Board of Supervisors
Lisa VanderLaan - Chairperson
William “Chip” White - Vice-Chairperson
Gary E. Lloyd
John Cusatis
David G. Speece, Jr.

May 2018

Township Contacts
John Granger - Township Manager
Will Brugger - Assistant Zoning Officer/Code Enforcement Officer

Parks and Rec
Laurie Getz - Recreation Director
Brian Ahrens - Parks Director

Project Committee
Dr. Patrick Borja – Owner of The Spine and Wellness Center
Charles Chauca – Owner of Next Level Martial Arts Exeter
Pastor Steve Claycomb – Reformation Lutheran Church
John Cusatis - Board of Supervisors
Gerald Donnelly – STV Energy Services, Inc.
Donna Hess – Exeter Township Planning Commission
Bill Jager – Exeter Lions Club
Mike Jupina – Exeter School District
Denise and Mark Krammer – Exeter Boys and Girls Scouts
Tom Legath – Exeter High School Athletic Director
Jeff McCusker – Exeter Youth Football
Wendy Orzolek – North Star Methodist Church
Loren Possinger – DCNR Representative
Bob Quinter – Exeter School District
St. Catherine’s of Sienna Catholic Church
Tammy Schaeffer – Daniel Boone Homestead
Todd Reinert – Exeter Youth Soccer
Jody Schwambach – Exeter Legion Baseball
John Shollenberger – Exeter Youth Softball
Alexis Shollenberger
Jon Steiger – Exeter Soccer
Rob Unruh – Exeter Youth Baseball
Lisa Vanderlaan – Board of Supervisors
Bryan Walt – Exeter Youth Lacrosse
Chip White – Board of Supervisors
# Table of Contents

## Chapter 1 - Introduction

2 Study Purpose  
2 Plan Goals  
3 Mission Statement  
3 Plan Objectives  
4 Municipality Background  
5 Regional Context  
6 Demographics  
10 Major Employers

## Chapter 2 - Inventory and Analysis

14 Data Collection and Methodology  
15 Public Participation Summary  
20 Summary of Existing Planning Documents  
23 Administrative Analysis  
26 Township Personnel  
28 Summary of Relevant Township Zoning and SALDO Ordinances  
36 Physical Inventory  
46 Park and Open Space Inventory and Analysis  
52 Maintenance  
53 Recreational Programs  
54 Financing  
57 Regional Recreation Destinations

## Chapter 3 - Recommendations

60 Park Development  
62 Facility Recommendation Matrix  
62 Recreation Recommendations  
66 Trail and Greenway Recommendations  
68 Open Space Recommendations  
71 Potential Future Parks and Open Space Parcels  
75 Administration Recommendations  
76 Township Personnel Recommendations  
76 Facility and Maintenance Equipment Recommendations  
76 Programming Recommendations  
77 Finance Recommendations
Chapter 4 - Implementation

80 Recommendation Priorities and Costs
84 Project Partners
85 Potential Funding Sources
88 Maintenance Equipment

Chapter 5 - Appendix

Public Meetings
Focus Group Meetings
Other Meetings
Key Person Interviews
Online Public Opinion Survey Results
Public Comments
Township Information
List of Figures

Chapter 1 - Introduction

4 Figure 1-1 Township Organization Chart
5 Figure 1-2 Regional Context Map
6 Figure 1-3 Population Trend for Exeter Township and Berks County
6 Figure 1-5 Population Change for Exeter Township and Berks County
7 Figure 1-4 Average Household Size for Exeter Township and Berks County
7 Figure 1-7 Race Breakdown for Exeter Township and Berks County
8 Figure 1-9 Median Household Income for Exeter Township and Berks County
9 Figure 1-6 Age Divisions for Exeter Township and Berks County
9 Figure 1-8 Educational Attainment in those 24 years and older in Exeter Township and Berks County
10 Figure 1-10 Top Occupations for Exeter Township and Berks County
11 Figure 1-11 Top Industries for Exeter Township and Berks County

Chapter 2 - Inventory and Analysis

15 Figure 2-1 Project Schedule
18 Figure 2-2 Online Survey Examples
37 Figure 2-3 Existing Land Use Map
38 Figure 2-4 Existing Water Features Map
41 Figure 2-5 Natural Features Map
42 Figure 2-6 Historical Resources Map
43 Figure 2-7 National Register of Historic Places - National Park Service
44 Figure 2-8 Manmade Features Map
49 Figure 2-9 Existing Parks and Recreation Map
50 Figure 2-10 Park and Recreation Facility Comparison within Exeter Township
50 Figure 2-11 Park and Recreation Facility Comparison by Township
51 Figure 2-12 NRPA Park Metrics Facility Comparison
53 Figure 2-13 2016 Equipment List
55 Figure 2-14 Parks and Recreation Cost Comparison
56 Figure 2-15 Regional Recreation Map
Chapter 3 - Recommendations

61  Figure 3-1 Park Service Areas
62  Figure 3-2 Facility Recommendation Matrix
64  Figure 3-3 Example Community Center Membership Fees
69  Figure 3-4 Conceptual Greenways and Trails Map
70  Figure 3-5 Potential Future Parks and Open Space Map
71  Figure 3-6 Potential Future Parks and Open Space Chart

Chapter 4 - Implementation

80  Figure 4-1 Recommendations Chart
81  Figure 4-2 Recommendations Chart (continued)
89  Figure 4-3 Projected Maintenance Costs over 5 Years
Chapter 1 - Introduction

Introduction

Exeter Township, Berks County, Pennsylvania
Study Purpose

Exeter Township has experienced population growth since 2000. Projections predict that the population could increase by 2030. Exeter Township completed this Comprehensive Park, Open Space, and Recreation Plan to accurately and effectively plan for park, open space, trails, and other recreational facilities and opportunities in the Township for current and future residents. This plan serves as a blueprint for the community for the next 10 to 20 years to plan for park facility development and maintenance, trail and greenway development, park and open space acquisition, as well as for potential recreational programs and activities. The plan also suggests an implementation and funding strategy.

Plan Goals

- Protect and enhance open space areas, environmentally sensitive lands and historic and cultural resources.
- Create equitable and accessible recreational opportunities that can be enjoyed by people of all ages and abilities.
- Provide for an interconnected recreational network that presents a range of recreational activities for the health and enjoyment of Township residents.
- Develop new park programming that caters to a variety of activities and interests.
- Maintain and improve current park and recreational facilities through equipment replacement, field upgrades and personnel training.
- Promote and market park and recreation events, schedules and programming through a variety of distribution channels.
- Enhance the current park and recreation system by building the park, trail, open space and facilities inventory through development and acquisition.
- Formalize the existing relationships with the Exeter Township School District and private recreation providers and pursue additional private and non-profit partnerships.
- Pursue funding opportunities in order to implement desired park and recreation improvements.
Mission Statement

“The mission of Exeter Township Parks & Recreation is to enhance the quality of life for residents by providing safe and accessible park, recreation and open space; to enrich recreational activities and programs for residents of all ages; and to advocate for community connections to the natural environment that both enhance and protect Exeter’s natural resources.”

Plan Objectives

The objectives of the Exeter Township Comprehensive Park, Open Space, and Recreation Plan are to:

- Produce an inventory of current parks, recreational facilities, open space, trails, schools and other important recreation destinations within the Township;

- Conduct public meetings throughout the planning process to gather information and comments from residents, local organizations, and municipal representatives;

- Survey area residents via the Internet to determine current perceptions and needs regarding park, recreation, and open space facilities and programs in the Township;

- Compare the existing inventory of park facilities with other similarly sized communities and analyze current active and passive recreational facility use;

- Develop a conceptual Township-wide trail and greenway network with incremental connections to area recreational, employment, residential, shopping, and other destinations;

- Develop a phased implementation strategy for plan recommendations that may include the preparation of specific park master plans, the development of new programming, the pursuit of new funding sources, the protection of key open space areas, and the development of additional recreational facilities.
Municipality Background

Exeter Township is located in Berks County, Pennsylvania, approximately 7 miles east of downtown Reading. Exeter Township has a total area of 24.6 square miles with very distinct areas of residential and commercial development in the southern portion of the Township. The northern half is primarily characterized by low-density development, agricultural and rural uses. Significant commercial uses are located along US Route 422. The southern part of the Township is primarily light industrial, with some areas of general industrial and residential uses. This southern border is naturally formed by the Schuylkill River. Major attractions include the nearby Mount Penn Preserve to the west and the Daniel Boone Homestead located in the Township.

The Township is governed by a five member elected Board of Supervisors. The Township Manager is appointed by the Board of Supervisors. The Parks Department is headed by the Parks Director who oversees park maintenance and improvement. The Recreation Department is headed by the Recreation Director who is responsible for recreation activities and special events for the community. The Engineering Department includes the Zoning and Code Enforcement Officers. The Highway Department oversees the Highway Crew, while the Wastewater Department maintains the wastewater collection system and operates the treatment plant. The Board of Supervisors meets on the 2nd and 4th Monday of each month. These meetings are open to the public.
Regional Context

The regional context map shows the relationship between Exeter Township, Berks County and the State of Pennsylvania. Exeter Township is bordered by Alsace Township directly to the north, Oley Township to the northeast, Amity Township to the east, Birdsboro Borough to the southeast, Robeson Township to the south, Cumru Township to the southwest, Mt. Penn Borough directly west, and Lower Alsace Township to the northwest.

The Township is bisected in the south by Route 422 which connects the Township to Reading to the west and eventually to Harrisburg after Route 422 merges with US Route 322. US Route 422 also connects the Township to King of Prussia to the east and to Philadelphia by way of Interstate 76. In the northern half, the Township is bisected by PA Route 562 which merges with Oley Turnpike Road on the western edge of the Township and feeds into downtown Reading.

The Township has two major natural boundaries: the Schuylkill River to the south and Mount Penn to the northwest. The Schuylkill River is directly along the southern edge of the Township.

Figure 1-2  Regional Context Map
Demographics

According to the 2015 Census, Exeter Township is the third most populous municipality in Berks County, following the City of Reading and Spring Township. The following information focuses on the demographics of Exeter Township compared to Berks County.

Population and Projections

According to the 2015 Census estimate, Exeter Township has a population of 25,764 which was an increase of 214 (+0.84%) from the 2010 census. The 2015 Exeter population accounts for 6.2% of Berks County’s 411,442 residents. Similar to Exeter Township, Berks County experienced a population increase of 2,523 (+0.61%) from the 2010 to the 2015 Census estimate.

The Township has a population density of 1,047 inhabitants per square mile while Berks County is drastically less dense with 479 people per square mile. The average household sizes were nearly identical from the Township to the County level with Exeter having 2.64 inhabitants per household and Berks having 2.66 inhabitants per household.

Between 2000 and 2015, Exeter experienced a population increase of 21.8% while Berks County’s total population increased by 10.8%. Exeter’s population is projected to be 34,560 by 2030, while the County’s population is expected to be 491,914 by that year. This represents a 34% increase in population in the Township and a 20% increase in the County from 2015 to 2030.

---

Figure 1-3  Population Trend for Exeter Township and Berks County

Figure 1-5  Population Change for Exeter Township and Berks County
Race

Both Exeter Township and Berks County are predominantly Caucasian. Within Exeter Township, nearly 90% of the population identifies as solely Caucasian. The remaining 10% is comprised of African Americans (3.9%), Hispanics (2.8%), Asians (1.7%), and those that identify with two or more races (1.9%).

Berks County has a similar percentage of African Americans, Asians, and individuals who identify with multiple races. In contrast to Exeter Township, those that identify as Hispanic account for 18.2% of the total Berks County population. The remaining 75% identifies as Caucasian.

![Figure 1-4 Average Household Size for Exeter Township and Berks County](image)

![Figure 1-7 Race Breakdown for Exeter Township and Berks County](image)
Age and Gender

In 2015 there were 10,053 occupied households with a median age of 42.6. This is an increase from the 2010 U.S. Census and an increase in median age from 41.4. The population percentage of children under 18 has dropped from 25.2% in 2000 to 23.8% in 2010 and then increased to an estimated 24.3% in 2015. The percentage of households with people over 65 has increased from 13.8% in 2000 to 15.2% in 2010 and continued to rise to an estimated 16.4% in 2015. The demographic information suggests that Exeter Township is an aging community. This trend is expected to continue in suburban communities such as Exeter Township.

Exeter has a fairly even split with 49% of the population male and 51% of the population female. These findings are identical to the percentage split for Berks County. This could be due to a larger percentage of women living past the age of 75 compared to men.

Education

The majority of the population within Exeter received some college education, with over 20% of the population obtaining a bachelor’s degree and an additional 15% obtaining a graduate degree. In comparison, the majority of the Berks County population did not receive any college education and less than 25% obtained a bachelor’s degree or higher.

Income

The median household income in Exeter Township is $75,402. This is roughly 35% more than the Berks County median household income of $55,936. Berks County’s median household income is similar to both Pennsylvania’s and the United States.
**Introduction**

**Educational Attainment in those 24 years and older in Exeter Township and Berks County**

<table>
<thead>
<tr>
<th>Level</th>
<th>Exeter Township</th>
<th>Berks County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than High School Graduate</td>
<td>7.7%</td>
<td>5.9%</td>
</tr>
<tr>
<td>High School Graduate (and Equivalent)</td>
<td>13.2%</td>
<td>13.0%</td>
</tr>
<tr>
<td>Some College or Associate Degree</td>
<td>10.9%</td>
<td>10.5%</td>
</tr>
<tr>
<td>Bachelor's Degree</td>
<td>21.6%</td>
<td>13.3%</td>
</tr>
<tr>
<td>Graduate Degree</td>
<td>21.6%</td>
<td>16.2%</td>
</tr>
</tbody>
</table>

**Age Divisions for Exeter Township and Berks County**

<table>
<thead>
<tr>
<th>Age Division</th>
<th>Exeter Township</th>
<th>Berks County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5</td>
<td>5.7%</td>
<td>5.9%</td>
</tr>
<tr>
<td>5 to 14 Years</td>
<td>13.2%</td>
<td>13.0%</td>
</tr>
<tr>
<td>15 to 24 Years</td>
<td>10.9%</td>
<td>10.5%</td>
</tr>
<tr>
<td>25 to 34 Years</td>
<td>10.5%</td>
<td>11.7%</td>
</tr>
<tr>
<td>35 to 44 Years</td>
<td>13.3%</td>
<td>12.1%</td>
</tr>
<tr>
<td>45 to 54 Years</td>
<td>14.8%</td>
<td>14.5%</td>
</tr>
<tr>
<td>55 to 64 Years</td>
<td>13.9%</td>
<td>12.9%</td>
</tr>
<tr>
<td>65 to 74 Years</td>
<td>8.6%</td>
<td>8.2%</td>
</tr>
<tr>
<td>75 and Over</td>
<td>7.7%</td>
<td>7.2%</td>
</tr>
</tbody>
</table>

**Age**

**Educational Attainment**

**Figure 1-8 Educational Attainment in those 24 years and older in Exeter Township and Berks County**

**Figure 1-6 Age Divisions for Exeter Township and Berks County**
Major Employers

Exeter Township has a low unemployment rate at 3.7% according to 2015 U.S. census data. Of those employed within Exeter Township, nearly half work in management, business, science, and arts, and roughly a quarter work in sales and the general office sector. Similarly, most workers in Berks County also have jobs in these sectors. A greater percentage of those employed in Berks County work in production, transportation, and material moving than in Exeter.

Within Exeter Township, major employers are primarily located toward the commercial corridor on Perkiomen Avenue (Route 422). Some businesses with larger buildings, such as manufacturers and warehouse operations, are also located toward the Schuylkill River. Roughly a quarter of Exeter Township’s businesses are in the education, health care, and social assistance industries. This is the largest category in Berks County as well. Exeter Township and Berks County have nearly the same percentage of businesses in the retail and professional, scientific, management, administrative, and waste management services industries. Exeter has a larger percentage of establishments in finance, insurance, real estate, and rental and leasing, while Berks County has a larger percentage involved in manufacturing.
Introduction

Figure 1-11  Top Industries for Exeter Township and Berks County
Data Collection and Methodology

In April 2017, Exeter Township selected Simone Collins Landscape Architecture (SC) and Certified Parks and Recreation Professional Dan Sharapan as the consultants to guide the planning process. The project team also included a study committee, comprised of residents, professionals, stakeholders and Township staff. Figure 2-1 shows the timeline of the planning process.

Data found within this report was compiled using the best available information. This included Geographic Information System (GIS) data from Exeter Township, Berks County Planning Commission, and Pennsylvania Spatial Data Access (PASDA), which was used to prepare field maps and planning documents consisting of the base aerial photography, municipal boundaries, roadways, parcels, contour lines and other identifying land features. Other information included previous planning studies, field reconnaissance data, committee and public meetings, key person interviews, focus groups and an online public opinion survey.

The consultants performed initial field reconnaissance in May 2017 to inventory, analyze and document existing conditions. Field data was recorded by the consultants onto the field maps and photographs were taken for use in the Plan. This information was then used in evaluating planning alternatives in the development of the Plan.

The project was guided by a study committee that provided critical insight and direction to the consultants in the development of the Plan. A series of committee and public meetings, key person interviews and focus groups were held throughout the entire planning process that provided additional feedback as to what individuals and organizations would like to see incorporated into the Comprehensive Park, Recreation and Open Space Plan. In addition, an online survey was available to the public from June to November 2017 and was used to obtain feedback on recreational habits, usage and needs. The survey received 612 responses and is discussed later in this chapter. A meeting was also held with staff from Exeter Township and the Pennsylvania Historical and Museum Commission to discuss a master plan for the Daniel Boone Homestead.
Public Participation Summary

The consultants worked with the project study committee to tailor the public participation process to the project. Receiving community input is a critical component of a successful plan, so it was important for the project team to hear citizens’ observations, needs and visions, and incorporate what was learned into the Comprehensive Park, Recreation and Open Space Plan.

The public participation process included four public meetings, six study committee meetings, six key person interviews, three focus group meetings, and an online public opinion survey. A project schedule is found below. Meeting notes and attendance sheets for each meeting as well as survey results can be found in the Appendix of this report.

Figure 2-1 Project Schedule

| Study Committee Meeting #1 | Tues, May 17, 2017 | 17 |
| Study Committee Meeting #2 | Tues, June 13, 2017 | 13 |
| Study Committee Meeting #3 | Wed, July 12, 2017 | 12 |
| Study Committee Meeting #4 | Thurs, Sept. 7, 2017 | 17 |
| Study Committee Meeting #5 | Wed, Oct. 11, 2017 | 11 |
| Study Committee Meeting #6 | Thurs, May 10, 2018 | 10 |
| Focus Group Meetings (4) | Mon, Sept. 18, 2017 | 18 |
| Public Meeting #1 | Thurs, June 1, 2017 | 1 |
| Public Meeting #2 | Wed, Sept. 20, 2017 | 20 |
| Public Meeting #3 | Wed, Nov. 15, 2017 | 15 |
| Public Meeting #4 | Tues, May 29, 2018 | 29 |
| Key Person Interviews | Tues, Sept. 19, 2017 | 19 |
| Web Based Survey | | |
Public Meetings

June 1, 2017 - Public Meeting #1
The consultants began the meeting by introducing the project team and providing an overview of the project background. The consultants discussed the project schedule, scope and purpose. Consultants mentioned that the online survey would be available after the public meeting. An overview of the current park system was provided, with the consultants noting that some parks will need master plans while others can benefit from incremental improvements. The consultants then stated that present-day scientific research confirms that parks and open space are vital and important to community well-being and public health. After noting that the Comprehensive Park, Recreation and Open Space Plan will build on the trail concepts started during the Town Center Master Plan process, the meeting was open for questions, comments and concept ideas from the public.

September 20, 2017 - Public Meeting #2
At the second public meeting, the consultants reviewed the concept ideas generated at the first public meeting, as well as Township demographics and initial online survey results. The consultants then presented an analysis of the current Park and Recreation budget and an inventory of existing facilities and maintenance equipment. After an overview of the economic, environmental and real estate impacts of recreational facilities, maps of the existing parks and natural features were presented, along with a comparison of Exeter’s active facilities to municipalities of similar population and density. The consultants then presented draft maps of conceptual trails and potential future parks and open space along with a draft organizational chart of Township administration. The meeting was then opened for public discussion.

November 15, 2017 - Public Meeting #3
The draft plan was presented at the third public meeting. The consultants discussed the recommendations of the plan and how they address the needs of current and future residents. The consultants stated that the draft plan would be available for a 45-day public review period.

May 29, 2018 - Public Meeting #4
The final plan was presented at the fourth public meeting, in conjunction with a Board of Supervisors meeting. The Township Manager discussed the recommendations of the plan. The Board of Supervisors voted to approve the plan.
Figure 2-2 Online Survey Examples

What activities do you participate in and around Exeter Township? (Children under 10)

- Tot lots/playgrounds: 86%
- Picknicking: 66%
- Youth Sports Leagues: 64%
- Swimming: 63%
- Winter sports: 57%
- Environmental education: 55%
- Festivals and special events: 53%
- Camping: 53%
- Basketball: 48%
- Fishing: 46%

What activities do you participate in and around Exeter Township? (Children/Teens 10-18)

- Basketball: 66%
- Winter sports: 64%
- Archery: 63%
- Camping: 57%
- Swimming: 55%
- Festivals and special events: 53%
- Fishing: 53%
- Youth sports leagues: 48%
- Horseback riding: 48%
- Tennis: 46%
- Canoeing/kayaking: 46%

What activities do you participate in and around Exeter Township? (Adults 19-65)

- Fitness trails: 86%
- Mountain biking: 88%
- Motor boating: 90%
- Hunting: 92%
- Camping: 94%
- Canoeing/kayaking: 96%
- Dog walking: 96%
- Picnicking: 98%

What activities do you participate in and around Exeter Township? (Seniors 65+)

- Golf: 86%
- Motor boating: 88%
- Horseback riding: 90%
- Historical interpretation: 92%
- Fishing: 94%
- Picnicking: 96%
- Dog walking: 96%
- Environmental education: 98%
- Archery: 0%
- Tennis: 5%
Online Survey

A 24 question online public opinion survey was available to the public from June to November 2017 as one method of obtaining comments and ideas from the public about park, recreation and open space needs. The survey received a total of 612 responses. Respondents were kept confidential and responses were compiled and analyzed. The survey results are found in the Appendix of the report. Select responses are shown on the facing page.

One of the key findings is the diverse range of activities in which people from different age groups participate. The top 3 activities for children under 10 are playing at tot lots/playgrounds and participating in youth leagues and picnics, while the top 3 for teenagers are more active and skill sports like basketball and winter sports, as well as archery. For young and middle-aged adults, the top activities are fitness trails, mountain biking and motor boating. For seniors, the top activities are more leisurely, such as golf, motor boating and horseback riding. Another key finding is that the majority of respondents think Exeter should consider the development of a Township-owned community center and the most popular facility for this center is a swimming pool.

The results from the survey mirror what was heard at the public and committee meetings and reflect the need to provide activities and facilities for all ages and abilities. Development of a community center that could serve as a hub for indoor recreation, fitness and community events and activities was a well supported idea.

Key Person Interviews

The consultants interviewed key persons and organizations during the planning process. These conversations were held with stakeholders, school personnel and service providers who have vested interests in the park and recreation facilities and open space in Exeter Township and who provided in-depth and critical insight into sports field usage, community needs, area constraints, and overall recommendations, all of which helped inform the plan.

Focus Groups

Three focus groups were held by the consultants at the Township building on September 18, 2017. These meetings gathered groups with similar interests and backgrounds in order to obtain the viewpoints of their respective organizations on their recreational needs and concerns. Approximately 20-25 invitations were sent for each of the three focus group meetings.

The first focus group was attended by five representatives of various religious and social organizations; the second was attended by five representatives of area private recreation providers and the third was attended by six representatives from the School District and other education professionals. A general overview of the project was presented to each group followed by a discussion. Minutes and attendance lists for each group can be found in the Appendix of the report.

PHMC/Exeter Township Meeting

A meeting between the consultants, the Exeter Township Manager and the Pennsylvania Historical and Museum Commission (PHMC) was held on September 6, 2017 at the Township building to discuss possible future uses and improvements to the Homestead. The Homestead is owned by the PHMC and administered by the Friends of the Daniel Boone Homestead organization. Thirty-one acres is leased by the Township for Pineland Park. A current master plan does not exist for the site and a meeting was held to determine the possibility of pursuing a DCNR C2P2 grant and DCED GTRP grant to develop a master plan for the homestead. The master plan, if pursued, would recommend appropriate passive recreational improvements and protections for the historic core of the site. Minutes of this meeting can be found in the report Appendix.
Chapter 2

Summary of Existing Planning Documents

Joint Comprehensive Plan for Amity Township, Exeter Township, St. Lawrence Borough, 2005

The plan identified common goals and objectives for the municipalities including land use, natural resources, housing and community facilities, open space and recreation, and preservation. The plan also addressed policies for each municipality. The primary objectives outlined by this plan include:

- Protect, conserve, sustain, and enhance the natural and scenic resources for benefit and enjoyment of current and future generations;
- Preserve and enhance the historic, architectural, and cultural heritage;
- Preserve remaining agricultural areas for agricultural use;
- Provide open space through the preservation and acquisition of farmland, river and stream corridors, woodlands and hills, and the development and retention of recreation areas and parks;
- Plan a regional pattern of land use which recognizes the existing character and land use patterns;
- Achieve a safe and efficient regional circulation system which will enhance pedestrian and bicycle movement, ease vehicular travel, and minimize adverse impacts on residential neighborhoods.

The Joint Comprehensive Plan addresses all these goals and other important recommendations for the municipalities. The plan can be found at: http://www.co.berks.pa.us/Dept/Planning/Pages/Amity-Exeter-StLawrenceJointComprehensivePlan.aspx

Berks County Greenway, Park and Recreation Plan, 2007

The 2007 Berks County Greenway, Park and Recreation Plan is an update to the 1994 Plan and sets a specific course of action Berks County should take to provide future open space, greenways, and recreation. This plan serves as a guide for individual municipalities to follow regarding distribution of resources. The goals and objectives are based on the Berks County Comprehensive Plan, while maintaining flexibility due to the shifting and dynamic of recreational needs. Through the identification of important natural and historical resources, as well as inventory of existing recreational services and facilities, five (5) major goals were established:

- Acquisition and preservation of important natural areas and stream corridors;
- Protection of critical and unique natural areas including Schuylkill River Corridor, Neversink Mountain, and Kittatinny Ridge;
- Interconnecting a greenway system along natural areas and stream corridors;
The December 2007 plan can be found online and is separated into five (5) distinct planning regions. Each region has its own characteristics and outlines opportunities for open space and recreation. All of the elements can be found online at: http://www.co.berks.pa.us/Dept/Planning/Pages/TheBerksCountyGreenway,ParkandRecreationPlan.aspx.

Berks County Comprehensive Plan 2030, 2013

The Berks County Comprehensive Plan 2030, also referred to as the Berks Vision, serves as an update to the Comprehensive Plan of 2003. This plan serves as a set of recommendations and a guide for growth and development within the County. It assists the Berks County Planning Commission in evaluating development proposals. The plan created a vision statement to be reflected throughout the document as it undergoes potential future changes to react to the changing needs of the county. This vision statement includes:

- Taking full advantage of the County’s geographic location along major roadways connecting Berks County to the Philadelphia Region, Lehigh Valley, New York / New Jersey Metro Region, Lancaster, and Baltimore / Washington Metro Region;
- Continuing to protect the County’s rich agricultural land and heritage while expanding its parks and trail systems;
- Expanding the County’s use of new technology to link economic, educational, and social institutions, as well as promoting smart growth policies and practices to accomplish these goals.

The Berks County Comprehensive Plan 2030 can be found at: http://www.co.berks.pa.us/Dept/Planning/Pages/BerksCountyComprehensivePlan.aspx.
Pennsylvania Statewide Comprehensive Outdoor Recreation Plan, 2014 - 2019

The 2014 Pennsylvania Statewide Comprehensive Outdoor Recreation Plan, completed by the Department of Conservation and Natural Resources, provides a guide for developers, local governments, state governments, and others for the development of outdoor recreation in Pennsylvania. This plan is updated every five years.

The plan includes various surveys and studies that identify priorities and findings throughout the state of Pennsylvania. Using these findings and other research, the Statewide Comprehensive Outdoor Recreation Plan lists priorities to help encourage and improve outdoor recreation. The five major priorities are:

• Health and Wellness
• Local Parks and Recreation
• Tourism and Economic Development
• Resource Management and Stewardship
• Funding and Financial Stability

Developing Water Trails in PA

Developing Water Trails in PA, published by the PA Water Trails Partnership, is a handbook intended for users and developers of water trails in Pennsylvania. A water trail is a defined corridor along a waterway that provides recreational, educational, and economical opportunities for users with connections to history, ecology, heritage, and wildlife. The document includes a checklist for implementing a water trail and guiding principles for promoting and developing trails. The 8 principles are partnerships, stewardships, volunteerism, education, conservation, community vitality, diversity, and wellness and wellbeing. Exeter’s location on the Schuylkill River makes this a relevant document for the township. The handbook can be found at http://www.americantrails.org/resources/water/PAwatertrailrecomm.html.
The Business of Nature, 2011

In 2011, Berks Nature released The Business of Nature, a report which found a positive correlation between community aesthetics, like parks and green spaces, and local economic growth in Berks County. It also determined the economic impact of various recreational activities to Berks County. Some of the findings are noted below:

- Fishing provides $43 million annually to the County economy
- Hunting provides $87 million annually to the County economy
- Walking and hiking provide $93 million annually to the County economy
- Biking provides $63 million annually to the County economy
- Wildlife watching provides $84 million annually to the County economy
- Water treatment costs decrease 20% with every 10% increase in forested land around watersheds
- Riparian buffers provide $77 million of flood control
- Restoring wetlands returns $13 in benefits for every dollar invested
- Open space and agricultural land demand $0.35 in community services vs. residential developments which demand $1.16 for each dollar of economic benefit

Public Relations and Marketing Efforts

The departments primarily use Facebook to communicate with the community. The page has almost 1,700 followers (at the time of this report). The departments also have their information listed in the Township newsletter, which goes out quarterly, but recently the content related to park information has decreased since distribution of the newsletter has gone to a new distributor. The departments should work with the new distributor to include relevant park-related information so Township residents stay updated on programs and events.

School flyers are used extensively during the school year to promote special events and summer camps. Community bulletin boards are used at times because they are free of charge but advertising in the newspapers is cost prohibitive and typically only done for large special events. Free TV community boards are used to promote programs and special events.

The current level of public relation and marketing efforts the departments perform to promote services is adequate for the number of programs and services provided.

Cooperative Efforts between Municipality and Schools, Recreation Providers, Support Groups, Businesses

No formal agreements exist between the Township and the School District. There is a very good relationship with the School District and school facilities are made available to the public at no charge. No cooperative programming is taking place at this time.

The Recreation Department has tried to run bus trips with neighboring Spring Township to fill a bus but they have...
not had success in doing so. The department is looking to possibly coordinate with private recreation providers to provide recreational options in the parks for the Township residents, such as yoga and cardio exercise classes. The department relies heavily on the local businesses for sponsorship of special events that the department hosts during the year. Any partnerships that exist or that are being pursued, like those mentioned above, should be formalized with agreements that state the roles for both sides so that that department can expand their recreational offerings.

General Operation Policies and Procedures

There are limited current written policies and procedures that govern the Parks and Recreation Departments’ general operations. Written policies should be established and reviewed in order to help the departments achieve their goals through an overall strategy and procedures should be formulated to provide employees with a plan of action to implement specific policies.

Public Involvement Opportunities

At present, the Recreation Director provides program ideas based on what the Director believes are desired by the residents. Input from residents is needed and essential. There are three active committees that are specific for special events and are important to the viability of each event. These committees are “Golf,” “May Days” and “Hayride.” The “Golf” committee assists with the annual scramble golf tournament at the Reading Country Club that benefits youth athletics. The “May Days” committee helps with this 3 day event in May that benefits the Association of Parents and Teachers from the six schools in the School District. The “Hayride” committee assists with the annual Halloween hayride. At one time, there was a “Special Events” committee but has since disbanded. This committee was very helpful and could be reestablished to provide support for events. Moreover, surveys should continually be utilized to gather community feedback on events and programs and how their planning and operation could be improved.
The current amount of public input needs to be enhanced to ensure the department is meeting the needs of the community.

**Record-Keeping**

The current practice to track program participation, registrations, payments and participant history has been hand formulated and is outdated. All registrations are written forms and paid for by cash or check only. This is a time consuming effort and lends itself to input errors in collections, enrollment records and other difficulties. The registration process for recreation programs needs to be improved to allow for a smooth process and enhanced record keeping. Pavilion rentals can be completed at the Township’s website but payment by cash or check is still the only acceptable form of payment.

The Township should consider purchasing a recreation software package that allows for digital registration, invoicing and advertising of events and programs.

**General Administrative Challenges**

While the departments function adequately as they are currently constructed, there are several opportunities available to assist the Directors to perform the duties of their positions more efficiently, which will benefit the residents of Exeter Township.

A better line of communication from the elected officials and the administrative staff with the departments is needed to ensure the departments are offering programs that are desired by the residents.

Several programming challenges exist if the Township wishes to provide year round programming for people of all ages and abilities. First, indoor locations are difficult to find. The Dunn Community Center is the only indoor space available. It is limited in its size to host programs. An agreement with the School District, or other organizations, could assist in providing indoor space that can sustain recreation programs. This will allow for year round programming. Secondly, improved computer software
will greatly assist in participant registration and tracking. Online registration and payment will ease processing and enrollment and will allow programming options to increase. The Board of Supervisors also needs to define a clear role for the Recreation Department and whether or not the focus should be on special events and camps or whether programming should take on an expanded role. Expanded year-round programs will likely require the hiring of a Recreation Department Program Coordinator.

Township Personnel

Park and Recreation Personnel

A current breakdown of personnel involved with recreation and park services is as follows:

- Two (2) full-time Directors;
- Three (3) contracted employees that provide fitness programs;
- Thirty (30) paid summer seasonal staff;
- One (1) paid summer seasonal lacrosse camp instructor;
- Two (2) paid summer seasonal basketball league directors;
- Two (2) full-time employees that provide maintenance at the golf course;
- Two (2) full-time parks staff;
- Two (2) seasonal full-time parks staff;
- Five (5) seasonal part-time staff used on weekends to clean parks.

Job Descriptions

Parks Director

The Parks Director is responsible for parks maintenance and improvements, clean up and repair of facilities, garbage collection, preparation and maintenance of sports fields and all items related to park operations. He/she also works with the Recreation Director in the planning of new park facilities and fields.
Recreation Director

The Recreation Director is responsible for all the recreation occurring in the Township and has very limited responsibilities concerning maintenance. The Director is responsible for determining programs and special events, soliciting instructors and volunteers, determining program location, equipment needs, fee determination, program advertisement, partnerships, record tracking and all items related to recreation.

Volunteers

The departments utilize volunteers for special events. Volunteers are gathered from a variety of sources including: community parents, civic organizations, youth organizations and others interested in specific events. Volunteers are essential to the offerings the departments now provide. The Parks & Recreation Board could assist with additional programming and volunteering efforts.

Personnel Hiring, Training, and Performance Policy

Summer camp staff is advertised on the Township website and the Township newsletter as well as through Facebook. Paid summer camp staff complete a two day orientation while volunteers for summer camp are trained on the spot. As new volunteers are discovered for other events, the Recreation Director discusses the event with the volunteer(s) to ensure they are apprised of their roles and responsibilities.

The current staffing provides the minimum number of persons required for services provided. The superintendent of the Reading Country Club, is now responsible for the maintenance of the Township parks. Two (2) full time maintenance staff are used primarily to maintain the golf course. Five (5) seasonal part time staff are used on weekends to clean parks. In addition, there are two (2) full time and two (2) seasonal full time employees on the Parks staff.
Summary of Relevant Township Zoning and SALDO Ordinances

The following is a review of existing Township ordinances that relate to parks, recreation, open space and natural resource protection.

Conservation Zoning Districts

RC-Rural Conservation District: Zoning Ordinance Section 390-11

This district’s intent is to encourage the preservation of rural areas containing woodlands, water-sheds, watercourses and wildlife habitats, which will serve to perpetuate the rural atmosphere, open spaces and scenic landscapes in these portions of the Township. Uses permitted by right include woodlands; agriculture; recreation uses including parks (except amusement parks), playgrounds, picnic grounds, horse riding trails and academies, swimming areas and pools, hiking trails, trails for non-motorized bicycles, boating, fishing, shooting and hunting clubs and areas, and camps (except campgrounds); and open space/conservation development. Seasonal outdoor recreation activities are permitted by conditional use. Some forms of residential uses are allowed, such as single family detached dwellings and conventional development of less than 10 acres.

R-Rural District: Zoning Ordinance Section 390-13

This district’s intent is to permit limited residential development at low to medium density in an area predominantly characterized by farmland, open spaces, steep slopes and woodland. Uses permitted by right include woodlands; agriculture; and open space/conservation development. The same forms of residential developments under the RC District are also allowed in this district. Outdoor recreation uses including parks (except amusement parks), playgrounds, picnic grounds, horse riding trails and academies, golf courses (except driving ranges and miniature golf courses), swimming areas and pools, hiking trails, trails for motorized bicycles, trails for non-motorized bicycles, boating, fishing, shooting and hunting clubs and
areas and camps are permitted by special exception and seasonal outdoor recreational activities are permitted by conditional use.

**Fee in Lieu of Open Space/Park Dedication**

Recreational and Open Space Areas and Fees: SALDO Section 330-45

The intent of this section is to provide adequate open space, recreational lands and recreational facilities to serve the residents of Exeter Township for both active and passive recreation. This section shall apply to any subdivision or land development for which a preliminary plan and/or final plan is submitted. A dwelling unit fee will be collected at the time of building permit issuance and will be calculated by using the fee in effect at that time. Such fees shall only be used in accordance with the Municipalities Planning Code for the following: acquisition of public open space or parkland, development of public recreational facilities, landscaping of public open space or parkland, closely related engineering and design work, and maintenance of facilities owned or leased by the Township. Any fees collected will be used to develop areas that are identified in the current Comprehensive Park, Recreation, and Open Space Plan.

Any subdivision or land development regulated under this section shall be required to dedicate the specific amount of land, unless the Township Supervisors determine that such land in that location would not serve a valid public purpose. In this case a recreation fee-in-lieu-of land shall be required. The land proposed for dedication shall be accessible to the residents of Exeter Township. The shape of the dedicated land should be suitable to accommodate those park and open space activities appropriate to the location and needs of the future residents and configured to include natural features worthy of preservation. Land dedication shall be at the rate of 0.04 acres per each gross acre of the tract being subdivided or developed. The Fee-in-Lieu of Contribution will be $115,000 (as amended from time to time by resolution of the Board of Supervisors) per acre of the above-equated formula.
Chapter 2

The Township Supervisors shall determine whether a land dedication or fee-in-lieu of land shall be required. The Township, should at a minimum, consider the following in this decision:

- Whether the land in that location would serve a valid public purpose
- Whether there is potential to make a desirable addition to an existing recreation area
- Whether the proposed land would meet the objectives and requirements within the current Comprehensive Park, Recreation, and Open Space Plan
- Whether the area surrounding the proposed development has sufficient existing recreation and open space land and whether it is possible for pedestrians and bicyclists to reach those lands
- Any recommendations of the Planning Commission, the Township Engineer, the Parks & Recreation Superintendent or other interested parties

Floodplain and Riparian Buffers

Ordinance No. 725

The Township has adopted a Floodplain and Riparian Buffer Area Management Ordinance. The intent of the ordinance is to:

- Promote the general health, welfare, and safety of the community
- Encourage the utilization of appropriate construction practices in order to prevent or minimize flood damage in the future
- Minimize danger to public health by protecting water supply and natural drainage
- Reduce financial burdens imposed on the community, its governmental units, and its residents, by preventing excessive development in areas subject to flooding
- Comply with federal and state floodplain management requirements

Any new construction, development, uses or activities allowed within any identified floodplain area shall be undertaken in strict compliance with the provisions contained in this chapter and any other applicable codes, ordinances and regulations. No principal buildings shall be allowed in any designated floodway (FW) or floodplain area.

The riparian corridor conservation buffer areas for the Schuylkill River, Trout Run, Antietam Creek, Heister’s Creek, Owatin Creek, Molasses Creek, Monocacy Creek and the West and East Branches of the Limekiln Creek, buffer requirements shall be as follows:

- A minimum width of 50 feet from each defined edge of the watercourse at the top of the bank, measured perpendicular to the edge of the watercourse at the top of the bank
- A minimum of 25 feet beyond the outer edge of delineated wetland bordering a stream, where the buffer from such wetland would be more than 50 feet from the edge of the watercourse at the top of the bank
- The riparian corridor conservation buffer areas for all other streams shall be the widest of the following two alternatives:
  - A minimum width of 25 feet from the top of the bank of the watercourse, measured perpendicular to the edge of the watercourse
  - A minimum of 25 feet beyond the outer edge of a delineated wetland along the stream where the buffer from such wetland would be greater than 25 feet

The riparian corridor conservation buffer areas for surface water features shall be a minimum width of 25 feet from the outer edge of the wetland or water body, measured perpendicular to the edge. For wetlands located at the edge of a water body, the measurement shall be made from the outer edge of the wetland. Where steep slopes in excess of 25% are located along a watercourse, wetland, or water body, the riparian corridor conservation buffer area shall extend to the upslope limit of the steeply sloped area or to the limits specified above, whichever is larger.
Permitted usage within the riparian buffer related to recreation and open space include:

- Open space uses, including wildlife sanctuaries, nature preserves, forest preserves, passive areas of public and private parkland, recreational trails, and reforestation
- Specific agriculture uses
- Driveways serving recreational trails
- Passive use areas, such as camps, campgrounds, picnic areas, golf courses, active recreation fields, playgrounds, and courts, provided that such uses are not located within 25 feet of any surface water feature and that the uses are designed in a manner that will not cause concentrated stormwater flow.

Removal of trees in excess of improvement cutting and removal or disturbance of vegetation in a manner that is inconsistent with erosion control and riparian corridor protection are prohibited.

**Landscaping**

**Landscaping/Screening: Zoning Ordinance Section 390-31**

Where District Regulations require buffer yards, screening, planting strips and the like, these shall be subject to approval of the Planning Commission prior to planting. The type and density of planting shall adequately provide the screening effect required year-round. Plant materials used in screen planting shall be least five feet (5’) in height when planted and should reach the required height and density within three (3) years.

Landscaped Buffers and Screens: Suitable vegetation, earth berms, fences, and/or walls shall be installed along streets and between lots, zoning districts, and differing land uses to reduce negative impacts and enhance the natural and aesthetic character of the community. All landscaped areas shall be designed in accordance with PA Best Management Practices. Landscaped areas shall be planted with native vegetation, subject to approval of the Board of Supervisors, or its designated representative(s) and/or committee(s).

**Removal of Natural Resources: Zoning Ordinance Section 390-49**

Natural resources are defined to include: trees, water, topsoil, minerals, rocks and other products of the earth. Except where listed as a permitted use elsewhere in the Zoning Ordinance, or where permitted as part of the land development process by the Exeter Township Subdivision and Land Development Ordinance, removal of natural resources from a lot is not permitted.

**Natural Features: SALDO Section 330-40**

All natural features, such as large trees, wooded areas, rock outcroppings, the natural terrain, steep slope areas, wetlands, and natural water courses and bodies of water shall be preserved unless selective relief is granted by the Township Board of Supervisors and other governmental agencies having jurisdiction. When preparing subdivision or land development plans, every effort shall be made to preserve mature healthy trees (having a minimum diameter of 6” measured at breast height) as prescribed in SALDO Section 330-13.

**Shade Trees: SALDO Section 330-64**

The applicant shall preserve existing shade trees within the tract being developed as prescribed in the Exeter Township Tree Ordinance. In addition, deciduous hardwood trees of a species approved by the Township shall be required along all streets in all new subdivisions and land developments in accordance with the provisions of the Exeter Township Tree Ordinance, as amended. Shade trees shall be installed along the frontage of each lot prior to transfer of the property to the buyer and in parking lots in accordance with the provisions of the Exeter Township Tree Ordinance, as amended.

**Trees: Municipal Tree Ordinance, Ordinance No. 697**

All trees on any streets or other publicly owned property near any excavation or construction of any building, structure or
street work shall be guarded with a good substantial fence, frame or box, not less than four feet high and eight feet square.

Street (shade) trees shall be required in all new subdivisions and land developments. No more than 1/3 of the required trees shall be of a single species. In cases of commercial, industrial or educational development, the developer shall include in their plan the planting of trees every 50 feet along a right-of-way, plus four trees per 50 parking spaces in the parking area. All plant material shall be selected from the approved plant list found within this Ordinance.

Trees shall be planted at least 30 feet from street intersections, at least 15 feet from driveways and alleys, at least 10 feet from utility poles and at least 10 feet from any sewer line or lateral. Generally, all trees shall be planted 40 feet to 60 feet on center averaging 50 feet. Whenever possible, shade trees shall be planted alternately along each side of all streets of the development.

A tree inventory report shall be prepared for the area of the proposed subdivision or development by a qualified horticulturist. Trees that were considered suitable for preservation with a suitability for preservation rating of excellent, good or fair and were harvested or removed for development shall be replaced with trees of the same species or an alternate species approved by the Township Planning Commission at the rate of one-half-inch replacement diameter per one-inch diameter of harvested or removed trees.

When the Board of Supervisors determines that it is not feasible to accommodate all required replacement trees on the tract being developed, the number of replacement trees which cannot be accommodated on the developed tract may be placed on Township-owned property at the discretion of the Board of Supervisors, or, with the Township approval, the developer may pay fees in lieu of installing said replacement trees.

Open Space Provisions

Open Space/Conservation Development: Zoning Ordinance Section 390-60

Open Space/Conservation Development shall be a use permitted by right in R, RC, SR0, SR1, SR2, SR3 and UR zoning districts. Conventional residential subdivision of lands in excess of ten (10) acres permitted only by conditional use. Conventional residential subdivision of land less than ten (10) acres in size shall be a use permitted by right. A minimum of fifty percent (50%) of the lot area shall be provided as open common space as follows: one hundred percent (100%) of environmentally sensitive lands shall be included within the common open space; and open space acreage requirement of the SALDO shall be provided in addition to the fifty percent (50%) common open space requirements unless a fee-in-lieu of open space option is pursued. The area devoted to common open space shall be comprised of areas not less than fifty feet (50’) in width and shall not contain less than one (1) contiguous acre of land. In addition, there shall be at least one (1) designated common area within the development containing no less than thirty percent (30%) of the required open space.

Total acreage associated with environmentally sensitive lands prevalent on the tract, specifically areas associated with watercourses, ponds, wetlands, 100 year floodplains, steep slopes in excess of twenty-five percent (25%), and total acreage required for utility/water/sewer rights-of-way and/or easements, and on-site sewage disposal and/or water supply facilities, shall be subtracted from the gross tract area to arrive at the total buildable area. An additional ten percent (10%) of the remaining acreage shall be subtracted for street rights-of-way.

A site analysis plan shall be required as part of the preliminary plan submission. The site analysis plan shall provide the following information on existing site conditions: topography, geology, watercourses, 100 year floodplain, steep slopes, woodlands, streets, utilities and other right-of-ways.

A thirty (30) foot wide buffer yard shall be provided along the front, side and rear tract boundaries and shall contain
a minimum fifteen (15) foot wide planting strip that extends the full length of the buffer yard along all boundary lines or street right-of-way line as required. This planting strip shall be landscaped in accord with the Zoning Ordinance.

Use of common open space shall be in accordance with the following: woodland preserve or other similar conservation use; agricultural uses; stables, paddocks and pastureland for grazing of horses; conservation of land in its natural state; forestry with established best management practices; neighborhood open space uses such as village greens, commons, picnic areas, community gardens and similar low-impact passive recreational uses; water supply and sewage disposal systems; active non-commercial and non-municipally owned recreation areas; and underground utility rights-of-way or easements. The designated open space land and associated facilities may be held in common ownership by a homeowners’ association.

**Parks and Recreation Areas/Community Facilities**

**Parks and Recreation Areas: Ordinance No. 325**

It is the intent, purpose and scope of this chapter to ensure the preservation of outdoor public parklands, outdoor recreation facilities and outdoor playground areas within the Township of Exeter for the perpetual enjoyment of the residents of the Township of Exeter. The following lands and/or facilities located within the boundaries of the Township shall be as part of the Township’s park system as the result of the adoption by the Board:

- Any lands and/or facilities owned by the Township and used or to be used for recreational purposes and/or open space;
- Lands and/or facilities leased to the Township and used, or to be used, for recreational purposes and/or open space; provided, however, that the lessor of such lands and/or facilities shall consent to the designation of such lands and/or facilities forming part of the park system of Exeter Township;

- Such lands and/or facilities used, or to be used, for recreational purposes and/or open spaces and owned try an entity or entities, other than the Township; provided, however, that such other lands or facilities are approved by resolution of the Township;
- Trout Run Sports Complex shall be restricted for use by youth sports groups/organizations and for other youth activities by permit only;
- (The Township should revisit Ordinance 325 to make sure it is consistent with the recommendations of this plan).

**Community Facilities: SALDO Section 330-44**

In reviewing the subdivision plans, the Planning Commission will consider the adequacy of existing or proposed community facilities to serve the additional dwellings proposed by the subdivision or land development. Applicants shall give earnest consideration to the desirability of providing or reserving areas for facilities normally required in residential neighborhoods, including churches, libraries, schools and other public buildings, parks, playgrounds and play fields. Areas provided or reserved for such community facilities should be adequate to provide for building sites, landscaping, and off-street parking appropriate to the use proposed. Such areas should be located in a manner to best serve the public likely to use the same and to utilize, to the greatest degree, any existing desirable topographical features.

**Private Recreational Use**

**Recreational Use Regulations: Zoning Ordinance Section 390-33**

All activities of a commercial nature shall be clearly accessory to and incidental to the permitted recreational use, such as the charging of admission, the sale of refreshments and the rental or sale of athletic equipment. Sleeping accommodations shall be provided only for caretakers and similar types of employees, except in the case of camps intended to provide for overnight accommodations,
Chapter 2

and accessory uses shall be restricted to those providing necessary amenities to members and guests.

In terms of area and setback requirements, minimum lot sizes shall be five (5) acres, all buildings shall be set back a minimum of one hundred fifty feet (150’) from all lot lines, maximum lot coverage shall be five percent (5%), maximum paved area shall be ten percent (10%) and minimum lot width shall be three hundred fifty feet (350’).

In terms of nuisance and screening, the noise level emanating from a use must comply with the Exeter Township Noise Ordinance and a complete visual barrier by landscaped screen shall be provided along any lot line adjacent to a residential use. All storage shall be completely screened from view from any public right-of-way and any residential use. All organic rubbish or storage shall be contained in vermin-proof containers.

In terms of access and circulation, no driveway or street to service a use shall be located within one hundred feet (100) from the intersection of any street lines. When any driveway or street shall provide access for more than one hundred (100) parking spaces, the approval of the design shall be subject to review by the Township Planning Commission. The interior circulation of traffic shall be designed so that no driveway or street providing parking spaces shall be used as a through-street. Trails for motorized bicycles shall be located no less than fifty feet (50’) from a lot line.

Sidewalks

Sidewalks: SALDO Section 330-54

Sidewalks with a minimum width of four feet (4’) shall be installed on both sides of all streets except that:

• Sidewalks shall be required on only one (1) side of marginal access streets; and

• No sidewalks shall be required along service streets; and

• Except where required for the extension of existing sidewalks, no sidewalks shall be required along Local Roads where the minimum lot width (measured at the building setback line) is one hundred fifty feet (150’) or greater, unless such streets are within the required walking distance area of a school or are near community facilities encouraging pedestrian traffic,

• Except where Open Space development regulations modify same as described in the Exeter Township Zoning Ordinance

Whenever sidewalks are required, curbs shall also be required. Curbs shall be installed in accordance with all applicable Township construction standards. A four-foot (4’) planting strip shall be installed between the sidewalk and the back of the curb.

Steep Slopes

Steep Slope Controls: Zoning Ordinance Section 390-48

The intent of this Section is to establish certain restrictions relating to permitted uses, bulk, area and coverage requirements for property located on (mean) slopes of fifteen percent (15%) or more and to control the creation of new, man-made very steep slope areas and their attendant problems. It is not the intent, however, to prohibit development, but merely to insure that adequate consideration has been given to these unique problems and that adequate safeguards will be taken.

Category I steep slopes are defined as any area, whether existing or proposed, where the mean slope of the land is fifteen percent (15%) or greater but less than twenty-five percent (25%) with an elevation change of ten feet (10’) or greater. Category II steep slopes are defined as any area, whether existing or proposed, where the mean slope of the land is twenty-five percent (25%) or greater with an elevation change of ten feet (10’) or greater.

Existing (Non-Manmade) Category II Steep Slopes shall not be altered, regraded, cleared, built upon or otherwise disturbed unless such disturbance is necessary to accommodate a trail or trails that are part of an existing or planned trail network and are located and constructed based
upon accepted best management practices for minimizing erosion. In no case shall more than ten percent (10%) of the area containing existing (Non-Manmade) Category II Steep Slopes be disturbed. Except as previously permitted, existing (Non-Manmade) Category II Steep Slope areas shall be left undisturbed and shall be subject to a permanent conservation easement that specifically prohibits removal of healthy trees and/or vegetation (exotic or noxious species excepted). In no case shall more than twenty-five percent (25%) of the area containing Existing (Non-Manmade) Category I Steep Slopes be disturbed.

Stormwater Management

Ordinance No. 676

The Township has adopted a Stormwater Management Ordinance. This ordinance is intended to serve as a framework to manage the increased runoff resulting from land development and redevelopment. Implementation of this ordinance can help mitigate effects from stormwater runoff and help maintain the natural hydrologic regime and sustain higher water quality, groundwater recharge, stream baseflow and aquatic ecosystems. The purpose of this ordinance is to promote the public health, safety, and welfare within the Schuylkill River Watershed through provisions designed to:

- Promote alternative project designs and layout that minimizes impacts to surface and ground water;
- Promote nonstructural Best Management Practices (BMPs);
- Minimize increases in stormwater volume;
- Minimize impervious surfaces;
- Manage accelerated runoff and erosion and sedimentation problems at their source by regulating activities that cause these problems;
- Provide review procedures and performance standards for stormwater planning and management;
- Utilize and preserve the existing natural drainage systems;
- Manage stormwater impacts close to the runoff source, which requires a minimum of structures and relies on natural processes;
- Focus on infiltration of stormwater, to maintain groundwater recharge, to prevent degradation of surface and groundwater quality and to otherwise protect water resources;
- Maintain existing base flows and quality of streams and watercourses, where possible;
- Meet legal water quality requirements under state law;
- Address the quality and quantity of stormwater discharges from the development site;
- Meet National Pollutant Discharge Elimination System (NPDES) requirements and provide a mechanism to identify controls necessary to meet the NPDES permit requirements;
- Implement an illegal discharge detection and elimination program to address non-stormwater discharges into the Township of Exeter’s separate storm sewer system;
- Preserve and restore the flood-carrying capacity of streams;
- Prevent scour and erosion of streambanks and streambeds;
- Provide performance standards and design criteria for watershed-wide stormwater management and planning;
- Provide proper operation and maintenance of all permanent stormwater management facilities and BMPs that are implemented in the Township of Exeter;
- Ensure adequate drainage of all streets;
- Intercept storm water runoff along streets at intervals related to the extent and grade of the area drained;
- Provide positive drainage away from on-site sewage disposal facilities and buildings;
- Accommodate runoff so that the storm water discharge from the site at any point during construction does not exceed the pre-development discharge;
• Ensure adequate drainage at intersections of driveways with streets;
• Provide shallow swales along all side and rear lot lines to direct surface drainage to the street or other drainage facilities.

Woodlands

Preliminary Plan: SALDO Section 330-13

When preparing subdivision or land development plans, the following existing on-site natural resources shall be identified on the plans, and provisions for protecting and/or replacing these resources shall be provided:

The removal of healthy mature trees and woodlands shall be permitted as follows:

• As depicted on an approved subdivision or land development plan
• As part of construction activities that do not require the approval of a subdivision or land development plan by the Township or for which planning requirements were waived
• In conjunction with normal lawn preparation and maintenance
• All requirements of the Exeter Tree Ordinance shall be satisfied

The removal of woodlands for the construction of residential dwellings, driveways, and yard area, shall be limited to a maximum of 25% of individual lot area or 10,000 square feet per dwelling unit, whichever is less, with the following conditions:

• The limit is in addition to the removal of woodland as permitted above
• Woodland areas shall not be removed from within Conservation Easements
• Individual trees (6”dbh or greater) labeled “To Remain” on the approved subdivision or land development plan shall not be removed or negatively impacted by the construction of the dwelling, driveway, or other features associated with the construction of the dwelling without first obtaining written approval from the Board of Supervisors with recommendation from the Planning Commission
• All requirements of the Exeter Tree Ordinance shall be satisfied

The removal of woodlands for the construction of non-residential land developments shall be permitted subject to the following conditions:

• The area of woodland removal shall not exceed the total tract area minus the open area required in the Zoning District
• All areas protected by Conservation Easements shall remain undisturbed
• All requirements of the Exeter Township Tree Ordinance shall be satisfied

Physical Inventory

Natural Inventory

Water Resources

Exeter Township contains various subwatersheds that drain into the Schuylkill River, which forms the southern boundary of the Township. The Schuylkill River watershed is part of the larger Delaware River Watershed. The major watercourses in the Township include Trout Run, Antietam Creek, Heisters Creek, Owatin Creek, Monocacy Creek, and Limekiln Creek. Other smaller, unnamed tributaries drain into these watercourses and the Schuylkill River.

Trout Run

Trout Run is located completely within the Township. The watercourse starts south of Business 422 in the southwestern portion of the Township. The creek flows south along East Neversink Road and empties into the Schuylkill River at the Trout Run Sports Complex. The entire watercourse is just over one mile long.
Antietam Creek

The Antietam Creek starts north of Exeter in Alsace Township. The watercourse drains south to the Antietam Lake in the Mount Penn Preserve area. The Antietam Lake is formed by a dam near the intersections of Angora Road and Antietam Road. The watercourse continues to flow south through Carsonia Park and into Exeter Township along the western boundary.

Within Exeter Township, the Antietam Creek serves as an important recreational and open space asset. The Creek flows through Community Park and adjacent to the Exeter Township School District campus. Informal single track hiking trails are found along the Creek between the School District property and Parkview Road.

Farther south, the creek runs through the Reading Country Club, where it functions as an attractive golf course component and golf hazard. Much of the riparian zone throughout the golf course is non-existent, which leads to high levels of pollutant loading and erosion into the creek.

The creek crosses under US 422 and continues south to a confluence with the Schuylkill River. The riparian zone is well established along this portion of the creek and includes areas of wetlands in some of the flatter topographic areas. A sewer easement runs along much of the creek south of US 422 and offers opportunities for future trail connections.

Heisters Creek

Heisters Creek is located completely within the Township. The watercourse starts just south of Schoffers Road in Stonetown. The creek flows south across a PP&L utility corridor and along some residential areas before crossing under US 422. South of US 422 the watercourse flows through a large natural wooded area before running along areas of residential development. The creek empties into the Schuylkill River adjacent to the Exeter Township Sewer Plant. The riparian zone of the creek appears to be in good condition for most of the watercourse.

Monocacy Creek

The Monocacy Creek is one of the larger watercourses in the Township and starts north of Exeter in Oley Township. The watercourse flows through large areas of agricultural land with little to no riparian buffers in some areas. The creek enters the Township along its northern boundary near Oley Turnpike Road.

Within Exeter Township, the creek flows through agricultural areas with some evidence of a riparian zone. Small ponds are found adjacent to the creek that exhibit evidence of high nutrient loading. The watercourse crosses under Route 562 and exits the Township along it’s eastern property boundary to Amity Township. The creek empties into the Schuylkill River just east of Monocacy Station.

Owatinv Creek

The Owatin Creek starts within Exeter and empties into the Monocacy Creek just east of the Township. The creek flows from just south of Wegman Road through a beautiful valley along Ritters Road. Much of the watercourse has a well-established riparian zone in this valley.

Owatinv Creek crosses under Oley Turnpike Road and flows through a large residential development and Farming Ridge Park. The riparian zone is well established in this area of the Township, and offers opportunities for recreation enhancements at Farming Ridge Park. South and east of Farming Ridge, the creek flows through some agricultural areas that appear to lack an established riparian zone.

The watercourse continues south to the Exeter Township Little League site. The creek flows just south of the fields and may be subject to non-point source pollution from field maintenance. Owatin Creek continues south through more areas of agriculture where a riparian zone appears lacking in some areas.

The watercourse enter Daniel Boone Homestead along the northern site boundary. The creek is dammed to form the Daniel Boone Lake, and serves as a recreational and aesthetic feature of the site. Owatin Creek exits Exeter Township along the eastern boundary and flows into the Monocacy Creek.
Limekiln Creek

Limekiln Creek flows through a small portion of Exeter in the northeast corner of the Township. The creek starts in Oley Township and flows through agricultural areas with little to no riparian zone. Within Exeter Township, more of a riparian zone is provided including a naturalized wooded area just north of Route 562. South of Route 562, the creek lacks an established riparian buffer and flows adjacent to a pond that exhibits evidence of nutrient loading. The creek exits Exeter Township into Amity Township and to a confluence with the Monocacy Creek.

Natural Features

Although Exeter Township has the third largest residential population in Berks County, behind the City of Reading and Spring Township, there are still numerous natural features of note. These provide pristine landscapes and recreational opportunities for local and regional residents. Natural features were identified by assessing canopy cover, slope percentages, and hydrology. Wetlands, riparian zones, and steep slopes all have protection under Township code.

Key features of note include Neversink Mountain in the southwest corner of the Township, a ridgeline north of St. Lawrence Borough, a large forested wetland east of Community Park, and wetlands throughout the Trout Run Sports Complex.

Neversink Mountain is primarily located west of Exeter Township and south of Mount Penn. The recreational resource has numerous hiking trails and is primarily owned by Berks County and Berks Nature. A small hiking trail connection is made to the Exeter Scenic Trail just west of the Township along the Schuylkill River.

Steep Slopes

Steep slopes are located throughout the Township and have been mapped on the natural conditions map. These areas are protected from certain forms of development under the Exeter Township steep slopes ordinance. Development of recreation facilities is limited in these areas to hiking trails that are not ADA compliant. Steep slopes should be protected with vegetation to prevent erosion.

Significant Historic and Cultural Sites

Exeter has numerous historic and cultural resources throughout the Township. These have been identified by the National Historic Register, the Joint Comprehensive Plan, on-site reconnaissance, and public input. The significant resources include: Daniel Boone Homestead, the Village of Lorane, the Union Traction Company Trolley Line, and numerous structures listed on the National Historic Register.

Daniel Boone Homestead

The Daniel Boone Homestead is the historic property where Daniel Boone spent much of his childhood, and serves as a regional attraction. The property is over 560 acres and is operated by the Pennsylvania Historical and Museum Commission (PHMC). Facilities on site include the Boone house, a smokehouse, a blacksmith shop, a barn, an education center, a lodge, a sawmill, and other accessory structures. Picnic areas and trails are provided throughout the property. Programs and facility rentals are provided by the Friends of Daniel Boone Homestead and maintenance operations are provided by PHMC. Outside of a core historic area, much of the property remains as open space with some hiking and equestrian trails.

The preservation of this important cultural resource is highly recommended. Thirty-one acres of the Homestead is formally leased by Exeter Township and used as Pineland Park.

Village of Lorane

The Village of Lorane was established in 1835. In 1860, the P&R railway built a station in the village, called Exeter Station. The station was located purposely between Birdsboro and Reading. In 1900 the name of the station and post office was changed to Lorane. Today the framework of the village remains, although the station has been closed down. An archway under the railroad within the village provides an opportunity for a trail connection to the Schuylkill River.
Figure 2-7 National Register of Historic Places - National Park Service

- Oley Township Historic District
- Snyder Mill
- Boonecroft
- Mill Tract Farm
- Daniel Boone Homestead
- Site and Bertolet Cabin
- John Bishop House
- Lincoln Mordecai House
- Ridgewood Farm
- Levan Farm
- Snyder Farm
- Bertolet Cabin
- Malaclet Creek
Exeter Comprehensive Park, Recreation, and Open Space Plan

Manmade Features

Disclaimer: Powerline utility corridors and trolley line corridor were mapped using current and historic aerial information.
Union Traction Company Trolley Line

The Union Traction Company Trolley Line bisected the Township and ran east to west. The Union Traction Company founded Carsonia Park as an amusement center and destination for its trolley line. Carsonia Park operated as an amusement park from the late-1800s to the mid-1900s. The trolley line was abandoned and much of its alignment has returned to a naturalized state or been purchased and developed. Some evidence of the old trolley can be found just east of Carsonia Park and along an embankment south of Farming Ridge Park. The remains of the historic alignment offers opportunities for an off-road trail system.

Structures on the National Historic Register:

- Mordacai Lincoln House (listed)
- John Bishop House (listed)
- Daniel Boone Homestead (listed)
- Snyder Mill (listed)
- Boonecroft (listed)
- Mill Tract Farm (listed)
- Exeter Friends Meetinghouse (eligible)
- Oley Line Hotel (eligible)
- Soder Farm (eligible)

Agricultural Easements and Protected Land

Berks and Local protected lands are identified on the map as well as agricultural easements as identified by the Conservation Fund. The Conservation Fund is a non-profit organization that conserves and protects lands throughout the United States. These lands should continue to be protected.

Roadways

Exeter Township is positioned along a major vehicular corridor in US Route 422, which bisects the southern part of the Township. Most development within the Township is along this vehicular corridor. Route 422 runs west to Reading and east towards King of Prussia and ultimately Philadelphia. Connections south of the Township include Interstate 176, which connects south to the Pennsylvania Turnpike (interstate 76). Within the Township, various connector and collector roads link residential developments with economic, entertainment, and recreational destinations.

US Route 422 creates opportunities for local and regional connections. The wide four lane highway also creates pedestrian connectivity constraints. Safe pedestrian crossings are provided in only a few locations.

Rail lines

The Norfolk Southern railroad line is an active line situated along the Schuylkill River. The tracks are positioned on an embankment that rises up out of the floodplain. This embankment creates both opportunities and constraints for recreation and open space preservation.

The embankment and limited number of existing connections across, over or under the railroad create connectivity constraints. Existing crossings are limited in size and potential for safe pedestrian linkages. Adding new pedestrian crossings at grade is unlikely due to safety concerns.

The embankment separates the Schuylkill River and the adjacent riparian zone from development. This has created areas of open space that should continue to be protected. New trail access along the riparian zone would provide residents with recreational access to this open space asset.

The Union Traction Company Trolley line historically ran through the Township. This alignment is mostly unrecognizable today. Additional information is found earlier in this chapter.
Utility Right-of-Ways and Easements
Numerous utility right-of-ways and easements run through the Township. These include two Met-Ed high tension powerline corridors, sewer and sanitary easements, and the future CSD transmission line. These all offer opportunities for trail corridors and could link many residential developments with recreational and open space destinations.

Park and Open Space Inventory and Analysis

Trail Networks

Schuylkill River Trail – Thun Trail
The Schuylkill River Trail is a 130-mile multi-use trail in Southeastern Pennsylvania. Currently, there are over 60 miles of completed trail, in sections, with the intended completed trail running along the Schuylkill River from Philadelphia to Pottsville. Along the trail, various other trails intersect, including the Appalachian Trail and the East Coast Greenway. The Thun Trail is a portion of the Schuylkill River Trail which runs from Penn Avenue in West Reading to the Montgomery County Community College in Pottstown, roughly 18.3 miles. This includes the trail nearest to Exeter, a four (4) mile stretch between Birdsboro and Gibraltar, on-road, using Schuylkill Road and Old River Road. The two closest trailheads are Angstadt Lane Trailhead to the east and Birdsboro Trailhead to the west of Exeter. Trail users include mountain bikers, bikers, horseback riders, pedestrians, and cross country skiers. Some visitors also choose to utilize the Bike Pottstown/Bike Schuylkill bike share program to explore the trail.

Schuylkill River Water Trail
Founded by the PA Fish and Boat Commission in 1997, the Schuylkill River Water Trail now runs 147-miles along the Schuylkill River. The Water Trail is a boat route suitable for canoes, kayaks, and small motorized watercraft, and includes various public access points, boat launches, day use sites, and overnight camping areas. Within Exeter Township is a single landing area, accessible through Trout Run Park.

Daniel Boone Homestead Equestrian Trails
The Daniel Boone Homestead, located in Exeter, PA, is recognized as a historic site and serves to reflect daily life and accommodations for 18th-century settlers. Within the 569 acre property is an extensive network of bridle trails, primarily for equestrian use but can also be utilized by pedestrians to explore the historical site. Entrance onto the property and to use the bridle trails is free of charge. Admission fees to the historic facilities are $7 for adults, $6 for Seniors, and $4 for children 15 and under.

Exeter Scenic River Trail
The Exeter Scenic River Trial is a 2.3 mile route that follows the north shore of the Schuylkill River. The gravel path is lined with trees and provides views of the river. There are two trailheads: the eastern trailhead connecting to Old Gibraltar Road, and the western trailhead meeting the Klapperthal Trailhead at the base of Neversink Mountain. Those wishing to visit via vehicle are able to park at Trout Run Park, located roughly half way along the trail. This trail is ideal for biking, mountain biking, and walking/running.

Publicly Owned Facilities
Exeter Township has eight publicly operated park and recreation sites, including the Dunn Community Center. The Township also owns and operates the Reading Country Club. The size of the parks as well as the facility types and number of facilities is varied. Some areas of the Township have access to recreation facilities and other areas lack easy access. An inventory of public parks was conducted:

Community Park
Community Park is located in St. Lawrence Borough but is owned by the Exeter School District and leased by Exeter Township. It is bordered by Antietam Creek to the south and west, the School District building and residential development to the north and Elm Street to the east. It is 15 acres in size and contains one baseball/softball field,
two basketball courts, one bathroom facility, one horseshoe pit, one multipurpose field, two pavilions/rental spaces, five tennis courts, one soccer field, and two youth play areas, including the largest playground in the Township, Happy Landings. There are also biking/hiking paths and picnic grills. The park hosts a summer softball league and basketball, lacrosse and tennis programs, as well as an eight-week playground program. The annual Easter Egg Scramble is also held at the park. Access to the park is from Elm Street, where an internal road leads to a formalized parking lot. Pedestrians and bicyclists can also access the park through the surrounding residential neighborhoods and from the high school complex via a bridge over Antietam Creek.

Crestwood Park

Crestwood Park is located in the southwest section of the Township. It is bordered by W. Neversink Road to the west, Jolan Kennels to the north, residential development to the east and Route 422 to the south. It is approximately eight acres in size and contains one informal multipurpose field. The park hosts organized T-ball and youth soccer. Access to the park is from Neversink Road. The park contains an informal parking lot and no sidewalk accessibility. A buffer provides screening and protection from the traffic along Route 422.

Dunn Community Center

The Dunn Community Center is located in the southern half of the Township. It is bordered by residential development to the east and west, Prestwick Drive to the south and the Exeter Community Library to the north. The two-story building includes the library and is located on 32 acres of land. The center can be rented out for events and includes seating for 150 people. Recreational classes are also held at the center, as well as annual events, such as the Festival of Lights. Access to the center is from Prestwick Drive. There is a parking lot in front of the center, with additional parking available at the library. As the center is located in a residential neighborhood, pedestrians can reach it by sidewalk. A local neighborhood trail can be accessed through the wooded area between the center and library. This trail traverses undeveloped land bordering the West Shore Bypass before circling a residential stormwater basin and terminating in a cul-de-sac.

Farming Ridge Park

Farming Ridge Park is located in the northern half of the Township. It is bordered by residential developments to the west and north, Farming Ridge Boulevard to the south and Ritters Road to the east. It is approximately eight acres in size and contains a basketball court, bathroom facilities, one multipurpose field, one pavilion/rental space, two tennis courts, one soccer field and one playground. The park hosts an eight-week summer playground program. The soccer fields are also used by the Exeter Youth Soccer Association. Access to the park is from Farming Ridge Boulevard where a formalized parking lot is located. Pedestrians can also access the park by sidewalk from the adjacent neighborhoods.

Lorane Hollow Park

Lorane Hollow is located in the southern half of the Township. It is bordered by Wisteria Avenue to the west, residential development to the north, Pomander Avenue to the east and Quince Drive to the south. It is approximately 12 acres in size and contains a baseball/softball field, basketball court, bathroom facilities, grills, a horseshoe pit, a pavilion/rental space, two tennis courts, a soccer field and newly installed playground. There is also a detention basin at the east end of the park. The park hosts an eight-week playground program and street hockey program in the summer. The baseball/softball field is also used by the high school and Exeter American Legion Baseball and the soccer field is used by the Exeter Youth Soccer Association. Access to the park is from Lorane Hollow Park Drive off of W. 48th Street. This road leads to the facilities and formalized parking. Pedestrians can also access the park from open paths along Quince Drive.

Mountain Park

Mountain Park is located in the northern half of the Township. It is bordered by residential development to the west, south and east and Deer Run to the north. It is 2.6 acres in size and contains one basketball court and one
Chapter 2

playground. Access to the park is from Deer Run where a strip of informal parking is located. Pedestrians can also access the park by sidewalk.

Pineland Park

Pineland Park is located in the eastern half of the Township. It is bordered by Pineland Road to the west and the Daniel Boone Homestead to the north, west and south. The park is part of the Homestead and is leased by the Township for $3,500 a year. It is 31 acres in size and contains a baseball/softball field, basketball court, bathroom facilities, trails, grills, a pavilion/rental space, skate park, soccer field, sand volleyball court and two youth play areas. The park hosts an eight-week summer playground program. The soccer field is also used by the Exeter Youth Soccer Association and the baseball field is used by Exeter American Legion Baseball and the high school. The annual Exeter Games, a skateboard, BMX bike and scooter skills competition, is held at the skate park. Access to the park is from Pineland Road where a driveway leads to the park facilities and parking lot. There is no sidewalk access nor is there direct access from the main Homestead site.

Trout Run Sports Complex

Trout Run is located in the southern half of the Township. It is bordered by E. Neversink Road and the PA Department of Environmental Protection siltation basin to the west, the Norfolk-Southern railroad track to the north, Gibraltar Road to the east and the Schuylkill River to the south. It is 113 acres in size and contains four baseball/softball fields, bathroom facilities, two football fields, grills, three multipurpose fields and a pavilion/rental space. The park also serves as a trailhead for the Exeter Scenic River Trail. Most of the park is undeveloped land with no through trail access to the Scenic Trail except at the trailhead. A large wetland area and lake lies at the eastern end of the park. The football fields are used by Exeter Youth Football and the softball fields are used by the Stonersville Flames Girls Fast Pitch softball team. The annual Hayride Event is held at Trout Run, but due to construction work on the Neversink Road railroad underpass, the event was moved to the Reading Country Club in 2017. Access to the park is from E. Neversink Road where an internal road leads to the facilities and large parking lot. There is no sidewalk access to the park but pedestrians and cyclists can enter the park via the Scenic Trail from a trailhead off Gibraltar Road near the bridge.

Reading Country Club

The Reading Country Club is the 18-hole Township-owned golf course located in the center of the Township off of Route 422. In addition to the par-70 golf course, there is a driving range and clubhouse styled after an English Tudor castle. The clubhouse is a venue that is used for catered events. The annual Township golf tournament is held at the course in September and benefits all the youth athletics in the Township. The Antietam Creek meanders through the holes on the eastern side of the course. The potential exists at the Country Club to meet the active and passive recreational needs of the Township, including the possibility for trails and outdoor venues.

Other Facilities

Privately Owned Facilities

In addition to the public owned facilities within the Township, there are multiple private recreation providers. These include the Antietam Valley Recreation / Community Center at Carsonia Park, the Crestwood Swim Club, Exeter Township Little League and Stonersville Fire Company baseball and softball fields, the Hillcrest Racquet Club, and the Pagoda Motorcycle Club. Also included as private recreation providers are four private gyms and four gun clubs.

The Crestwood Swim Club and the Antietam Valley Recreation / Community Center at Carsonia Park both have outdoor pool facilities. This limits water recreation for members to the summer months only. The Exeter Fieldhouse is a sports and training facility at the Hillcrest Racquet Club. This facility offers programming for the Exeter School District, seniors, and others. The Exeter Little League and Stonersville Fire Company provide many of the baseball and softball facilities for the Township. This fills a
Exeter Comprehensive Park, Recreation, and Open Space Plan

May 2018

Figure 2-9
Existing Parks and Recreation Map
deficiency in baseball and softball fields, which is discussed later in this chapter.

Institutionally Owned Facilities

Exeter Township School District has six schools located within the Township. These are Jacksonwald Elementary, Owatin Creek Elementary, Lorane Elementary, Reiffston Elementary, Exeter Township Junior High School and Exeter Township Senior High School. The number of facilities and the facility types are provided in the Existing Facilities chart. Reiffston Elementary, Exeter Township Junior High School and Exeter Township Senior High School are all located adjacent to each other and function as one campus.

The Township and Exeter School District have entered into informal agreements in the past to allow non-school sports organizations access to the School District facilities. The use of the School’s facilities by Township residents is limited given the number of School programs that utilize the facilities. Recommendations regarding the formalization of an agreement is provided in Chapter 3.

Community Benchmarking

Community benchmarking was completed as a means of assessing the number of park space and recreational facilities that Exeter Township offers its residents. Two means of assessment were completed, a Comparable Municipalities Summary and a comparison to the 2017 NRPA Park Metrics. Comparisons were made to both current and future population projections to allow the Township to accurately plan for future growth. Recommendations for additional park space and recreational facilities are found in Chapter 3 of this report.

Comparable Municipalities Summary

Recreational facilities from eleven municipalities with similar populations and size to Exeter Township were inventoried (see Figure 2-11). Only facilities owned and operated by the Municipality were included and not private facilities like the Exeter Township Little League. This information was used to determine the extent of deficit or surplus per facility type.

NRPA Park Metrics Facility Comparison

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>25,764</td>
<td>25,764</td>
<td>34,560</td>
<td>-8</td>
</tr>
<tr>
<td># OF PARKS</td>
<td>7</td>
<td>1</td>
<td>15</td>
<td>-8</td>
</tr>
<tr>
<td>PARK AREA (ACRES)</td>
<td>221</td>
<td>247</td>
<td>332</td>
<td>-111</td>
</tr>
<tr>
<td>FACILITY</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BASEBALL / SOFTBALL</td>
<td>7</td>
<td>12.10</td>
<td>-5</td>
<td>16.23</td>
</tr>
<tr>
<td>BASKETBALL</td>
<td>6</td>
<td>3.64</td>
<td>2</td>
<td>4.88</td>
</tr>
<tr>
<td>BIKING / HIKING TRAILS</td>
<td>3</td>
<td>10.00</td>
<td>-7</td>
<td>11.00</td>
</tr>
<tr>
<td>FOOTBALL</td>
<td>2</td>
<td>0.98</td>
<td>1</td>
<td>1.32</td>
</tr>
<tr>
<td>MULTIPURPOSE FIELD</td>
<td>6</td>
<td>2.07</td>
<td>4</td>
<td>2.77</td>
</tr>
<tr>
<td>PAVILION / RENTAL SPACE</td>
<td>7</td>
<td>N/A</td>
<td>-1</td>
<td>N/A</td>
</tr>
<tr>
<td>POOL</td>
<td>0</td>
<td>0.78</td>
<td>-1</td>
<td>1.05</td>
</tr>
<tr>
<td>TENNIS</td>
<td>9</td>
<td>5.89</td>
<td>3</td>
<td>7.90</td>
</tr>
<tr>
<td>SKATE PARK</td>
<td>1</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>SOCCER</td>
<td>4</td>
<td>6.26</td>
<td>-2</td>
<td>8.40</td>
</tr>
<tr>
<td>VOLLEYBALL</td>
<td>1</td>
<td>1.69</td>
<td>-1</td>
<td>2.27</td>
</tr>
<tr>
<td>YOUTH PLAY AREAS</td>
<td>7</td>
<td>9.20</td>
<td>-2</td>
<td>12.35</td>
</tr>
<tr>
<td>DOG PARK</td>
<td>0</td>
<td>0.61</td>
<td>-1</td>
<td>0.81</td>
</tr>
<tr>
<td>ICE SKATING RINK</td>
<td>0</td>
<td>1.55</td>
<td>-2</td>
<td>2.09</td>
</tr>
<tr>
<td>COMMUNITY GARDEN</td>
<td>0</td>
<td>0.83</td>
<td>-1</td>
<td>1.11</td>
</tr>
</tbody>
</table>

Figure 2-12 NRPA Park Metrics Facility Comparison
Exeter Township shows a deficiency in baseball and softball fields, biking and hiking trails, soccer fields, and volleyball courts. Exeter has a surplus of basketball courts, football fields, multipurpose fields, pavilions, and tennis courts. This inventory does not assess the condition of the facilities provided.

Private and institution recreation facilities were also accessed throughout the Township and are provided on the Existing Facility Inventory Charts. Many of the recreation facility deficiencies are provided throughout private and institutional recreation areas. Recommendations regarding the protection of these recreational resources is found in Chapter 3.

2017 NRPA Park Metrics
The National Recreation and Park Association (NRPA) compiles park and recreation agency information from across the country. The organization creates averages for total acres of parkland, total number of parks, facility type totals, and average operating expenses. According to these NRPA metrics, Exeter Township with its current population has a deficit of 26 acres of parkland, 4 total parks, and operates at $1.5 million less than the average Parks and Recreation agency of comparable population size.

Facility surpluses and deficits are also provided for the current population and the 2030 population projection for the Township. Recommendations are found in Chapter 3.

Maintenance
Current Program
The Township has a limited maintenance tracking program and record keeping procedure. Overall responsibility for maintenance tracking of the park system needs to be formalized as a work record or maintenance log is not presently maintained. A system defined to handle maintenance requests, record tracking, equipment requests and purchases should be established to ensure the success of the facilities. The Parks Director should have the knowledge necessary to ensure facilities are safe, clean and available for all to enjoy. Additionally, having one person responsible for maintenance tracking provides a direct responsibility for maintenance.

Mowing of the parks is contracted to private contractors. The contract is for two years with the option for a third year to be added if the Township is satisfied with the work that the contractor is providing. The bid specifications should be reviewed to ensure the contractor is doing everything the Township needs as well as the ability to request additional services if needed (i.e. additional mowing of sports fields during spring and fall). It would be prudent for the maintenance staff to have one mower, such as an Exmark Lazer, that can be dedicated for use in the finer areas that the contractor may have missed or for areas that need attention.

Equipment
The 2016 Equipment List, which profiles the Township’s latest inventory of maintenance equipment, is listed on the facing page.

Risk Management
Currently, most of the non-routine of the maintenance in the parks is related to complaints or concerns from the residents. A better system of requesting work and record keeping is required. While most of the work is performed timely based on a complaint/concern basis, no records exist as to when the work was requested, who performed the work, what work was completed, and who performed the inspection after the work was completed to ensure the work was performed to a satisfactory level.

An annual report by the Township’s liability provider, Delaware Valley Insurance Trust (DVIT), informs the maintenance staff of items that need to be addressed.
Adequacy of Maintenance

The facilities in the parks are showing their age. The age of the facilities has led to increased occurrences of vandalism, causing maintenance staff to respond more often to issues. Several areas can be improved by utilizing best management practices such as no mow zones, safety surface, and pavement repairs. While maintenance is performed as needed in the parks, more frequent recorded inspections should occur. A variation of the form DVIT uses for their inspections can be utilized. Work orders for non-routine work must accompany the inspection and utilization of a tracking system.

Recreational Programs

Sponsored Programs

There are three privately owned clubs that offer fitness programs similar to the Township's offerings of adult fitness, such as aerobics and pilates, at the Dunn Community Center. The Township typically offers their programs at a lower rate compared to the privately owned facilities and there is no membership requirement as required by most of the privately owned clubs.

A few of the surrounding boroughs and townships offer similar summer playground programs. St. Lawrence Borough and Antietam Valley Recreation both offer summer playground programs but they are more restricted to participants who live directly within their communities.

Participation

Despite being unable to provide hard numbers, Township registration numbers have remained steady over the past 5 years. Registration is up for the following programs: summer playground, summer basketball, summer tennis and is down for summer hockey. Summer lacrosse has shown the biggest increase registration.

Comprehensive Offering of Programs

The department offers a variety of special events that coincide with the seasons or specific holidays. These events are scheduled by the Recreation Director with volunteer assistance. Volunteers are from community residents, youth organizations, civic organizations and others. Special events are offered at Township facilities and School District facilities. Many of the special events reconnect people to the environment and their natural surroundings.

The department runs several successful summer camps. The department currently offers a summer playground program, instructional street hockey, 2 instructional basketball leagues, instructional lacrosse, instructional tennis and aerobics. The majority of the programs are offered for kids ages 5-12 and only offered during the summer. Adult fitness classes are offered year round.
Deficiencies

The Recreation Director acknowledges that the department is lacking program offerings for seniors. Suggestions were made to reach out to the local senior centers to see if there can be some sort of joint programming options. Starting a senior club where seniors can congregate for activities or even just to socialize can be a starting point. The department could reach out to the library to see if there is an opportunity to do some joint programming.

While the Township provides a large variety of special events, very limited organized recreation programs and classes are offered. Deficiencies exist for all ages in the community. Some of the reasons for this deficiency may include: limited instructors available, a lack of indoor facility space and community support for such programs. Third party recreation providers offer numerous options available from sports to science to computers to LEGOS. The Township should pursue instructors for additional programming as well as programming from third party providers.

The School District should be approached to take advantage of their facilities to offer programs that cannot physically be hosted by the Township. Examples of these types of programs could be adult open basketball and volleyball, youth or adult sports leagues, third party programs such as instructional sports.

Compliance with ADA

There have been children with special needs in the past that have participated in the summer camps. Kids with autism and Asperger’s have participated and the department makes every accommodation possible to ensure they have a safe, fun environment in which to participate.

Expenditure Comparison

A comparison of Exeter’s expenditures against those of two comparable municipalities, Spring and Muhlenberg Townships, can be found in the chart on the right.

Revenue Sources

Exeter Township has only one form of revenue stream that provides funding for Parks and Recreation. A fee is paid per house for new construction ($1,500/unit). Unfortunately, this fund is running low and with limited construction in the Township taking place, the fund continues to diminish without being replenished. The Township should explore options for additional revenue, including the creation of a fee structure for youth organizations and having the groups that use the fields maintain them.

Parks and Recreation Budget

The budgetary process is fairly simple for the Parks and Recreation Departments. The Directors typically submit what they feel is needed for the departments to run efficiently to the Board of Supervisors for their consideration.

Funding Sources

Parks and recreation in Exeter Township has been funded mostly by the General Fund to offset the revenues versus expenditures. With new leadership in the Parks and Recreation Departments and at the Township Manager position, opportunities exist to expand the departments with programs and new partnerships. The Township also has a Tree Fund of $225,000 that can be leveraged with grants to fund improvements. This fund was set up after the construction of Exeter Commons.
While Exeter Township currently offers limited recreation programs, the opportunity for more offerings to meet the needs and wants of the community is at hand. These offerings can be best designed with partnerships. Partnership opportunities are possible with third party providers, the School District, civic organizations and other groups. Through these partnerships, facility use may be available at minimal cost; which, in turn, will keep program costs down. Pending the program offered, fees should be considered with the following (but not limited to): instructor fees, equipment costs, facility rentals or partnerships, advertisements and other costs.

The Township can look into the DCNR model, Financing Municipal Recreation and Parks, as a guide in determining programming fees.

<table>
<thead>
<tr>
<th>Year</th>
<th>Exeter (Pop: 25,800)</th>
<th>Exeter (Pop: 25,800)</th>
<th>Spring (Pop: 27,300)</th>
<th>Muhlenberg (Pop: 19,700)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Revenues</td>
<td>Expenses</td>
<td>Surplus / Deficit</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>$105,468.27</td>
<td>$433,305.97</td>
<td>$(327,837.70)</td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>$109,856.67</td>
<td>$441,346.42</td>
<td>$(331,489.75)</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>$125,871.53</td>
<td>$473,408.86</td>
<td>$(347,537.33)</td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td>$127,772.68</td>
<td>$487,668.68</td>
<td>$(359,896.00)</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>$127,749.00</td>
<td>$525,391.00</td>
<td>$(397,642.00)</td>
<td></td>
</tr>
<tr>
<td>2018 (budgeted)</td>
<td>$246,000.00</td>
<td>$556,073.00</td>
<td>$(310,073.00)</td>
<td>$1,187,370.00</td>
</tr>
<tr>
<td>2017</td>
<td>$400,200.00</td>
<td>$1,263,650.00</td>
<td>$863,450.00</td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td>$156,000.00</td>
<td>$1,187,370.00</td>
<td>$1,031,370.00</td>
<td></td>
</tr>
</tbody>
</table>
Chapter 2

Exeter Comprehensive Park, Recreation, and Open Space Plan

Figure 2-15 Regional Recreation Map

- County Boundary
- Municipal Boundary
- Water Body
- Private Park
- Municipal Park
- State Park
- State Game Land
- County Park
- Regional Recreational Destinations
- Land Trail
- Water Trail

May 2018

Exeter Comprehensive Park, Recreation, and Open Space Plan
Regional Recreation Destinations

Federal Land
1. Hopewell Furnace

State Land
2. State Game Lands 422 (Ontelaunee)
3. Nolde Forest (Cumru)
4. State Game Lands 324 (Cumru)
5. Department of Environmental Protection (Exeter)
6. Daniel Boone Homestead (Exeter)
7. State Game Lands 052 (Brecknock)
8. State Game Lands 315 (Rockland)
9. French Creek State Game Lands Shooting Range (Warwick)
10. French Creek State Park (Union)
11. State Game Lands 043 (Warwick)

County Land
12. Gring’s Mill Recreation Area (Bern)
13. Antietam Lake Park (Lower Alsace)
14. Mount Penn Preserve (Reading / Lower Alsace / Alsace)
15. Neversink Mountain (Reading / Cumru / Lower Alsace)
16. Voluneteers Park (Oley)
17. Allegheny Aqueduct Historical Park (Robeson)
18. Boyertown Reservoir (Earl)
19. Warwick County Park (Warwick)

Municipal Land
20. Jim Dietrich Park (Muhlenberg)
21. Laurelain Park (Muhlenberg)
22. Museum Park (Wyomissing)
23. City Park Bandshell (Reading)
24. Schlegel Park (Reading)
25. Angelica Creek Park (Reading)
26. Pendora Park (Reading)
27. Egelman Park (Reading)
28. Mineral Spring Park (Reading)
29. Oley Fish and Game Club (Alsace)
30. Oley Valley Park (Oley)
31. Mountain Park (Exeter)
32. Carsonia Park (Exeter)
33. Exeter Senior High (Exeter)
34. Exeter Junior High (Exeter)
35. Crestwood Park (Exeter)
36. Community Park (St. Lawrence)
37. Reiffton School (Exeter)
38. Jacksonwald Elementary (Exeter)
39. Farming Ridge Park (Exeter)
40. Owatin Creek Elementary (Exeter)
41. Dunn Community Center (Exeter)
42. Reading Country Club (Exeter)
43. Lorane Elementary (Exeter)
44. Danielle Ruiz-Murphy Dog Park (Exeter)
45. Trout Run Sports Complex (Exeter)
46. Lorane Hollow Park (Exeter)
47. Pineland Park (Exeter)
48. Rustic Park (Birdsboro)
49. Pleasantville Park (Oley)
50. Amity Community Park (Amity)
51. Monocacy Hill Recreation Area (Amity)
52. Union Township Recreation Area (Union)
53. Ironstone Park (Douglass)
54. Ganshahawny Park (Douglass)
55. Coventry Woods Preserve (North Coventry)

Private Land
56. Alvernia University (Reading)
57. Antietam Valley Recreation Center
58. Sensibly Armed (St. Lawrence)
59. Daniel Boone Rod and Gun Club (Exeter)
60. University Rifle Club (Exeter)
61. Exeter Township Little League (Exeter)
62. Crestwood Swim Club (Exeter)
63. Hillcrest Racquet Club (Exeter)
64. Neversink Gun Club (Exeter)
65. South End Gun Club (Exeter)
66. Reading Archery Club (Cumru)
67. Flying Hills Country Club (Cumru)
68. Cacoosing Gun Club (Robeson)
69. Natural Lands’ Green Hills Preserve (Robeson)
70. Boyertown Rod and Gun Club (Earl)
71. Arrowhead Golf Course (Amity)
72. Stowe Archers (West Pottsgrove)
73. Blackwood Golf Course (Union)
74. Birdsboro Preserve (Robeson)
75. Natural Lands’ Crow’s Nest Preserve (Warwick)
76. Frontier Archery Club (Warwick)
77. Norther Chester County Sportsmen’s Club (Warwick)
Chapter 3
Chapter 3

Recommendations

Exeter Township, Berks County, Pennsylvania
Park Development

Park Service Area

The residents of Exeter Township are served by 7 parks that range in size from small neighborhood parks to larger community parks. Access to Township Parks is provided almost entirely by vehicular means due to the distance of parks from residential populations and lack of convenient pedestrian access. Various organizations, including the Trust for Public Land, the National Recreation and Park Association (NRPA), and the Urban Land Institute are advocating for a campaign called “10-minute walk”. This model promotes the addition of small pocket or neighborhood parks within a 10 minute walking distance of all residents. Trail connectivity is also a large part of this initiative, which would aim to connect residents to parks along safe pedestrian routes.

Additional information about the model can be found on the website: https://www.10minutewalk.org/

The park service areas map illustrates walking and driving distances to existing parks. Township Parks were divided into larger community parks and neighborhood parks based on size and facilities offered. Five (1/4 mile) and ten (1/2 mile) minutes walking distances are provided for all parks, a 2 mile driving distance is provided for community parks.

Community Parks:
- Community Park
- Trout Run Sports Complex
- Pineland Park

Neighborhood Parks:
- Mountain Park
- Farming Ridge Park
- Crestwood Park
- Lorane Hollow Park

Information from the park service area map informed recommendations for future park and recreation facilities and conceptual greenway and trail connections. Future Park and Parcel Acquisition recommendations are found later in this chapter. It is a recommendation of this report to provide a majority of Township residents with safe pedestrian access to a park within 10 minutes (1/2 mile) of their homes.

Current and Future Parkland Requirements

NRPA compares hundreds of Park and Recreation agencies across the United States, including average acres of parkland and average number of parks based on population. Exeter Township currently has 221 acres of parkland and 7 Township owned or leased recreation facilities. According to NRPA standards, Exeter Township is currently short 26 acres and 4 total parks for a municipality of 25,764 people. According to the Joint Comprehensive Plan of Exeter, Amity and St. Lawrence, the population of Exeter Township is projected to grow to 34,560 by the year 2030. This would mean 111 acres of parkland and 8 new parks would be needed by 2030.

Exeter Township owns various parcels throughout the Township. About 279 acres of land (not currently used as parks) spread over 11 parcels are owned by Exeter Township with the potential to be developed into park, recreation and open space facilities. Additional parcel information can be found later in this chapter under Potential Future Park and Open Space. Some parcels are located in recreation gaps, as identified on the park service area map.
Recreation Recommendations

Current and Future Facility Requirements

An analysis of recreational facilities was completed in Chapter 2 of this report. The analysis looked at the number of facilities in communities of comparable size, as well as the number of facilities according to NRPA Metrics. This information was used to formulate recommendations for the number of facilities needed within Exeter Township.

Facility recommendations are provided for both the current population (25,764) and the projected 2030 population of (34,560).

Facility Recommendation Matrix

<table>
<thead>
<tr>
<th>Facility</th>
<th>2017</th>
<th>2030*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseball / Softball</td>
<td>0</td>
<td>+3</td>
</tr>
<tr>
<td>Basketball</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Tennis</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Multi-purpose Fields</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Rental / Pavilion</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pool (indoor)</td>
<td>+1</td>
<td></td>
</tr>
<tr>
<td>Soccer</td>
<td></td>
<td>+4</td>
</tr>
<tr>
<td>Skate Park</td>
<td></td>
<td>+1</td>
</tr>
<tr>
<td>Indoor Community Center</td>
<td></td>
<td>+2</td>
</tr>
<tr>
<td>Indoor Gym (municipality)</td>
<td></td>
<td>+1</td>
</tr>
<tr>
<td>Playfield / Tot Lot</td>
<td>+1</td>
<td>+1</td>
</tr>
<tr>
<td>Dog Park</td>
<td>+2</td>
<td>+5</td>
</tr>
<tr>
<td>Ice Skating</td>
<td>+1</td>
<td>+1</td>
</tr>
<tr>
<td>Community Garden</td>
<td>+1</td>
<td>+1</td>
</tr>
</tbody>
</table>

*These numbers provided are additional facilities recommended for installation between 2017 and 2030.

Figure 3-2 Facility Recommendation Matrix

Community Center

The desire for an Indoor Community Center was voiced throughout the planning process by Township residents and Township staff. NRPA Park Metrics show that the median number of residents per community center is 29,227; the median number of residents per indoor recreation center is 27,591; and the median number of residents per indoor gym operated by a municipality is 28,856. NRPA metrics also show that over 50% of agencies inventoried had these facilities. This shows that Exeter Township is right on the cusp of supporting an indoor community center facility.

Indoor Community Centers are an expensive operation for municipalities, and it is important that Exeter Township understands and plans for the financial and operational implications. A separate feasibility study is recommended that would look at the need, operational cost, and administration demands. Some important components to consider are:

- Construction Costs
- Debt Structure (grant / bond / loan)
- Maintenance and operating costs
- Membership costs
- Building size
- Facilities offered

Some examples of community centers including facilities offered and membership fees are provided on the next two pages.
Greater Plymouth Community Center, Plymouth Meeting, Montgomery County, PA
Municipal population (2015 ACS) - 16,864
Opened in 2000 and incorporated areas of an old school and new construction. Cost of construction was $14 million (escalated construction costs are $20 million in 2018 dollars) and annual operation/maintenance costs are $367,450.

- Two swimming pools (lap and leisure)
- Gymnasium
- Fitness center
- Changing areas and showers
- Several breakout rooms
- Activity room (used for aerobics, zumba, etc)
- Day care area
- Specialized fitness area (kids exercise classes, spinning, etc)
- Offers memberships
- Offers numerous year round programming

https://www.plymouthtownship.org/greater-plymouth-community-center/

Montgomery Community and Recreation Center, Montgomeryville, Montgomery County, PA
Municipal population (2015 ACS) - 25,640
Opened in 2015. Cost of construction was $11 million (escalated construction costs are $11.5 million in 2018 dollars) and annual operation/maintenance costs are $861,000.

- Gymnasium with elevated walking track
- Fitness center
- Two breakout rooms
- Teen/Senior area
- Toddler area
- Offers memberships
- Offers year round programming

http://www.montcrc.com/info/default.aspx

Upper St. Clair Township, Allegheny County, PA
Municipal population (2015 ACS) - 19,385
Newer facility located in the western half of the state. Cost of construction was $16 million (escalated construction costs are $18.4 million in 2018 dollars) and annual operation/maintenance costs are $3.5 million.

- Group exercise studios
- Children’s playroom
- 3,600 sf community room
- Locker room facilities
- 2 gymnasiums
- Indoor aquatics center
- Fitness center
- Outdoor aquatics center
- Offers memberships
- Offers year round programming

http://www.twpusc.org/crc/crc-home.

Haverford Township’s Community Recreation & Environmental Center, Delaware County, PA
Municipal population (2015 ACS) - 48,804
Opened in 2012. Cost of construction was $9 million (escalated construction costs are $9.7 million in 2018 dollars) and annual operation/maintenance costs are $400,000.

- Activity room
- Arts and crafts room
- Kitchen
- Multipurpose room
- Offices
- Walking track

Exeter Township, Berks County, Pennsylvania
### Greater Plymouth Community Center, Plymouth Meeting, PA

<table>
<thead>
<tr>
<th>Membership Type</th>
<th>Resident - Annual</th>
<th>Non-resident - Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth</td>
<td>$346</td>
<td>$443</td>
</tr>
<tr>
<td>Single Adult</td>
<td>$442</td>
<td>$566</td>
</tr>
<tr>
<td>Additional Adult</td>
<td>$548</td>
<td>$752</td>
</tr>
<tr>
<td>Family</td>
<td>Add $80 per youth</td>
<td>Add $93 per youth</td>
</tr>
<tr>
<td>Single Senior</td>
<td>$346</td>
<td>$443</td>
</tr>
<tr>
<td>Additional Senior</td>
<td>$506</td>
<td>$629</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Membership Type</th>
<th>Resident - Monthly</th>
<th>Non-resident - Monthly</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth</td>
<td>$35</td>
<td>$46</td>
</tr>
<tr>
<td>Single Adult</td>
<td>$43</td>
<td>$57</td>
</tr>
<tr>
<td>Additional Adult</td>
<td>add $24</td>
<td>add $30</td>
</tr>
<tr>
<td>Family</td>
<td>Add $14 per youth</td>
<td>Add $16 per youth</td>
</tr>
<tr>
<td>Single Senior</td>
<td>$24</td>
<td>$30</td>
</tr>
<tr>
<td>Additional Senior</td>
<td>Add $24</td>
<td>Add $30</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Membership Type</th>
<th>Resident - Daily</th>
<th>Non-resident - Daily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth</td>
<td>$8</td>
<td>$8</td>
</tr>
<tr>
<td>Adult</td>
<td>$10</td>
<td>$11</td>
</tr>
<tr>
<td>Senior</td>
<td>$8</td>
<td>$11</td>
</tr>
</tbody>
</table>

### Montgomery Township Community & Recreation Center

<table>
<thead>
<tr>
<th>Membership Type</th>
<th>Resident - Annual</th>
<th>Non-resident - Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth</td>
<td>$120</td>
<td>$170</td>
</tr>
<tr>
<td>Additional Youth</td>
<td>$30</td>
<td>$30</td>
</tr>
<tr>
<td>Single Adult</td>
<td>$200</td>
<td>$260</td>
</tr>
<tr>
<td>Additional Adult</td>
<td>$30</td>
<td>$50</td>
</tr>
<tr>
<td>Family</td>
<td>$400</td>
<td>$525</td>
</tr>
<tr>
<td>Single Senior</td>
<td>$120</td>
<td>$170</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Membership Type</th>
<th>Resident - Three Month</th>
<th>Non-resident - Three Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth</td>
<td>$45</td>
<td>$66</td>
</tr>
<tr>
<td>Single Adult</td>
<td>$60</td>
<td>$75</td>
</tr>
<tr>
<td>Family</td>
<td>$126</td>
<td>$50</td>
</tr>
<tr>
<td>Single Senior</td>
<td>$45</td>
<td>$150</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Membership Type</th>
<th>Resident - Daily</th>
<th>Non-resident - Daily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth</td>
<td>$8</td>
<td>$8</td>
</tr>
<tr>
<td>Adult</td>
<td>$10</td>
<td>$11</td>
</tr>
<tr>
<td>Senior</td>
<td>$8</td>
<td>$11</td>
</tr>
</tbody>
</table>

### Upper St. Clair Township Community & Recreation Center

<table>
<thead>
<tr>
<th>Membership Type</th>
<th>Resident - Annual</th>
<th>Non-resident - Annual</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth</td>
<td>$384</td>
<td>$504</td>
</tr>
<tr>
<td>Single Adult</td>
<td>$552</td>
<td>$696</td>
</tr>
<tr>
<td>Family</td>
<td>$984</td>
<td>$1,236</td>
</tr>
<tr>
<td>Single Senior</td>
<td>$384</td>
<td>$504</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Membership Type</th>
<th>Resident - Three Month</th>
<th>Non-resident - Three Month</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth</td>
<td>$192</td>
<td>$251</td>
</tr>
<tr>
<td>Single Adult</td>
<td>$278</td>
<td>$347</td>
</tr>
<tr>
<td>Family</td>
<td>$492</td>
<td>$615</td>
</tr>
<tr>
<td>Single Senior</td>
<td>$192</td>
<td>$251</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Membership Type</th>
<th>Resident - Three Month - Seasonal Apr 1 - Aug 31</th>
<th>Non-resident - Three Month - Non-Seasonal - Sept 1 - Mar 31</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youth</td>
<td>$251</td>
<td>$195</td>
</tr>
<tr>
<td>Single Adult</td>
<td>$347</td>
<td>$267</td>
</tr>
<tr>
<td>Family</td>
<td>$615</td>
<td>$473</td>
</tr>
<tr>
<td>Single Senior</td>
<td>$251</td>
<td>$195</td>
</tr>
</tbody>
</table>

*Figure 3-3 Example Community Center Membership Fees*
Environmental classroom
• Environmental lab
• Fitness studio
• Gymnasium
• Health and wellness center
• Offers rentals

http://www.haverfordtownship.org/department/division.php?structureid=93

According to the online opinion survey and feedback from public meetings, there is a strong desire to see activities provided for people of all ages, including intramural programs for teens and personal development adult education offerings, like workshops and arts and craft classes. There is also a need for a public, community pool as this is currently absent in the Township. School swim teams have to travel to Albright College to compete at “home” meets and the public uses the aquatic facilities at Crestwood Swim Club and Antietam Valley Recreation Center. Any consideration for a new community or recreation center should account for these age groups and for the need for a public swimming pool.

Master Site Development Plans

Four existing parks were identified for new master site development plans since these facilities need a new vision. The parks are Community Park, Crestwood Park, Mountain Park and Trout Run Sports Complex. The planning process for each park would involve:

• Background data and information gathering
• Existing conditions and topographic analysis
• Activities and facilities analysis
• Design considerations and cost estimates
• Public participation

The Master Site Development Planning process can help determine the feasibility of additional parking; the recreational needs of leagues or groups that use the fields; the demand for connections to nearby neighborhoods, trails and community facilities; the importance of additional protection or buffering of natural resources; and the feasibility of new or unique recreational facilities, such as spray grounds or amphitheaters.

Improvements at Exiting Parks

The following improvements at Farming Ridge, Lorane Hollow and Pineland Parks are recommended.

Farming Ridge Park

• Improve parking
• Expand tennis courts behind the basketball courts
• Build a bocce court in the existing tennis court areas
• Establish a trail link to Carsonia Park and to Owatin School and St. Catherine School (as shown in Trail Concept Map)

Lorane Hollow Park

• Additional planting, including hillside naturalized meadow
• Naturalize retention basin to reduce maintenance and to help meet MS4 requirements
• Construct a rain garden at the entrance of the parking lot
• Rebuild basketball court
• Park building renovation

Pineland Park

• Examine parking demand
• Install new playground equipment
• Determine new use for sand volleyball court area
• Improve facilities and pavilion
• Transform the lower parking island to a rain garden or other BMP
• Improve the entrance with new plantings
Trail and Greenway Recommendations

The expansion of the trail network within the Township is recommended. These will include on-road trails, off-road trails in Township Parks, and the designation of no-access greenways along the Township’s many watercourses. A greenway is a corridor of land that generally parallels creeks and streams. They often have conservation, ecological, cultural, historic and recreational value. The primary purpose to designate a “Greenway” is to foster the preservation and protection of critical habitats and protect and enhance the water quality. Designation as a greenway will enhance the protection of Township water resources. The extension of the Exeter Scenic trail is recommended along the Schuylkill River.

Trail Planning and Development

Trails are the most used and desired recreation facility within the Commonwealth according to the Pennsylvania Statewide Comprehensive Outdoor Recreation Plan. Exeter Township currently lacks a developed land trail system. The lone public trail is the Exeter Scenic Trail, which runs from the Gibraltar Road bridge west along the Schuylkill River to the western Township boundary and is just over 2 miles in length.

There are many existing conditions throughout the Township in the form of watercourses, protected riparian corridors, rail alignments, roadway right-of-ways, and utility easements that present opportunities for an expanded on-road and off-road trail system. These could provide desired connections between various destinations such as schools, business centers, residential developments, recreation areas, and natural areas. Exeter Township also sits close to regional trails and destinations such as the Schuylkill River Thun Trail, Neversink Mountain, and the Mount Penn Preserve Recreation Area. Connections to these amenities is highly desirable and would benefit residents both within and adjacent to Exeter Township.

A concept plan was developed that explores potential on-road trails, off-road trails in parks, and greenways that follow streams and other water courses within the Township. On-road trails were determined using Strava heat map data. The Strava heat map gathers information from users that record bicycling, running, and hiking using a mobile device App. This information is formatted into a heat map that shows existing usage areas.

The Township also abuts the Schuylkill River Water Trail. Water trails provide a unique recreation facility for boaters and kayakers. Access to the Schuylkill River Water Trail is very limited in the Township since it lacks a developed boat launch. Various locations along the river present opportunities for Exeter Township to explore the implementation of a boat launch.

The Conceptual Greenways and Trails Map requires a Trails Master Plan that explores the practicality of proposed trails and positions the Township for development funding opportunities (see Chapter 4). The Trails Master Plan will include an in-depth inventory and analysis of road right-of-way widths, cartway widths, speed limits, necessary easement areas, and cost estimates for development. Proposed on-road trails and greenways should also be added to the Township’s official map.

Trail Classifications and Surface Types

As improvements are implemented, trail standards as per the American Association of State Highway Transportation Officials (AASHTO) should be followed. These standards are federally recognized and preferred by various funding agencies.

AASHTO includes information on Bicycle Planning, Bicycle Operation and Safety, Design of On-Road Facilities, Design of Shared Use Paths, Bicycle Parking Facilities, and Maintenance and Operations. The two main trail classifications are on-road and off-road bike trails.

On-road Facilities

These facilities involve bike and pedestrian trails within a vehicular cartway. Facility types include: shared lanes,
marked shared lanes, paved shoulders, and bike lanes. All facilities include signage that must adhere to the Manual on Uniform Traffic Control Devices (MUTCD).

Off-road Facilities

Also known as Shared Use Paths, these facilities are physically separated from the vehicular cartway by a barrier or open space. These facilities should comply with ADA requirements wherever feasible.

Trail Surface Types

- Asphalt Surfaces - This surface provides for a wide variety of trail users. The surface has a relatively high initial cost but a lower maintenance cost. These surfaces are preferred in flood prone areas.

- Compacted Aggregate Surfaces - Also known as Stone Dust Trails, these surfaces can accommodate all trail users with the exception of in-line skaters. Installation costs are lower than asphalt, but maintenance costs are typically higher. Compacted aggregate surfaces should be avoided in flood prone areas or slopes in excess of 3%.

- Concrete Surfaces - These surfaces are the most durable surface type and typically used in more urban environments. Installation costs are higher than asphalt, but maintenance costs are low. Joints can degrade the trail experience, especially for wheeled users.

- Boardwalks - In wetland or floodplain areas, or trails along steep slopes, these facilities provide an elevated and accessible surface for trail users. The finishing surface should be treated for slip resistance and may involve a safety rail along the side of the trail. The cost of these surfaces is typically very high.

- Single Track / Compact Earth Surface - These surfaces are the least expensive to install, however they limit trail user types to hikers, runners, and equestrians (if permitted). These trails typically are not ADA compliant, but can provide a unique user experience with access to naturalized areas.
Open Space Recommendations

Preservation

Exeter Township has areas of dense development along the Route 422 corridor in the southern half of the Township, rural areas in the northern half of the Township, and numerous environmentally sensitive resources throughout the Township. The protection of open space areas and cultural resources as well as the further enhancement of existing conservation measures is an important goal of the Exeter Township Comprehensive Park, Recreation and Open Space Plan. The Township currently has several ordinances in place, such as the riparian buffer ordinance that protects open space near watercourses and wetlands. This and similar ordinances should remain in place (see Chapter 2 for a summary of relevant Township ordinances).

Scenic Roads

The designation of Scenic Roads offers a unique means to preserve scenic resources and views. Township ordinances can protect scenic roads by establishing a buffer along roads to preserve these scenic views.

Exeter Township identified scenic roads as part of their Joint Comprehensive Plan. A recommendation of the Comprehensive Plan was to explore scenic road overlay zoning. Additional roads have been identified as part of this plan and are shown on the Potential Future Parks and Open Space Map. It is a recommendation of this report to establish an overlay zoning district to protect these scenic roads.

Township MS4 Requirements

Exeter Township is an MS4 community. A municipal separate storm sewer system (MS4) is a system of conveyances that is owned by a public entity that discharges to public waterways; is designed or used to collect or convey stormwater; is not a combined sewer; and not part of a sewage treatment plant. So that pollutants harmful to the environment, like pesticides from lawn chemicals, sediment, bacteria from animal waste and petroleum by-products from automobiles are prevented from being washed into MS4s, certain operators, like Exeter, are required to obtain NPDES permits and develop minimum control measures to mitigate the effects of these pollutants on local waterways and watersheds. These measures include:

- Public Education and Outreach
- Public Involvement/Participation
- Illicit Discharge Detection and Elimination
- Construction Site Storm Water Runoff Control
- Post-Construction Storm Water Management in New Development & Redevelopment
- Pollution Prevention/Good Housekeeping for Municipal Operations

One way to incorporate these measures is through the implementation of stormwater BMPs. Some examples of BMPs include detention ponds, which lets stormwater replace outflowing pond water and forces pollutants to settle to the bottom of the pond, and porous pavement, which allows stormwater to slowly trickle through the pavement into the soil. Vegetative BMPs include bioswales that filter and store stormwater and rain gardens.

These vegetative BMPs, along with native plants that help to stabilize BMPs, can be installed in Exeter’s parks and open spaces. In addition to addressing stormwater runoff, they also enhance the natural beauty of the parks and can contribute to a passive recreation experience if they are complemented with trails or paths. Interpretive signage can be placed along these BMPs to let park users know of their added value, thus addressing the public education component of the minimum control measures. Signage can include diagrammatic and informative text and pictures of natural processes that are occurring in protected and BMP areas.

As these BMPs are elements that can act as park and trail improvements, they can qualify as components of an application for state and local grants that help to fund the planning and development of public park and recreation areas, greenways and trails and projects that enhance rivers and watersheds for recreational purposes.
### Education

Public education is one of the best means of protecting the environment within the Township. Informative documents and online resources can be developed and distributed to residents emphasizing the importance of protecting the environment. These resources typically include best management strategies. Examples of education resources available on the Township website can be found below:

For Grades K-3: https://www3.epa.gov/safewater/kids/teachers_k-3.html

For Grades 4-8: https://www3.epa.gov/safewater/kids/teachers_4-8.html

For High School: https://www3.epa.gov/safewater/kids/teachers_9-12.html

### Potential Future Parks and Open Space Parcels

The following parcels have been identified as sites that could be developed as future park and recreation facilities or preserved as passive open space. Their development and preservation can help meet the recreational needs of Exeter’s growing population and address the facility deficiencies described in Chapter 2.

#### 1. St. Lawrence Borough and Buddies Nursery Owned Parcel

Two parcels encompassing over 308 acres of land located just north of St. Lawrence Borough located in the northwestern corner of the Township. The land is currently a forested ridge with fire access roads and unmarked trails. The land provides opportunities for additional single-track trails and trailheads. Protection of this open space resource is recommended.
Chapter 3

2. Exeter Township Owned Parcels
These parcels are spread throughout residential areas and function as stormwater management facilities and unofficial open space. This land totals just over 7 acres and provides opportunities for small recreation fields and facilities as well as small playgrounds and tot lots. Any improvements will need to avoid existing stormwater facilities.

3. Exeter Township Little League
The Exeter Township Little League is a privately owned recreation facility that includes 8 recreation baseball and softball fields and associated parking in just under 30 acres of land. The property offers opportunities for improved vehicular and pedestrian circulation to address safety and ADA regulations. It is recommended that the Township consider adding the land to the Official Map for protection of this important recreational resource should current operations, maintenance, and/or ownership change.

4. Exeter Township Owned Parcel
Located directly adjacent to Community Park and encompassing over 41 acres of land, this parcel primarily includes floodplain, wetlands, and the Antietam Creek. The parcel provides an opportunity for passive recreation access to natural open space areas. A trail connection can also be provided to connect to Community Park and the School District.

5. Old Exeter Golf Course (owned by VIST Bank)
The old Exeter Golf Course includes land that winds throughout a housing development in the center of Exeter Township. The land is slowly returning to a naturalized state and includes over 43 acres of land. The land, although flat in some areas, provides little opportunity for active recreation because of privacy concerns to nearby residents. Rather, the land provides opportunities for passive recreation trails for local residents. Exeter Township should consider the acquisition of the property to protect the natural resource.

6. Exeter Township Owned Parcel
This area of land owned by Exeter Township encompasses approximately 18 acres of land and spans the gap between multiple residential developments. Vehicular access to the land is possible from Hayden Circle and a cul-de-sac off of Sycamore Drive. The land offers opportunities for active recreation fields as well as playgrounds and tot lots for local residents. Exeter Township should consider the development of this parcel as a park.

7. Exeter Township Owned Parcels
This area of land contains two parcels located within a quarter mile of each other and is about 4 acres in total size. The land contains some open space and stormwater management facilities. The Township should consider the development of a playground and tot lot to provide local residents with access to these types of facilities. Any improvements will need to avoid existing stormwater facilities.

8. Reading County Club (owned by Exeter Township)
The Reading County Club is a 123 acre parcel that is owned and operated by Exeter Township. The Reading Country Club was a well known area golf course when it was obtained by the Township through eminent domain in 2006. The Township acquired the parcel to prevent it from being developed into a large residential subdivision. The purchase of the country club, prior to the Great Recession of 2008, was at a very high price, based on land value appraisals at that time. Costs to maintain the golf course along with the debt service on the parcel far exceeds income from golf play and from the leasing of the clubhouse for a restaurant and banquet facility.
The concept of utilizing the golf course for recreational facilities and activities in addition to or other than golf surfaced during Town Center Master Planning efforts in 2016-2017 and also during the formulation of this Recreation Plan. Given the club’s substantial continuing costs to the Township, should this expense benefit only one group of recreational users (golfers) rather than a wider cross section of Township and area residents? Options that have been discussed and/or considered for this important parcel of open space include:

- Continued use as an 18-hole golf course and restaurant/banquet facility.
- Reduction of the course to a 9-hole facility and the introduction of other sports/open space facilities into the parcel.
- Eliminate golf play from the parcel and create a new menu of facilities and programs for the site that are designed to serve a wide cross section of Township residents. Facilities that have been mentioned for the site include:
  - Community center with indoor pool(s), gymnasiums, exercise rooms, day care, etc.
  - Additional athletic sports fields, play courts, playgrounds and other like facilities designed to serve a wide cross section of ages and abilities.
  - Trails, open space areas and other passive recreational facilities that will help maintain the sites aesthetic attributes while creating a sustainable setting that protects the creeks and riparian areas of the site while allowing park development in its upland areas.

The parcel’s central location in the Township makes it a critical image setting location for the Township especially in light of the concept of creating a Town Center adjacent to the site. Since the Town Center is envisioned to contain new apartment and townhouse residences, the proximity of this open space is thought by many to be a key ingredient toward the future success of Exeter Township.

In order to fully explore the potential of this site, this plan recommends that the Township undertake a master site development plan to explore these and other options for this property. The master plan could be partially funded by DCNR and DCED through these agencies annual grant application process.

9. Exeter Township Owned Parcel
This parcel of land is over 16 acres in size and is located in a park service gap as identified earlier in this chapter. The parcel contains some areas of steep slopes, wooded areas, and a Met-Ed utility corridor. The site offers opportunities for vehicular access, the development of recreation facilities, a playground and tot lot, and the incorporation of a regional trail along the Met-Ed utility corridor. Exeter Township should consider the development of this site as a park.

10. Daniel Boone Homestead (owned by PHMC)
The Daniel Boone Homestead is owned and operated by the Pennsylvania Historical and Museum Commission (PHMC). The site is approximately 569 acres and includes Pineland Park, which is currently leased to the Township. Daniel Boone Homestead is a regional recreation destination with historical ties associated with Daniel Boone’s childhood.

The Township has initiated conversations with PHMC about a joint Master Plan for the facility and potential expanded lease of Pineland Park. It is a recommendation of this report that Exeter Township continue talks with PHMC about preserving and enhancing this important recreational resource.

11. Siltation Basin (owned by PA DEP)
The Siltation Basin in the southwest portion of the Township is owned by the Pennsylvania Department of Environmental Protection (PA DEP) and privately leased for mining. The basin is located along the Schuylkill River directly adjacent to the Trout Run Sports Complex and encompasses almost 140 acres. According to the current mining operator, the facility has approximately 6 to 15 years of coal culm mining...
left. Upon the conclusion of mining activities, DEP will typically offer the site to the host community.

The site offers opportunities for active and passive recreation, and can be designed to work with established programs at Trout Run Sports Complex. It is recommended that Exeter Township take possession of this property from DEP.

12. Library and Community Center (owned by Exeter Township)

The library and Dunn Community Center sit on approximately 30 acres of land in the center of the Township along Route 422 and adjacent to residential areas. The land includes a trail and accesses residential areas to the south. Recreational opportunities include the potential for a playground and tot lot, as well as expansion and improvement of the existing trails and parking. Exeter Township should consider the further development of these facilities.

13. Exeter Township Owned Parcel

This parcel is just under 2 acres and includes stormwater management facilities. There may be opportunities to add a playground and tot lot if one is not developed at the Community Center and Library parcel. Any improvements will need to avoid existing stormwater facilities.

14. Exeter Township Owned Parcels

This land is a series of parcels located within a residential development that includes a total of 12 acres. The land contains open space, tributary watercourses, and open space. There may be opportunities to add a playground and tot lot. Any improvements will need to avoid existing stormwater facilities.

15. Exeter Township Owned Parcel

This undeveloped parcel is located along the southern boundary of the Township along the Schuylkill River. The site is approximately 10 acres in size and is located within the floodplain. Vehicular access to the site would require an easement through an adjacent private business along Dennis Drive. The site offers an opportunity for water access to the Schuylkill River Water Trail as well as an opportunity for the expansion of the Exeter Scenic Trail.

16. Exeter Township Owned Parcel

This parcel is located in the center of an existing residential development and totals about 13 acres. The site currently functions as a stormwater facility. There may be opportunities for the implementation of a playground or tot lot and a trail system for local residents. Any improvements will need to avoid existing stormwater facilities.
17. Private Owned Parcel

This parcel is privately owned and zoned Suburban Residential 2. The site is approximately 5 acres and contains an industrial facility and open space. A large portion of the site is open and maintained lawn at the corner of Claire Drive and Fairview Chapel Drive. This area offers opportunities for the development of a playground and tot lot that would service a gap in park coverage within the Township that is located near residential developments. Exeter Township should consider a lease agreement or subdivision of the parcel to develop a portion of the site as a park. Prior to any agreement or development, it is recommended the Township pursue an environmental assessment of the site given the close proximity of the land to an industrial use.

18. Landfill (owned by Mascaro)

The landfill property contains about 200 acres of land and has approximately 10 years left of landfill activity before the facility reaches capacity. Landfills offer great opportunities for recreational parks once operations have concluded. The landfill permit includes conversion of the site as a passive recreation site.

19. Private Owned Parcel (owned by Mascaro)

This privately owned property contains over 36 acres of land and is located along the Schuylkill River in the southeastern corner of the Township. The site is almost entirely located within the floodplain. Vehicular access to the site is provided via an existing access road off of Route 345 near the Birdsboro Bridge. This provides an opportunity for the development of a trailhead, land trail that could connect to the Exeter Scenic Trail, and water access to the Schuylkill River Water Trail. The Township should consider working with the owner to develop a part of this parcel as a passive recreation site and a possible boat launch.

Pineland Park

Pineland Park is currently leased by Exeter Township from PHMC. It is recommended that the Township continue this lease and work with PHMC on the possibility of expanding the lease boundaries for passive use. The Township should continue to explore improvements of the site.

Community Park

Community Park is currently leased by Exeter Township from the Exeter Township School District and is located in St. Lawrence Borough. The Township should continue to lease the facility and provide improvements and maintenance of the property.

Administration Recommendations

The following is a listing of administrative recommendations based on the current administrative structure of Parks and Recreation as discussed in Chapter 2.

- Continue to utilize partnerships to permit additional programs and volunteers;
- Work closely with the responsible person for the Township newsletter to stress timely information dissemination so that the public stays informed of programs and events;
- Prepare a memorandum of understanding with the School District to permit additional indoor programming after-school hours or on weekends as possible. These and other agreements with the School District should be formalized as to not conflict with current School District Programs;
- Formalize any existing partnerships with written agreements stating the use permitted, times of use allowed, insurance needs, associated fees (if any), and other information to ensure the departments have existing and permanent indoor facilities which will allow the departments to expand their offerings to meet community needs and requests;
Chapter 3

Facility and Maintenance Equipment Recommendations

The following is a listing of maintenance equipment recommendations based on the current maintenance inventory of the Public Works Department as discussed in Chapter 2.

- Establish a system to handle maintenance requests, record tracking, equipment requests and purchases to ensure the success of the facilities;
- Purchase at least one Exmark Lazer to do the fine mowing around areas that contractors do not address;
- Implement a maintenance inspection plan for weekly visual inspections and monthly audits of facilities;
- Develop a work order process and mechanism to ensure the work orders are being completed in a timely manner and the work is checked for completeness;
- Train staff in best management practices for environmental areas, play areas, and other areas to reduce liability concerns.

Programming Recommendations

The following is a listing of recreational programming recommendations based on the deficiencies identified in Parks & Recreation programming as discussed in Chapter 2.

- Continue partnerships with schools, sports league and private recreation providers;
- Determine the feasibility of newer recreational activities and events, such as high ropes courses and Tough Mudder races at Township parks and open spaces;
- Pursue more therapeutic recreational activities, like yoga, especially for senior well-being;
- Pursue additional winter activities at Township parks and open spaces in order to provide for year-round recreational activities;

Township Personnel Recommendations

The following is a listing of personnel recommendations based on the current staffing of Parks and Recreation as discussed in Chapter 2.

- Formalize the job descriptions for all departmental staff, both full-time and seasonal;
- Develop a system to recruit and retain instructors who have ideas for programs;
- Explore creating a Recreation Board that would be active in program ideas and volunteering at events.

- Charge the Departments of Parks and Recreation to develop and review current policies which can then be enacted by the Board of Supervisors;
- Provide user surveys annually at community events, in local businesses, in other cooperative recreation providers, to school children and other sources, all designed to gather community information and support for programs and park enhancement;
- Continue to utilize the relationships with organizations to provide outreach and serve as the eyes and ears for the departments;
- Confirm a clearly defined role for the Departments of Parks and Recreation by the Board of Supervisors;
- If the staffing levels remain as is, put the focus on the special events and summer camps as is currently offered;
- If the Township decides to start offering more year-round recreation programs, another staff member, possibly a Recreation Program Coordinator, would enable Parks and Recreation to grow their offerings while not losing focus on special events and summer camps.
Exeter Township currently operates an event heavy Recreation Department. The addition of year round programming, specifically in the winter, is recommended. This programming should be catered to residents of all ages. Existing programs should continue to be assessed in terms of operational efficiency and attendance (recreational software mentioned above can assist with efficiency assessments);

- Develop a mechanism to recruit instructors to teach a variety of classes, camps or other programs. This includes contracted service providers and third-party organization providers;
  - Third party recreation instructors can provide education, cultural, physical, and environmental programming. These programs might include sport camps, education camps, science camps, and other camps and classes. Residents will have a greater range of program options that could better fit their interests. These programs also have countless quality of life benefits to the overall health and well-being of Township residents;

- Add a recreation software package to simplify the registration process, participant communication, program advertisements, fees collection and history tracking;
  - Recreational software packages provide operational and administrative benefits, as well as resident benefits. Software can simplify the registration process, increase participant communication, and provide opportunities for advertising new and existing programs. The software also provides easier fee collection and tracking of participation in programs. By tracking historic participation, the Recreation Department can accurately access the success of various programs and events.

Finance Recommendations

The following is a listing of finance-related recommendations based on analysis of the current and recent Parks and Recreation budgets as discussed in Chapter 2.

- Leverage Tree Fund with grants to fund landscape improvements, such as stormwater BMPs;
- Consider a re-allocation of a portion of tax millage to overcome annual deficit and to provide additional recreational funding;
- An overall philosophy should be established to assist the Recreation Director in determining program and other fees. The DNCR model, *Financing Municipal Recreation and Parks*, discusses a Pyramid Model concerning program benefits and costs. This model should be used as a guide to assist in determining program fees;
  - An overall philosophy is necessary to provide approved policies on fees and provides accountability for the Recreation Director in determining program fees. A policy also permits the Recreation Director to communicate various fees with the residents and provides a backbone for the departmental fee structure;

- Provide more programs for a fee to offset some of the deficit;
- Place maintenance responsibility for some of the facilities back on the user groups who use the facilities;
- Have the youth sports organizations pay for the field usage based on a structured field use policy;
- Opportunities for increased revenue through different aspects of the Township budget should be explored. A fees structure policy may provide additional funding, which better reflects program costs and benefits, as would a review of all facility rentals and agreements.

Exeter Township, Berks County, Pennsylvania 77
Chapter 4

Exeter Comprehensive Park, Recreation, and Open Space Plan
Chapter 4 - Implementation

Exeter Township, Berks County, Pennsylvania
Chapter 4

Recommendation Priorities and Costs

It is expected that to implement all the recommendations in this report will require 10 years or more. The recommendations are divided into immediate (0-3 years), mid-term (3-8 years), and long-term (8+ years) priorities. This plan will need to be updated periodically by the Township to account for changing recreational trends and changes in Township demographics. Figure 4-1 lists the Comprehensive Plan’s recommendations for the Township and the anticipated priority time-frame, responsible entity, potential funding sources, and relative cost of implementing each recommendation.

<table>
<thead>
<tr>
<th>Recommendations</th>
<th>Timeframe Immediate-Term: 0-3 years</th>
<th>Timeframe Mid-Term: 3-8 years</th>
<th>Timeframe Long-Term: 8+ years</th>
<th>Responsible Entity</th>
<th>Potential Funding Sources</th>
<th>Costs: Low &lt;$100k Medium: $100k-$500k High: &gt;$500k</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Parks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.1 Prepare Master Plan for Community Park</td>
<td>Master Plan / Seek Grants</td>
<td>Implementation</td>
<td>Implementation / Maintenance</td>
<td>Township</td>
<td>DCNR, DCED, PennVEST</td>
<td>Low</td>
</tr>
<tr>
<td>1.2 Prepare Master Plan for Crestwood Park</td>
<td>Master Plan / Seek Grants</td>
<td>Implementation</td>
<td>Maintenance</td>
<td>Township</td>
<td>DCNR, DCED, PennVEST</td>
<td>Low</td>
</tr>
<tr>
<td>1.3 Prepare Master Plan for Daniel Boone Homestead in coordination with PHMC and DCNR</td>
<td>Master Plan / Seek Grants</td>
<td>Implementation</td>
<td>Implementation / Maintenance</td>
<td>Township and PHMC</td>
<td>DCNR, DCED, PennVEST</td>
<td>Medium</td>
</tr>
<tr>
<td>1.4 Evaluate use of Dunn Community Center site as Township Complex</td>
<td>Master Plan</td>
<td>Feasibility Study / Seek Grants</td>
<td>To Be Determined</td>
<td>Township</td>
<td>Township</td>
<td>Low</td>
</tr>
<tr>
<td>1.5 Farming Ridge Improvements: parking, relocate tennis courts behind basketball courts, explore bocce and trail connection possibilities</td>
<td>Seek Grants / Design and Engineering</td>
<td>Implementation</td>
<td>Maintenance</td>
<td>Township</td>
<td>Township</td>
<td>Low</td>
</tr>
<tr>
<td>1.6 Lorane Hollow Park Improvements: planting enhancements to entrance and hillside, naturalize retention basin, renovate basketball court</td>
<td>Design and Engineering / Implementation</td>
<td>Maintenance</td>
<td>Maintenance</td>
<td>Township</td>
<td>Township</td>
<td>Medium</td>
</tr>
<tr>
<td>1.7 Prepare Master Plan for Mountain Park</td>
<td>Master Plan / Seek Grants</td>
<td>Implementation</td>
<td>Maintenance</td>
<td>Township</td>
<td>DCNR, DCED, PennVEST</td>
<td>Low</td>
</tr>
<tr>
<td>1.8 Pine Lawn Park Improvements: analyze parking demand, new playground equipment, planting enhancements to entrance and parking island, explore sand volleyball court demand</td>
<td>Seek Grants / Design and Engineering</td>
<td>Implementation</td>
<td>Maintenance</td>
<td>Township</td>
<td>Township</td>
<td>Medium</td>
</tr>
<tr>
<td>1.9 Prepare Master Plan for Trout Run Sports Complex</td>
<td>Master Plan / Seek Grants</td>
<td>Implementation</td>
<td>Implementation / Maintenance</td>
<td>Township</td>
<td>DCNR, Township</td>
<td>Low</td>
</tr>
<tr>
<td>Recreation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.1 Pursue development of a Township Trail and Greenway Master Plan</td>
<td>Master Plan / Seek Grants</td>
<td>Implementation</td>
<td>Implementation / Maintenance</td>
<td>Township</td>
<td>DCNR, Township</td>
<td>Low</td>
</tr>
<tr>
<td>2.2 Add proposed on-road trails and greenways to official map</td>
<td>Add to Official Map</td>
<td>No Action</td>
<td>No Action</td>
<td>Township</td>
<td>Township</td>
<td>N/A</td>
</tr>
<tr>
<td>2.3 Implement Township-wide trails</td>
<td>Seek Grants</td>
<td>Implementation</td>
<td>Implementation / Maintenance</td>
<td>Township / Private Property Owners / PennDOT, DCNR, DCED</td>
<td>PennDOT, DCNR, DCED, TAP, Multi-modal, PHWA</td>
<td>High</td>
</tr>
<tr>
<td>2.4 Provide safer crossings of Rt. 422 for pedestrians and cyclists</td>
<td>Seek Grants / Design and Engineering</td>
<td>Implementation</td>
<td>Implementation / Maintenance</td>
<td>Township / Private Property Owners / PennDOT</td>
<td>DCNR, DCED, TAP, PennDOT</td>
<td>Medium</td>
</tr>
<tr>
<td>2.5 Evaluate the need for a community center that might include: indoor pool, programming for all ages, indoor multi-purpose courts, meeting space, and more</td>
<td>Feasibility Study / Seek Grants</td>
<td>Implementation</td>
<td>Maintenance</td>
<td>Township</td>
<td>DCNR, DCED</td>
<td>Low</td>
</tr>
<tr>
<td>2.6 Establish additional river access points to the Schuylkill River water trail</td>
<td>Seek Grants / Design and Engineering</td>
<td>Implementation</td>
<td>No Action</td>
<td>Township and Private Property Owners</td>
<td>DCNR, DCED, PennVEST, Fish and Boat Commission</td>
<td>Low</td>
</tr>
<tr>
<td>Acquisition and Protection of Recreation and Open Space</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.1 Explore the use of existing Township owned land for both active and passive recreation</td>
<td>Master Plan / Seek Grants</td>
<td>Implementation</td>
<td>Implementation / Maintenance</td>
<td>Township</td>
<td>DCNR, DCED</td>
<td>Medium</td>
</tr>
<tr>
<td>3.2 Explore the acquisition (see separate map) of privately and publicly help parcels by the Township for both active and passive recreation</td>
<td>Identify parcels and seek grants</td>
<td>Acquire parcels and develop Master Plans</td>
<td>Implementation / Maintenance</td>
<td>Township / Other Public Lands / Private Land owners</td>
<td>Township</td>
<td>High</td>
</tr>
<tr>
<td>3.3 Determine a program and additional recreational use for the Reading County Club</td>
<td>Master Plan / Seek Grants</td>
<td>Implementation</td>
<td>Implementation / Maintenance</td>
<td>Township</td>
<td>Township</td>
<td>Medium</td>
</tr>
<tr>
<td>3.4 Determine the potential for the siltation basin for future recreational use</td>
<td>2020 or beyond</td>
<td>2020 or beyond</td>
<td>Master Plan / Seek Grants / Implementation / Maintenance</td>
<td>Township and PA DEP</td>
<td>DCNR, DEP, DCED</td>
<td>High</td>
</tr>
<tr>
<td>3.5 Address Township MS4 requirements through Stormwater Best Management Practices throughout the Township in Parks and Open Space Lands</td>
<td>Implementation / Maintenance</td>
<td>Implementation / Maintenance</td>
<td>Implementation / Maintenance</td>
<td>Township</td>
<td>Township</td>
<td>High</td>
</tr>
<tr>
<td>3.6 Designate new scenic roads zoning as proposed on the map</td>
<td>Add to Official Map</td>
<td>No Action</td>
<td>No Action</td>
<td>Township</td>
<td>Township</td>
<td>Low</td>
</tr>
</tbody>
</table>
### Recommendations

<table>
<thead>
<tr>
<th>Recommendations</th>
<th>Timeframe</th>
<th>Responsible Entity</th>
<th>Potential Funding Sources</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Programming</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.1 Continue Partnerships with schools, sports leagues, and private recreation providers</td>
<td>On-going</td>
<td>Township / Exeter School District / Private Recreation Providers</td>
<td>Township / Low</td>
</tr>
<tr>
<td>4.2 Pursue additional events and festivals</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>4.3 Pursue additional therapeutic recreational activities</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>4.4 Pursue year round programs (especially in the winter)</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>4.5 Develop a mechanism to recruit instructors to teach a variety of classes, camps, or programs. This includes contracted service providers and third party organizations</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>4.6 Employ instructors for educations, cultural, physical and environmental programs</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>4.7 Invest in recreation software packages that simplify the registration process, participant communication, program advertisements, fee collection, and history tracking</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td><strong>Maintenance</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.1 Implement a maintenance inspection plan for weekly visual inspections and monthly audits of facilities</td>
<td>On-going / Inspections</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>5.2 Establish a system to handle maintenance requests, record tracking, equipment requests and purchases to ensure the success of the facilities</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>5.3 Purchase necessary maintenance equipment and provide necessary maintenance and upkeep of equipment</td>
<td>Purchase and upkeep Purchase and upkeep Purchase and upkeep</td>
<td>Township</td>
<td>Township / Medium</td>
</tr>
<tr>
<td>5.4 Develop a work order process and mechanism to ensure the work orders are being completed timely and the work is checked for thoroughness</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>5.5 Train staff in Best Management Practices for environmental areas, play areas, and other areas to reduce Township liability concerns</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td><strong>Administration / Operations / Finance</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.1 Work with mass media and social media sources to keep the public informed of programs and events in the Township</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>6.2 Prepare a formalized memorandum / agreement with the School District on use of programming at the school after school hours</td>
<td>Formalize agreement</td>
<td>Township / Exeter School District</td>
<td>Township / Low</td>
</tr>
<tr>
<td>6.3 Formalize existing partnerships with sports organizations and private organizations stating: use permitted, times of use allowed, insurance needs, fees associated, and other information to ensure the Township has existing and permanent access to recreational facilities</td>
<td>Formalize agreement</td>
<td>Township / Private and Sports Organizations</td>
<td>Township / Low</td>
</tr>
<tr>
<td>6.4 Provide and advertise annual surveys to residents to get feedback on recreational programming and activities provided. Explore free online survey services</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>6.5 Hire a Recreational Programming Coordinator</td>
<td>No Action</td>
<td>Interview and Hire</td>
<td>Township / Low</td>
</tr>
<tr>
<td>6.6 Formalize job descriptions for all department staff including maintenance full-time and part-time</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>6.7 Leverage Funds with grants to fund improvements</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Medium</td>
</tr>
<tr>
<td>6.8 Re-allocate portion of the tax millage to overcome annual deficit and to provide additional recreational funding</td>
<td>On-going</td>
<td>Township</td>
<td>Township / N/A</td>
</tr>
<tr>
<td>6.9 Provide more programs that require a fee</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
<tr>
<td>6.10 Negotiate maintenance agreements with user groups who use facilities to alleviate maintenance costs to the Township</td>
<td>Formalize agreements and uphold Formalize agreements and uphold</td>
<td>Township / Township / Exeter School District / Private Recreation Providers</td>
<td>Township / Low</td>
</tr>
<tr>
<td>6.11 Implement a fees structure policy</td>
<td>On-going</td>
<td>Township</td>
<td>Township / Low</td>
</tr>
</tbody>
</table>

Figure 4-2 Recommendations Chart (continued)
Low Cost (<$100,000)

- Prepare Master Plan for Community Park;
- Prepare Master Plan for Crestwood Park;
- Evaluate use of Dunn Community Center site as Township Complex;
- Lorane Hollow Park Improvements: planting enhancements to entrance and hillside, naturalize retention basin, renovate basketball court;
- Prepare Master Plan for Mountain Park;
- Prepare Master Plan for Trout Run Sports Complex;
- Pursue development of a Township Trail and Greenway Master Plan;
- Evaluate the need for a community center that might include: indoor pool, programming for all ages, indoor multi-purpose courts, meeting space, and more;
- Establish additional river access points to the water trail;
- Designate new scenic roads as proposed on the map;
- Continue Partnerships with schools, sports leagues, and private recreation providers;
- Pursue additional events and festivals;
- Pursue additional therapeutic recreational activities;
- Pursue year round programs (especially in the winter);
- Develop a mechanism to recruit instructors to teach a variety of classes, camps, or programs. This includes contracted service providers and third party organizations;
- Employ instructors for educations, cultural, physical and environmental programs;
- Invest in recreation software packages that simplify the registration process, participant communication, program advertisements, fee collection, and history tracking;
- Implement a maintenance inspection plan for weekly visual inspections and monthly audits of facilities;
- Establish a system to handle maintenance requests, record tracking, equipment requests and purchases to ensure the success of the facilities;
- Develop a work order process and mechanism to ensure the works orders are being completed timely and the work is checked for thoroughness;
- Train staff in Best Management Practices for environmental areas, play areas, and other areas to reduce Township liability concerns;
- Work with newsletter, media outlets, and social media sources to keep the public informed of programs and events in the Township;
- Prepare a formalized memorandum / agreement with the School District on use of programming at the school after school hours;
- Formalize existing partnerships with sports organizations and private organizations stating: use permitted, times of use allowed, insurance needs, fees associated, and other information to ensure the Township has existing and permanent access to recreational facilities;
- Provide and advertise annual surveys to residents to get feedback on recreational programming and activities provided. Explore free online survey services;
- Hire a Recreational Programming Coordinator;
- Formalize job descriptions for all department staff including maintenance full-time and part-time;
- Provide more programs that require a fee;
- Negotiate maintenance agreements with user groups who use facilities to alleviate maintenance costs to the Township;
- Implement a fees structure policy;
- Determine the potential for the siltation basin for future recreational use.
Implementation

**Medium Cost (<$500,000)**

- Prepare Master Plan for Daniel Boone Homestead in coordination with PHMC and DCNR;
- Farming Ridge Improvements: parking, relocate tennis courts behind basketball courts, explore bocce and trail connection possibilities;
- Pineland Park Improvements: analyze parking demand, new playground equipment, planting enhancements to entrance and parking island, explore sand volleyball court demand;
- Provide safer crossings of Rt. 422 for pedestrians and cyclists;
- Explore the use of existing Township owned land for both active and passive recreation;
- Determine a recreation program and use for the Reading County Club;
- Purchase necessary maintenance equipment and provide necessary maintenance and upkeep of equipment;
- Leverage Funds with grants to fund improvements.

**High Cost (>$500,000)**

- Implement Township-wide trails;
- Explore the acquisition (see separate map) of privately and publicly help parcels by the Township for both active and passive recreation;
- Address Township MS4 requirements through Stormwater Best Management Practices throughout the Township in Parks and Open Space Lands.
Project Partners

Partnerships at the local, county/regional and state levels will need to be established and maintained in order to fulfill the goals of the Exeter Township Comprehensive Park, Recreation and Open Space Plan. Partners can help to advocate the completion of projects recommended by the plan and also assist in securing funding through grants and other means.

Local partners include:
Exeter Township School District
Private Recreation Providers (i.e. gyms)
Youth/Adult Sports Leagues
Social and Religious Organizations
Non-Profits
Other Recreation Groups

County / Regional partners include:
Berks County Planning Commission (BCPC)
Berks County Parks & Recreation Department

State partners include:
PennDOT
Department of Community and Economic Development (DCED)
Department of Conservation and Natural Resources (DCNR)
Pennsylvania Historical and Museum Commission (PHMC)
Pennsylvania Infrastructure Reinvestment Authority (PennVEST)

Other partners include:
Berks Area Mountain Biking Association (BAMBA)
Berks Nature

The School District, private recreation providers, sports leagues and social and religious groups can all provide valuable insight to the Township as to the recreational needs of their students and members. These groups cater to individuals of all ages who participate in a range of active and passive activities and partnering with the Township would ensure that recreational facilities are in place that would meet the needs of these organizations, and the Township as a whole.

BCPC is the county planning agency and they can help determine if proposed recreational improvements for Exeter Township are congruent with comprehensive plans. The Berks County Parks & Recreation Department is responsible for the development, operation and maintenance of all County-owned parks, recreation facilities and historic sites and can guide Exeter Township on recreational best practices that can be utilized at the local level. At the state level, PennDOT can provide input on areas with pedestrian / bicycle / vehicular conflict, and how new sidewalks, trails and bike facilities may impact traffic flow, egress, and safety. DCNR and DCED can also provide planning, design, and construction funding through grants. These are described further in the Potential Funding Sources section of this chapter.

BAMBA is the Berks Chapter of the International Mountain Bicycling Association. Partnering with this nonprofit will likely increase support for recommendations for preserving and improving the trails systems in and around Exeter. Partnerships can also be forged with multi-modal advocacy groups who can mobilize their member bases to help propel pedestrian and bicycle improvements. Berks Nature is a non-profit organization that supports the protection and preservation of agriculture in the County and can assist the Township with open space strategies.
Implementation

Potential Funding Sources

Multiple funding sources are available through grants, incentives and other programs for the implementation of the recommendations proposed in this report. Examples of funding sources are below:

PennDOT

Transportation Alternatives Set-Aside Program (TA Set-Aside)

The Transportation Alternatives Set-Aside Program (TA Set-Aside) is a Federal highway and transit funds set-aside under the Surface Transportation Program (STP) for community-based “non-traditional” projects designed to strengthen the cultural, aesthetic, and environmental aspects of the nation’s intermodal transportation system. The program seeks to provide funding for projects such as construction, planning, and design of on-road and off-road trail facilities for pedestrians, bicyclists, and other non-motorized forms of transportation. Non-motorized forms of transportation include sidewalks, bicycle infrastructure, pedestrian and bicycle signals, traffic calming techniques, lighting and other safety-related infrastructure, and transportation projects to achieve compliance with the Americans with Disabilities Act of 1990. Recently, these grants have been available every two years. For more information on the PA Transportation Alternatives Program, visit: http://www.penndot.gov/ProjectAndPrograms/Planning/Pages/Transportation-Alternatives-Program.aspx.

Safe Routes to Schools (SRTS)

Administered through TA Set-Aside, SRTS is a national and international movement to create safe, convenient and healthy opportunities for children to walk and bicycle to school. The program encourages children to walk and bicycle to school, helping to reverse an alarming decrease in students’ physical activity and an associated increase in childhood obesity. By getting more children to walk and bicycle to school, communities are also reducing fuel consumption, alleviating traffic congestion, and improving air quality. SRTS programs are built on collaborative partnerships among many stakeholders, including educators, parents, students, elected officials, engineers, city planners, business and community leaders, health officials, and bicycle and pedestrian advocates.

Eligible activities include new or reconstructed sidewalks or walkways, pedestrian and bicycle signs or signals, transportation projects that achieve ADA compliance, such as curb ramps, bike parking facilities or bus bike racks, shared use paths, side paths, trails that serve a transportation purpose, crossing improvements, and traffic realignments, road diets, or intersection changes. For more information on the PA SRTS program, please visit http://www.penndot.gov/TravelInPA/Safety/SchoolResourcesAndPrograms/SafeRoutesToSchool/Pages/default.aspx.

Multimodal Transportation Fund (MTF)

PennDOT’s Multimodal Transportation Fund provides grants to ensure that a safe and reliable system of transportation is available to the residents of this Commonwealth. The program is intended to provide financial assistance to municipalities, councils of governments, businesses, economic development organizations, public transportation agencies, rail freight, passenger rail, and ports in order to improve transportation assets that enhance communities, pedestrian safety, and transit revitalization. PennDOT will administer activities directly initiated or undertaken by it related to grants for eligible multimodal programs in accordance with these guidelines. More information can be found at http://www.penndot.gov/ProjectAndPrograms/MultimodalProgram/Pages/default.aspx.
Community Conservation Partnership Program (C2P2)

C2P2 provides funding to municipalities and authorized nonprofit organizations for recreation, park, trail and conservation projects. These include planning for feasibility studies, trail studies, conservation plans, master site development plans, and comprehensive recreation park and open space and greenway plans; land acquisition for active or passive parks, trails and conservation purposes; and new development and rehabilitation of parks, trails, Riparian Forest Buffers, and recreation facilities. Most of these projects require a 50% match, which can include a combination of cash and/or non-cash values. Grant applications for the C2P2 program are accepted annually—usually in April. Funding from DCNR for “sidewalk” connections will need to be categorized as multi-use trails. More information on this program can be found at the DCNR website: http://www.dcnr.pa.gov/Communities/Grants/Pages/default.aspx.

Commonwealth Financing Agency (CFA)
Greenways, Trails and Recreation Program (GTRP)

Administered through the PA Department of Community and Economic Development (DCED), the Greenways, Trails and Recreation Program (GTRP) provides funding for planning, acquisition, development, rehabilitation and repair of greenways, recreational trails, open space, parks and beautification projects. The program awards up to $250,000 per project to eligible applicants and requires a local match of 15% of the total project cost. Funding from DCED for “sidewalk” connections will need to be categorized as multi-use trails. Additional information on the Greenways, Trails, and Recreation Program can be found at http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/greenways-trails-and-recreation-program-gtrp.

Multimodal Transportation Fund (MTF)

The Multimodal Transportation Fund provides grants to encourage economic development and ensure that a safe and reliable system of transportation is available to the residents of the Commonwealth. Funds may be used for the development, rehabilitation and enhancement of transportation assets to existing communities, streetscape, lighting, bike lanes, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development. Grants are available for projects with a total cost of $100,000 or more and grants shall not exceed $3,000,000 for any project. For more information please visit https://dced.pa.gov/programs/multimodal-transportation-fund.
Other Funding Sources

PennVEST

PennVEST offers both grants and low interest loans for projects that help to manage stormwater and improve water quality. Projects funded by PennVEST contribute to environmental health and resident health, as well as provide jobs for Pennsylvania workers. More information can be found at http://www.pennvest.pa.gov/Pages/default.aspx.

Berks County Community Foundation

The Berks County Community Foundation, an organization that helps families and businesses improve the quality of life for residents in Berks County, provides financial support through a number of funds that work to improve community health, recreation, safety and other elements of a sustainable, growing and healthy region. More information can be found at https://bccf.org/search-funds/.

Public-Private Partnerships

A public-private partnership (P3) is an agreement between public entities, like municipalities, and private sector partners, like businesses, where the municipality works with businesses to aid in the construction, operation, financing and managing of a facility. The municipality still retains ownership of the facility, however, the business has a say as to how tasks are managed at the facility. PennDOT, Berks County Planning Commission, Exeter Township and private developers can enter into P3s.

Congestion Mitigation and Air Quality Improvement Program (CMAQ)

CMAQ funds transportation projects that improve air quality and reduce traffic congestion. CMAQ projects will demonstrate methods to significantly improve air quality and help the region meet federal health regulation standards. Funds can be used to help implement pedestrian and bicycle improvement projects. More information can be found at http://www.penndot.gov/TravelInPA/Safety/SchoolResourcesAndPrograms/SafeRoutesToSchool/Pages/Funding.aspx.
Maintenance Equipment

As the Township continues to expand their park, recreation, and open space program, the cost of maintenance will increase. A five-year projection of fiscal implications on the Township budget shows maintenance costs decreasing after Year 2 as recreational software and minor and major equipment are initially purchased, then increasing in Year 4 as part-time programming staff shifts to a higher-paying full-time position.

Other maintenance costs include salary for a seasonal maintenance worker, annual recreational software fees and the purchase of additional equipment. The following is a list of equipment that Park maintenance recommends be acquired in order to upgrade the aged equipment at the Reading Country Club:

- Triplex greens mower................................. $45,000
- Triplex tee/ collar & approach mower.......... $45,000
- 2 Fairway mowers.................................... $74,000/each
- 2 Trim / Surrounds rough mower .......... $29,000/each
- 45 HP 4wd tractor for rough mowing........... $25,000
- Pull behind 12’ rotary mower...................... $18,000
- 5 utility / work carts ................................ $6,000
- Skid mounted 225-gallon sprayer ............... $18,000
- Greens aerator.......................................... $20,000

Prior to the implementation of any park, recreation, and open space recommendations, the Township should ensure that adequate maintenance and resources are available for existing and proposed Township facilities.
### Implementation

<table>
<thead>
<tr>
<th>Year</th>
<th>Part-time Parks and Recreation Programming Staff (1,000 hours at $15.00 per hour)</th>
<th>Full-time Parks and Recreation Programming Staff</th>
<th>Seasonal Maintenance Worker (1,000 hours at $15.00 per hour)</th>
<th>Recreational Software and fees</th>
<th>Minor Hand Held Equipment and Tools</th>
<th>Rear Discharge Rotary Mower</th>
<th>Skid Mounted Sprayer for Weed Control</th>
<th>Ride-on Field Painter</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>$0</td>
<td>$0</td>
<td>$15,000</td>
<td>$4,500</td>
<td>$1,500</td>
<td>$32,000</td>
<td>$0</td>
<td>$0</td>
<td>$63,000</td>
</tr>
<tr>
<td>2</td>
<td>$15,000</td>
<td>$0</td>
<td>$15,500</td>
<td>$3,500</td>
<td>$1,500</td>
<td>$0</td>
<td>$18,000</td>
<td>$0</td>
<td>$53,500</td>
</tr>
<tr>
<td>3</td>
<td>$15,500</td>
<td>$0</td>
<td>$16,000</td>
<td>$3,500</td>
<td>$1,500</td>
<td>$0</td>
<td>$9,000</td>
<td>$0</td>
<td>$45,500</td>
</tr>
<tr>
<td>4</td>
<td>$0</td>
<td>$40,000</td>
<td>$16,500</td>
<td>$3,500</td>
<td>$1,500</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$61,500</td>
</tr>
<tr>
<td>5</td>
<td>$0</td>
<td>$41,000</td>
<td>$17,000</td>
<td>$3,500</td>
<td>$1,500</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$63,000</td>
</tr>
</tbody>
</table>

*Figure 4-3 Projected Maintenance Costs over 5 Years*
Public Meetings
Focus Group Meetings
Other Meetings
Key Person Interviews
Online Public Opinion Survey Results
Public Comments
Township Information