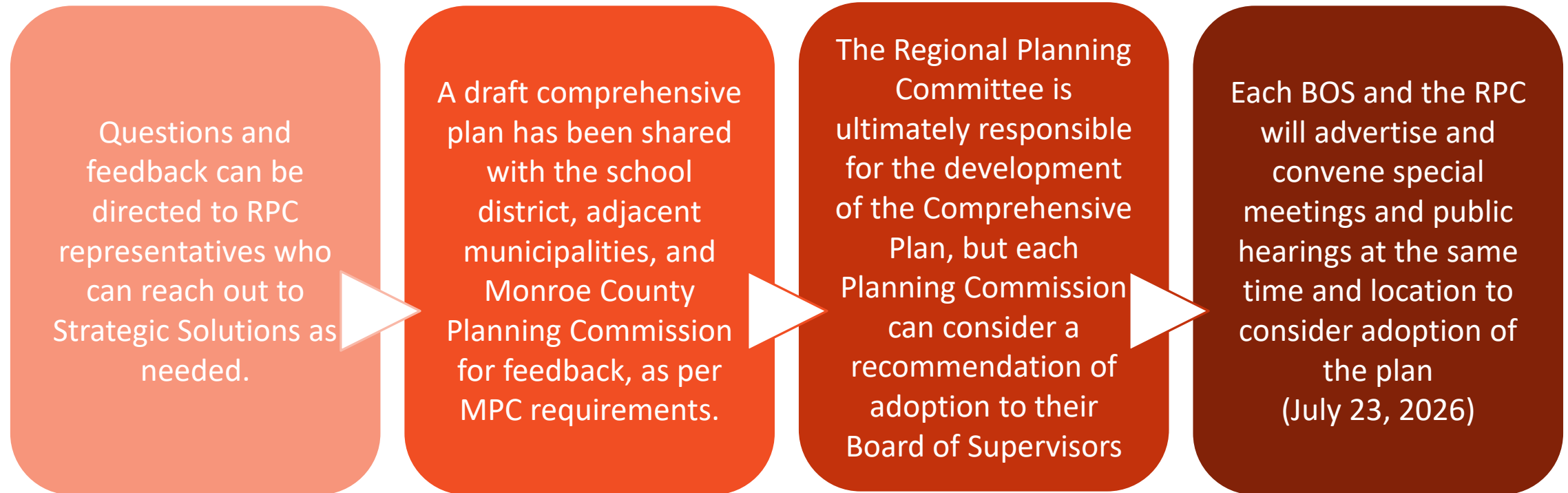


In addition to the Focus Areas and Priority Strategies identified on the prior slides, the comprehensive plan contains an **Implementation Plan (pg. 50)** with additional recommendations that span all the required MPC topics for a Comprehensive Plan

Steps to Adoption

Adoption Schedule

- Adoption is planned for July 23, 2026. Questions and feedback should be directed to RPC representatives, who can reach out to Strategic Solutions as needed.



Appendix: Details on Priority Strategies

Focus Area #1: Priority Strategy

Use Official Map as a Preservation and Planning Tool

Encourage the use of Official Maps, as authorized under Article IV of the Pennsylvania Municipalities Planning Code, to identify lands of public interest related to future right-of-way expansion, parks and open space, pedestrian connections, transit, flood control, and public facilities. Chestnuthill Township's Official Map, adopted in 2015, can serve as a model for other CJERP municipalities considering this tool. When used alongside the Future Land Use Map and updated Open Space planning, Official Maps help preserve municipal options for future public investment and function as one component of a broader agricultural and open space preservation toolkit.



Short-Term



<\$50k

Applicable Townships: JERP

Focus Area #2: Priority Strategies

Conduct Targeted Corridor Studies within Growth Areas (Priority 1: Growth Area #3 - Route 209/115 East)

Chestnuthill and Ross Townships should conduct a focused corridor study within the third growth area on the Future Land Use Map at the intersection of Route 209 and Route 115 to evaluate existing traffic patterns and identify priority improvements to address safety and congestion. Based on study findings, municipalities should consider targeted zoning updates, corridor overlay districts, and revisions to SALDO standards to improve access management, including driveway spacing, shared access, and intersection design. Improvements should focus on reducing bottlenecks and improving overall corridor function.



Short-Term



\$50-500k

Applicable Townships: CR

Focus Area #2: Priority Strategies

Conduct Targeted Corridor Studies within Growth Areas (Priority 2: Growth Area #4 - Route 715 at Jackson Border)

Jackson Township should conduct a focused corridor study along Route 715 within the Jackson Township growth area to evaluate traffic patterns associated with regional access from Interstate 80. The study should identify opportunities to improve traffic flow, safety, and access management along this key gateway corridor. Based on findings, municipalities should consider targeted zoning updates and SALDO revisions to improve access design, driveway spacing, and coordination of development along the corridor.



Medium-Term



\$50-500k

Applicable Townships: J

Focus Area #2: Priority Strategies

Conduct Targeted Corridor Studies within Growth Areas (Priority 3: Growth Area #2 - Route 209/115 Central)

Chestnuthill Township should conduct a focused corridor study within the central growth area along Route 209 and Route 115 to build on recent transportation improvements and evaluate remaining opportunities to enhance safety, access management, and corridor function. Based on study findings, municipalities should consider updates to zoning and SALDO standards to improve site design, access coordination, and redevelopment potential along the corridor.



Medium-Term



\$50-500k

Applicable Townships: C

Focus Area #2: Priority Strategies

Conduct Targeted Corridor Studies within Growth Areas (Priority 4: Growth Area #1 - Route 209 West)

Polk Township should conduct a focused corridor study along Route 209 within the western growth area to evaluate existing conditions and identify long-term opportunities to improve access management, safety, and corridor development patterns. While zoning has been updated in this area, the study may identify targeted refinements to zoning and SALDO standards to support coordinated access, site design, and future development.



Long-Term



\$50-500k

Applicable Townships: P

Focus Area #3: Priority Strategies

Develop a Regional Identity to Support Outdoor Recreation and Agritourism

The CJERP municipalities should work collaboratively to develop a shared identity centered on outdoor recreation and agritourism that reflects the region's natural assets and rural character. A coordinated approach can help promote local destinations, support businesses in villages and growth areas, and encourage visitors to engage more fully with the region. This effort may include partnerships with local organizations and the use of branding, wayfinding, and streetscape improvements to reinforce a consistent regional experience.



Medium-Term



\$50-500k

Applicable Townships: CJERP

Focus Area #3: Priority Strategies

Build on Chestnuthill’s Local Business Advisory Committee Model to Strengthen Regional Business Support

The CJERP municipalities should build on Chestnuthill Township’s Local Business Advisory Committee (LBAC) model by exploring opportunities to expand the committee regionally or establish similar committees within each municipality. These committees can improve communication with local businesses, support “shop local” initiatives, and help connect businesses with available resources from organizations such as the Pocono Mountains Economic Development Corporation and other county partners. A coordinated approach can strengthen the local business environment and support long-term economic vitality.



Short-Term



<\$50k

Applicable Townships: JERP

Focus Area #4: Priority Strategies

Establish an Annual Comprehensive Plan Implementation Report

The CJERP municipalities should prepare an annual report documenting progress toward implementation of the Comprehensive Plan's goals and strategies, consistent with the requirements of Section 1104 of the Pennsylvania Municipalities Planning Code. This annual check-in can serve as a structured opportunity to track progress, identify challenges, and share updates. Municipalities should also use this forum to engage regional partners, including school districts, emergency service providers, and county agencies, to support coordinated implementation.



Short-Term



<\$50k

Applicable Townships: CJERP

Focus Area #4: Priority Strategies

Regularly Update the Regional Shared-Use Table

Prioritize regular updates to the CJERP shared-use table to reflect emerging land use trends and evolving development pressures. Keeping this tool current helps municipalities respond consistently to new or high-impact land uses and reduces the risk of incompatible development decisions. This review could be integrated with the recommendation to establish a yearly progress report on implementation of the regional comprehensive plan.



Short-Term



<\$50k

Applicable Townships: CJERP

Focus Area #4: Priority Strategies

Explore Regional Coordination Opportunities with Hamilton Township

Explore adding Hamilton Township to the CJERP Regional Planning Committee to reflect existing connections and shared interests. Hamilton Township borders CJERP municipalities on two sides, and residents participated in both the public survey and open house. Expanding participation would strengthen regional coordination and help address cross-boundary land use and infrastructure issues more effectively.



Applicable Townships: CJERP

Focus Area #5: Priority Strategy

Leverage Identified Priority Intersections to Advance Transportation Improvements

The CJERP municipalities should use the priority intersections and corridors identified in this plan to coordinate with Monroe County, PennDOT, and the region's Metropolitan Planning Organization to advance targeted transportation improvements. These documented priorities can support inclusion in the Long Range Transportation Plan and Transportation Improvement Program, as well as strengthen applications for PennDOT grants and other funding opportunities to improve safety and traffic operations.



Short-Term



<\$50k

Applicable Townships: CJERP