

Chapter 9: Strategic Implementation Plan

The Exeter Borough Strategic Comprehensive Plan shall be strategically implemented in an integrated, coordinated and opportunistic manner. Chapter 9 has been prepared in order to provide direction concerning the following issues:

- How will the Exeter Borough Comprehensive Plan be implemented;
- How will the assignments be managed and delegated by Exeter Borough;
- Who will be assigned the responsibilities for implementing specific tasks;
- What are the tasks that will be required to successfully implement the assignments;
- When should the tasks and assignments be completed;
- What priorities should be assigned to each task and assignment; and
- Who monitors the effectiveness of the Exeter Borough Comprehensive Plan.

The Exeter Borough Comprehensive Plan should be considered as a continuous process that provides sound guidance and direction over the next twenty (20) years. The content of the preceding chapters and maps have a direct and indirect correlation with each other, but ultimately reflect the vision of Exeter Borough. The municipal officials should continuously monitor the effectiveness of each chapter in an effort to effectively implement the recommendations established within this Comprehensive Plan in accordance with the schedule contained within Chapter 9.

Section 9.A: Recommendations for the Strategic Action Plan

The following is an explanation of the recommendations and plan reference that are contained within Chapter 9 of the Comprehensive Plan:

Recommendations: The recommendations contained within Chapter 9 have been summarized, paraphrased or abbreviated in order to emphasize the point or to provide specific direction. The sequence of the recommendation has no significance to its overall priority or how it compares to another recommendation. Most of the recommendations have been identified in the sequence that it has been presented from Chapter 3 through Chapter 8 of this Comprehensive Plan.

Plan Reference: The plan reference identifies the primary location of the recommendation by chapter and page number(s), as it appears within the Comprehensive Plan. Where supportive documentation has been provided, additional references have been included to orientate and direct the reader to other complimentary sections of the Strategic Comprehensive Plan. The plan references have been assigned in a sequence of priority.

Section 9.B: Responsibilities, Funding and Schedule

The implementation strategies and action plan that are contained within this provide a summary of the recommendations contained within this Comprehensive Plan. The following is an explanation of the responsibilities, funding sources and project schedule assigned to each of the recommendations.

Responsibilities: The responsibilities for implementing the recommendation is assigned to a specific board, department, authority, group, agency, special task force or person (in ranking order) who may delegate the task to another responsible party listed on the chart. An example of this delegation may be for the Board of Supervisors to assign the responsibility of overseeing the preparation of an amendment to the Zoning Ordinance to the Planning Commission and assign the preparation of the same amendment to a planning consultant. Most of the responsibilities assigned to the action or recommendation commence with the Board of Supervisors. The following table provides the codes or abbreviations for the responsible agencies or authorities for implementing the Exeter Borough Comprehensive Plan.

| Codes and Responsibilities for Implementation | | | |
|---|--------------------------------------|---------|--|
| Code | Designated Authority/Responsibility | Code | Designated Authority/Responsibility |
| EBC | Exeter Borough Council | LCPC | Luzerne County Planning Commission |
| EBPC | Exeter Borough Planning Commission | LCEDC | Luzerne County Redevelopment Authority. |
| EB ZHB | Exeter Borough Zoning Hearing Board | LCED | Luzerne County Economic Development |
| EB Staff | Exeter Borough Staff | Sewer | Wyoming Valley Sanitary Authority |
| EB PWD | Exeter Borough Public Works Dept. | Water | Pennsylvania American Water Company |
| EB Codes | Exeter Borough Zoning/Code Officials | Storm | Wyoming Valley Sanitary Authority |
| ET PRB | Exeter Borough Park and Recreation | Flood | Federal Emergency Management Agency |
| EB HB | Exeter Borough Historic Commission | LCCD | Luzerne County Conservation District |
| Website | Exeter Borough Website | LCEM | Luzerne County Emergency Management |
| Proud | Exeter Proud | LCHD | Luzerne County Health Department |
| Residents | Exeter Borough Residents | LCPRD | Luzerne Co. Parks and Recreation Dept. |
| Commerce | Exeter Borough Business Owners | LCTA | Luzerne County Transportation Authority |
| Consultants | Exeter Borough Consultants | PA DOT | Pennsylvania Department of Transportation |
| Police | Exeter Borough Police Department | PA DEP | PA Department of Environmental Protection |
| Fire | Exeter Fire Department | PA DCNR | PA Dept. of Conservation/Natural Resources |
| Ambulance | Exeter Ambulance Association | PA DCED | PA Dept. of Community & Economic Develop. |
| School | Wyoming Area School District | PA HMC | PA Historical and Museum Commission |
| Library | Luzerne County Library System | PSAB | PA State Association of Boroughs |
| Developers | Private Development Community | Region | Wyoming Valley Region |
| Realtors | Greater Wyoming Valley Realtors | Other | Other Agency with Jurisdiction |

Funding Source(s): The funding sources identified within the chart provide guidance for possible financial assistance for that specific recommendation. Since funding sources constantly change, the recommended funding sources should point the reader in the correct direction. The funding sources have been assigned in a sequence of priority or availability.

Projected Schedule: The Exeter Borough Comprehensive Plan should be considered as a continuous process that provides sound guidance and direction over the next twenty (20) years. The projected schedule provides a priority ranking and timeframe on when action of the recommendation should commence and when the project or assignment should conclude. The following table provides defined guideline for the priority rankings and projected schedule.

| Defined Guidelines for the Priority Rankings and Projected Schedule | | | |
|--|---|---------------------------|-----------------|
| Priority Ranking | Defined Guidelines for Implementation | Projected Schedule | |
| | | Commence | Conclude |
| Low | Action on the recommendation should not be considered as an immediate need to implement. The responsible agency or authority should focus on moderate, high or continuous priorities as well as budgetary constraints before action on the recommendation is considered. | 2019 | 2040 |
| Medium | Action on the recommendation should be considered as a moderate need to implement. The responsible agency or authority should focus on high or continuous priorities as well as funding alternatives or budgetary constraints before action on the recommendation is considered. | 2019 | 2030 |
| High | Action on the recommendation should be considered as an immediate or vital need to implement. The responsible agency or authority should focus on the recommendation considering funding alternatives or budgetary constraints before action on the recommendation is considered. | 2019 | 2025 |
| Continuous | Action on the recommendation should be considered as an on-going need to implement. The responsible agency or authority should provide continuous focus on the recommendation considering funding alternatives or budgetary constraints before the action is continued to progress. | 2019 | 2040 |

The municipal officials should continuously monitor the effectiveness of each chapter in an effort to effectively implement the recommendations established in this Plan. Further, the entire Comprehensive Plan should be completely reviewed and updated by the year 2030 to ensure that the vision of today is consistent with current goals, objectives and policies, thus satisfying the overall vision of this Comprehensive Plan for the year 2040.

Section 9.C: Strategic Action Plan for Implementation

The following table provides the recommendations, plan references, responsibilities, funding sources and priority that should be considered the strategic action plan for implementation by Exeter Borough. The municipal officials are responsible to monitor and evaluate the implementation strategy aimed at achieving the goals, objectives and policies developed in this Comprehensive Plan. A cooperative and coordinated approach among all administrative bodies and levels of government shall be an essential component to undertake the ambitious assignments and to successfully achieve the end results of the recommendations. Through the implementation of this Exeter Borough Comprehensive Plan (EBCP), Exeter Borough will continue to be an exceptional and beautiful place.

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|---|----------------|--|-------------------------------------|----------------------------|--------------------|
| | | | Primary | Secondary | | |
| 1 | Review and consider effective growth management and revitalization techniques, which promote the development of land areas that have the infrastructure and capabilities to support development activity, while preserving land areas considered environmentally sensitive, agriculturally significant and have the greatest potential for flooding. | Chapter 3 | EBC EBPC EB Staff | Proud Consultants LCPC | Budget PA DCED PSABS | High Continuous |
| 2 | Surface and sub-surface drainage associated with the geological formations can be described as good, which should be considered as part of stormwater management and floodway control plans associated with development or revitalization activity. Opportunities for groundwater recharge through infiltration should be considered for all proposed development activity. | Chapter 3 | EBC EBPC EB Staff Consultants | LCPC Region PA DCED PA DEP | Budget PA DCED PSABS | Moderate |
| 3 | The ease of excavation and foundation stability associated with certain geological formations may be problematic for certain construction activities and site improvements. Where site conditions are questionable, a geotechnical investigation should be conducted to determine how the site improvements can be completed satisfactorily. This condition should be applied to plans and building permits. Amendments to the Exeter Borough Subdivision and Land Development Ordinance should be considered. | Chapter 3 | EBC EBPC EB Staff Consultants | LCPC Region PA DCED PA DEP | Budget PA DCED PSABS | Moderate |
| 4 | Hydric soils and high water table soils are vital hydrological resources, which should be carefully identified, preserved and protected. Mandatory setback requirements or buffer yards should be considered to promote groundwater recharge and protect wildlife habitats. Exeter Borough should consider amendments to the Subdivision and Land Development Ordinance. | Chapter 3 | EBC EBPC EB Staff Consultants | LCPC Region PA DCED PA DEP | Budget PA DCED PSABS | Moderate |
| 5 | Soils considered “prime” or “significant” in terms of their agricultural rating should be considered as a natural resource that is essential for many agricultural uses to prosper. In order to avoid future planning conflicts, subdivision and land development activity should be directed to other areas of Exeter Borough that have existing and/or planned infrastructure. | Chapter 3 | EBC EBPC EB Staff Consultants | LCPC Region PA DCED PA DEP | Budget PA DCED PSABS | Moderate |
| 6 | Endorse and implement Conservation Best Management Practices (BMPs), which include educational programs to address soil erosion control measures and stabilization techniques. Solicit support from qualified engineers, environmental specialists and planning consultants should be considered to implement this conservation management strategy. Amendments to the Exeter Borough Zoning Ordinance, Stormwater Management Ordinance and/or the Subdivision and Land Development Ordinance should be considered. | Chapter 3 | EBC EBPC EB Staff Consultants | LCPC Region PA DCED PA DEP | Budget PA DCED PSABS | Moderate |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|--|----------------|--|--|---------------------------------------|------------------------|
| | | | Primary | Secondary | | |
| 7 | The Susquehanna River has local and regional significance within the Wyoming Valley. The land uses within each watershed should be carefully planned so the water quality levels are protected at their current standards. Solicit the support of qualified environmental specialists who have experience with hydrological enhancements and ecological preservation efforts. Amendments to the Exeter Borough Zoning Ordinance, Stormwater Management Ordinance and/or the Subdivision and Land Development Ordinance should be considered. | Chapter 3 | EBC EBPC EB Staff Consultants | LCPC Region PA DCED PA DCNR PA DEP | Budget PA DCED PA DCNR PSABS | High Continuous |
| 8 | Consider land acquisition opportunities and potential site improvement along the banks of the Susquehanna River, which can advance the community vision and planning objectives for natural resources, open space and recreation. Solicit the support of the Pennsylvania Department of Conservation and Natural Resources (DCNR) and the Luzerne County Planning Commission. This recommendation may be considered as a high priority that can be completed through a coordinated effort over the next 10 to 20 years. | Chapter 3 | EBC EBPC EB Staff Consultants | LCPC LCCD Region PA DCNR PA DEP | Budget PA DCED PA DCNR PSABS | High Continuous |
| 9 | Understand and appreciate the power, velocity and volume of flood waters by observing flood levels and updating floodplain management regulations in accordance with the guidelines established by the Federal Emergency Management Agency. Continue to work with local, state and federal agencies to promote floodplain management and enforcement. Update floodplain management ordinances so that the land areas located within the limits of the 100-year floodplain are planned and zoned to permit the proper land uses. | Chapter 3 | EBC EBPC EB Staff Consultants | LCPC LCCD Region Flood PA DEP | Budget PA DCED Flood PSABS | High Continuous |
| 10 | As part of development and revitalization projects, require areas classified as hydric soils and/or high water table soils to be evaluated by a qualified and trained professional to determine if wetlands are present on the property. Continue to establish mandatory setback requirements for areas that have been delineated as wetlands. | Chapter 3 | EBC EBPC EB Staff Consultants | LCCD Region Flood PA DEP | Budget PA DCED Flood PSABS | Low |
| 11 | Understand the parameters and ingredients that are required to develop a plan for sustainability considering existing and future water supply demands. As part of this endeavor, coordinate efforts with adjacent municipalities within the regional watersheds and undertake the necessary steps to implement local and regional planning efforts. | Chapter 3 | EBC EBPC EB Staff Consultants | LCCD Region Flood PA DEP | Budget PA DCED PSABS | High |
| 12 | Review the effectiveness of steep slope provisions to account for varying degrees of slope with consideration towards land use, impervious surfaces, construction methods, aesthetic features, scenic vistas and procedural requirements. Consider a Steep Slope Overlay District consisting of Category 1 Slopes (20 to 30 percent slopes) and Category 2 Slopes (over 30 percent). Amendments to the Zoning Ordinance should be considered. | Chapter 3 | EBC EBPC EB Staff Consultants | LCPC LCCD Region Developers | Budget PA DCED PSABS | High |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|--|----------------|--|---|---------------------------------------|----------|
| | | | Primary | Secondary | | |
| 13 | Consider opportunities to implement restoration and revitalization concepts that can advance the community vision while considering ecological, environmental and recreational benefits on a local and regional scale. Reclaiming the Black Desert is an excellent example on how Exeter Borough can make a difference by advancing this project. Solicit the support of the PA Department of Conservation and Natural Resources (DCNR) and the Luzerne County Planning Commission. This project may be considered as a high priority that can be completed through a coordinated effort over the next 10 to 20 years. | Chapter 3 | EBC EBPC EB Staff Consultants | Proud LCPC LCCD PA DCNR PA DCED | Budget PA DCNR PA DCED PSABS | High |
| 14 | Promote the prominent value of the scenic vistas and viewsheds within Exeter Borough. Coordinate efforts with the Pennsylvania Department of Conservation (DCNR) and Natural Resources and the Luzerne County Planning Commission. | Chapter 3 | EBC EBPC EB Staff EBHB | Proud LCPC LCCD PA DCNR | Budget PA DCNR PA DCED PSABS | Low |
| 15 | Consider resource protection measures to maintain natural diversity by preserving and protecting vital environmental features and vacant land areas, which support plant and animal species. Solicit the support of county and state agencies, as well as the surrounding municipalities, to initiate a regional campaign to implement the goals, objectives and policies of the Natural Heritage Inventory and the Pennsylvania Natural Diversity Inventory. As part of this effort, identify local and regional wildlife biodiversity corridors, which provide vast land areas and/or waterways for animal and plant species to spread beyond a confined area. | Chapter 3 | EBC EBPC EB PRB EB Staff Consultants | Proud LCPC LCCD PA DCNR PA DCED Region | Budget PA DCNR PA DCED PSABS | Moderate |
| 16 | Utilize native plant species, which do not pose a serious threat to local plant or animal species. Invasive or non-native plant species could disrupt or degrade the overall quality of the ecosystem. Exeter Borough should develop and adopt effective landscaping provisions, which identify a broad list of acceptable trees, shrubs and other plant species. These provisions should be initially imposed as part of the requirements for all subdivision and land development plan applications. The list should be utilized as a guide by private landowners who may consider landscaping related improvements on their property. | Chapter 3 | EBC EBPC EB Staff Consultants | Proud LCPC LCCD PA DCNR PA DCED Developers | Budget PA DCNR PA DCED PSABS | Moderate |
| 17 | Develop an effective tree replacement and protection regulations for all subdivision and land development plan applications. Solicit recommendations from qualified foresters, landscape contractors and landscape architects. Amendments to the Exeter Borough Zoning Ordinance and/or the Subdivision and Land Development Ordinance should be considered. | Chapter 3 | EBC EBPC EB Staff Consultants | Proud LCCD PA DCNR Developers | Budget PA DCNR PA DCED PSABS | Moderate |
| 18 | Develop effective forest management and woodland extraction requirements for timber harvesting operations. Solicit recommendations from qualified foresters, timber harvesting contractors and landscape architects. Amendments to the Exeter Borough Zoning Ordinance and/or the Subdivision and Land Development Ordinance should be considered. | Chapter 3 | EBC EBPC EB Staff Consultants | Proud LCCD PA DCNR Developers | Budget PA DCNR PA DCED PSABS | Low |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|--|----------------|---|--|---|----------|
| | | | Primary | Secondary | | |
| 19 | Establish a conservation management and volunteer program, which endorses the goal of planting of one hundred (100) new trees within Exeter Borough per year. As part of this effort, solicit the support of private development community, local schools and special interest groups to work together on establishing new forested areas and woodland reclamation projects. Efforts should be focused on riparian buffers along perennial streams in Exeter Borough. | Chapter 3 | EBC EBPC EB Staff Consultants | Proud LCCD PA DCNR Developers | Budget PA DCNR PA DCED PSABS | Low |
| 20 | Promote smart-growth techniques as an effective method to perpetually preserve large contiguous tracts of land located along the floodplain of the Susquehanna River. These techniques should be considered in an effort to: provide an optional approach to community development with provisions to permit more efficient utilization of land and of community facilities and services; encourage innovative residential land development that will conserve open space and environmental amenities; and protect environmentally sensitive areas | Chapter 3 | EBC EBPC EBPRB EB Staff Consultants | Proud LCCD PA DCNR PA DCED Flood Developers | Budget PA DCNR PA DCED PSABS Region | High |
| 21 | The Exeter Borough Historic Commission should be reorganized through the appointment of 3 to 5 residents who have an interest in historic preservation and cultural resources planning efforts. As part of this process, considering the following actions: formulate and adopt an official policy statement for the protection and preservation of historic and cultural resources within Exeter Borough; formulate and adopt administrative procedures for the Historic Commission to ensure that consistency is maintained over the years. | Chapter 3 | EBC EBHC EB Staff Consultants | Proud LCPC PA DCNR Developers | Budget PA DCNR PA DCED PSABS | Low |
| 22 | Coordinate planning efforts with local, regional and state-wide agencies who may share similar visions for the protection and preservation of historical and cultural resources. As part of this effort, consider: become familiar with programs, resources and opportunities; coordinate efforts with the adjacent municipalities; and host periodic meetings and invite experts in the field of historical preservation and cultural resource planning. | Chapter 3 | EBC EBHC EB Staff Consultants | Proud LCPC PA DCNR Developers | Budget PA DCNR PA DCED PSABS | Low |
| 23 | Conduct a comprehensive site survey of all known or potential historic sites and cultural resources within Exeter Borough by: considering past efforts; establishing an inventory; seeking qualified consultants; establishing an inventory; and creating a map. | Chapter 3 | EBC EBHC EB Staff Consultants | Proud LCPC PA DCNR Developers | Budget PA DCNR PA DCED PHMC | Moderate |
| 24 | Establish a community education program on the benefits of effective historical and cultural preservation efforts. | Chapter 3 | EBC EBHC EB Staff Consultants | Proud LCPC PA DCNR Developers | Budget PA DCNR PA DCED PHMC | Moderate |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|--|----------------|--|---|---------------------------------------|----------|
| | | | Primary | Secondary | | |
| 25 | Nominate significant historic and cultural resources to the National Registry of Historic Places. | Chapter 3 | EBC EBHC EB Staff Consultants | Proud LCPC PA DCNR PHMC | Budget PA DCNR PA DCED PSABS | Low |
| 26 | Prepare and adopt amendments to municipal ordinances to consider: historic zoning overlay districts; establish historic impact provisions; maximize scenic accents and minimize visual intrusions; preserve the integrity of scenic vistas and viewsheds; and consider funding opportunities | Chapter 3 | EBC EBHC EB Staff Consultants | Proud LCPC PA DCNR Developers | Budget PA DCNR PA DCED PSABS | Moderate |
| 27 | Evaluate alternatives to restructure building code provisions so they do not devalue the integrity of historic buildings and properties. Utilize the historic site surveys to prioritize the significance of historic buildings and properties. Establish a Building Code Appeals Board to determine if alternate restoration measures can be employed to retain the historic value of the building. | Chapter 3 | EBC EBHC EB Codes EB Staff | Proud LCPC PA DCNR PA DCED | Budget PA DCNR PA DCED PHMC | Moderate |
| 28 | Exeter Borough will be celebrating its 150 th municipal anniversary in the year 2034. As part of this celebration, consider preparing an historic reference book, which documents the evolution of Exeter Borough with pictures, stories and events that have taken place over the years. | Chapter 3 | EBC EBHC EB Staff | Proud LCPC Residents Commerce | Budget PA DCED PSABS PHMC | Low |
| 29 | Exeter Borough should establish a balance between designated conservation areas and planned growth areas. A planned growth area and conservation area should be defined and mapped. Although Exeter Borough is located within a suburbanized setting, this Comprehensive Plan shall consider and establish a balance of conservation areas and planned growth areas | Chapter 4 | EBC EBPC EB Codes EB Staff | Proud LCPC PA DCNR PA DCED Developers | Budget PA DCNR PA DCED PSABS | High |
| 30 | An area designated as Conservation (C-1) should be established to preserve, protect and manage the rural landscape or conservation areas which would include: floodplains, wetlands and stream valleys; woodlands and meadows; steep slopes; historic and cultural resources; scenic vistas and viewsheds; ecological and biodiversity corridors; and other natural features. The landowners should be encouraged to consider land preservation, protection and development options that promote conservation management techniques. . | Chapter 4 | EBC EBPC EB Codes EB Staff | Proud LCPC PA DCNR PA DCED Developers | Budget PA DCNR PA DCED PSABS | High |
| 31 | An area designated as Single-Family Residential (R-1 and R-2) should be established as a transition between conservation areas and the suburban landscape. These areas should contain single-family residential (detached or attached) residential uses as well as compatible non-residential uses considering the transportation system, utility provisions and conservation areas. | Chapter 4 | EBC EBPC EB Codes EB Staff | Proud LCPC PA DCNR PA DCED Developers | Budget PA DCNR PA DCED PSABS | High |

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| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|---|----------------|--|---|---------------------------------------|--------------------|
| | | | Primary | Secondary | | |
| 32 | An area designated as Multi-Family Residential (R-3) should be established as part of the suburban landscape of Exeter Borough. These areas should contain single-family (detached or attached) residential dwellings, townhouses and multi-family apartments as well as compatible non-residential uses considering the transportation system, utility provisions and conservation areas. | Chapter 4 | EBC EBPC EB Codes EB Staff | Proud LCPC PA DCNR PA DCED Developers | Budget PA DCNR PA DCED PSABS | High |
| 33 | An areas designated as Commercial (B-1, B-2 and B-3) should be established as part of the suburban landscape of Exeter Borough. These areas should contain commercial, institutional, municipal and residential uses, which are located along designated corridors. Subdivision and land development activity should be encouraged provided that the projects are designed to mitigate transportation and environmental impacts. | Chapter 4 | EBC EBPC EB Codes EB Staff Proud | LCPC PA DCNR PA DCED Commerce Developers | Budget PA DCNR PA DCED PSABS | High |
| 34 | An area designated as General Industrial (I-1) should be established as part of the suburban landscape of Exeter Borough. These areas may contain industrial, institutional and municipal uses, which are located along designated transportation corridors. Subdivision and land development activity should be encouraged provided that the projects are designed to mitigate transportation and environmental impacts. Opportunities for industrial development or redevelopment should be considered to accommodate new business opportunities and enhance economic development. | Chapter 4 | EBC EBPC EB Codes EB Staff | Proud LCPC PA DCNR PA DCED Commerce Developers | Budget PA DCNR PA DCED PSABS | High |
| 35 | A designated enterprise zone should be established as an overlay concept that generally incorporates all properties within 500 feet of the centerline of Wyoming Avenue. The purpose of the WA Overlay District is to promote high quality streetscape development, revitalization and adaptive reuse techniques on areas that were once prominent features and attractions within Exeter Borough. The WA Overly District shall provide emphasis on: streetscape enhancement; adaptive reuse and revitalization project; store front enhancements; dimensional requirements; parking and signage; design standards; and procedural requirements. The WA Overlay District should be created to supplement and not replace the R-1, R-2, R-3, B-1 and/or B-3 Zoning Districts | Chapter 4 | EBC EBPC EB Codes EB Staff | Proud LCPC PA DCNR PA DCED Commerce Developers | Budget PA DCNR PA DCED PSABS | High |
| 36 | Continue to maintain and enforce the provisions established by the Property Maintenance Code, which should be utilized by Exeter Borough to mitigate: blighted properties; abandoned buildings; sub-standard housing conditions; parking; liter; and other implications that are considered detrimental to the appearance of Exeter Borough. | Chapter 4 | EBC EB Codes EB Staff | Proud LCPC PA DCED | Budget PA DCED PSABS | High Continuous |
| 37 | Exeter Borough should consider special overlay zones to supplement the underlying land use or zoning districts, which includes: the Wyoming Avenue (WA) Overlay District; Airport (AP) Overlay District; Historic Preservation (HP) Overlay District; Floodplain (FP) Overlay District; Riparian Buffer (RB) Overlay District; and Steep Slope (SS) Overlay District. | Chapter 4 | EBC EBPC EB Codes EB Staff | Proud LCPC PA DCNR PA DCED | Budget PA DCNR PA DCED PSABS | High Continuous |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|---|----------------|-------------------------------------|--|---|----------------------------|
| | | | Primary | Secondary | | |
| 38 | Exeter Borough has determined that it has several properties classified as “blighted, abandoned or vacated”. A comprehensive blight strategy should be welcomed and implemented by Exeter Borough. The initial efforts should be considered as a short-term objective that can be achieved within the next 10 years, while the programs and other initiatives should be implemented over the next 20 years. The Housing Alliance of Pennsylvania and the Luzerne County Redevelopment Authority have published has published guidelines to assist municipalities. | Chapter 4 | EBC EBPC EB Codes EB Staff | Proud LCEDC LCPC PA DCNR PA DCED Commerce Developers | Budget PA DCNR PA DCED PSABS Region | High Continuous |
| 39 | There are several properties within Exeter Borough that may be considered as a “transitional or undefined property”. These parcels may be considered “useless” to the community, but each property does have the potential to make a difference, which may include: pockets parks; river front uses; flood control; stormwater management; off-street parking; and transportation improvements. | Chapter 4 | EBC EBPC EB Codes EB Staff | Proud LCEDC PA DCED Commerce Developers | Budget PA DCED PSABS Region | Moderate Continuous |
| 40 | Exeter Borough should continue to provide opportunities for residential growth and development within the designated growth areas of Exeter Borough. As part of this effort, Exeter Borough should maintain its residential zoning districts (R-1, R-2 and R-3) to accommodate existing, proposed and projected residential land uses and densities. | Chapter 4 | EBC EBPC EB Codes EB Staff | LCPC LCEDC PA DCED Commerce Developers | Budget PA DCED PSABS Region | Moderate Continuous |
| 41 | Exeter Borough should continue to provide opportunities for housing to meet all income levels for its existing and future residents. Exeter Borough has zoned several acres of land to permit medium to high density residential uses (townhouses, apartments and manufactured homes) that are within the designated growth areas (R-2 and R-3). | Chapter 4 | EBC EBPC EB Codes EB Staff | LCPC LCED PA DCED Developers | Budget PA DCED PSABS Region | Moderate Continuous |
| 42 | The population projections developed by this Comprehensive Plan reflect a zero to moderate growth rate (0.33 percent per year) through the year 2040. Exeter Borough does not have any “pipeline developments projects”. Therefore, the undeveloped land area within the R-1, R-2 and R-3 Zoning Districts should be capable of providing sufficient growth areas for residential uses. | Chapter 4 | EBC EBPC EB Codes EB Staff | LCPC LCEDC PA DCED Developers | Budget PA DCED PSABS Region | Moderate Continuous |
| 43 | There are infill development opportunities on vacant residential lots within the designated growth areas or established neighborhoods of Exeter Borough. These areas could provide: affordable housing opportunities on existing or nonconforming lots; maximize public utility services; utilize existing public roads; and increase the values of older homes. In order to promote this opportunity, zoning regulations and land development procedures should be more flexible to accommodate infill development | Chapter 4 | EBC EBPC EB Codes EB Staff | Proud LCPC LCEDC PA DCED Commerce Developers | Budget PA DCED PSABS Region | High Continuous |

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|---------------------|---|----------------|-------------------------------------|--|--|----------------------------|
| | | | Primary | Secondary | | |
| 44 | The median age of the residents within Exeter Borough is 44.4 years of age, which is high considering the corresponding age cohorts for Luzerne County and Pennsylvania. Exeter Borough should continue to support the planning and development of retirement communities or other forms of elderly housing in the community. Therefore, it would be advantageous for Exeter Borough to plan for an aging population over the next 10 to 20 years. The zoning districts should provide opportunities and incentives for the development of retirement communities, assisted living care facilities and nursing homes. | Chapter 4 | EBC EBPC EB Codes EB Staff | Proud LCPC PA DCED Commerce Developers WASD | Budget PA DCED PSABS Region WASD | Moderate Continuous |
| 45 | Continue to support the establishment of successful neighborhood organizations and home owners associations. As residential developments are planned, improved and occupied, it is vital to enact special guidelines, covenants, restrictions, agreements and bylaws for overall best interest of the community. These controls assist with maintaining the health, safety and general welfare of the community while enhancing property values. | Chapter 4 | EBC EBPC EB Staff | Proud Commerce Developers WASD | Budget PSABS Region WASD | Moderate Continuous |
| 46 | Continue to effectively provide community facilities and services, which meet the needs of the landowners and residents while staying within the fiscal budget limitations of Exeter Borough. The Exeter Borough Council should continue to develop a reasonable budget each year considering the recommendations contained within this Comprehensive Plan and the overall needs of the community. | Chapter 5 | EBC EB Staff | Residents Commerce Developers WASD | Budget PSABS Region WASD | High Continuous |
| 47 | The Exeter Borough Building is geographically located in a centralized setting of Exeter Borough. The building currently has sufficient area for office space, meeting rooms, storage and other community services. Exeter Borough should continue to maximize the utilization of the building in order to support other community and non-profit organizations. | Chapter 5 | EBC EB Staff | Residents Commerce Developers | Budget PSABS Region | High Continuous |
| 48 | Monitor population, age, household and social trends in order to plan for future community facilities and services. Although there is limited room for new growth and development, Exeter Borough should experience some a moderate growth rate (0.33 percent per year) through the year 2040. Based upon a median age of 44.4 years of age (2010 Census), younger residents must help to shape the future of Exeter Borough as a vibrant community. | Chapter 5 | EBC EB Staff | Residents Commerce Developers | Budget PSABS Region | Moderate Continuous |
| 49 | Continue to maintain and improve the Exeter Borough Website in order to provide the residents of the community with information concerning meetings, announcements, codes, ordinances, maps, emergency response services (police, fire and ambulance), refuse and recycling collection, parks and recreation facilities, community services and other vital news. The municipal website could serve as community tool for providing information to the residents and business owners. | Chapter 5 | EBC EB Staff Consultants | Proud Residents Commerce Developers PSABS | Budget PSABS Region | High Continuous |

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| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|---|----------------|--------------------------------|--|-----------------------------------|----------------------------|
| | | | Primary | Secondary | | |
| 50 | Continue to improve communications between municipal officials and residents within the community. As part of this effort, Exeter Borough could prepare a summary report of all municipal meetings and publish the summary report as an alert on the Exeter Borough Website. This information will increase public awareness of issues within the community. | Chapter 5 | EBC EB Staff Consultants | Proud Residents PSABS | Budget PSABS Region | High Continuous |
| 51 | Continue to evaluate administrative staff levels and needs in order to provide a high level of service to the residents within the community. If the population projections are accurate, there will be 559 new residents occupying an estimated 244 new housing units in Exeter Borough by the year 2040. Borough Council should coordinate efforts with the Manager to prioritize administrative needs and expenditures as part of the budget process. | Chapter 5 | EBC EB Staff Consultants | Proud Residents PSABS | Budget PSABS Region | Moderate Continuous |
| 52 | Encourage volunteerism to develop a sense of community, increase public awareness, and to utilize the diverse skills, knowledge and ideas of the local residents. Exeter Borough in conjunction with Exeter Proud should provide periodic alerts via press releases or social media to establish a list of volunteers who provide their assistance within the community. | Chapter 5 | EBC EB Staff | Proud Residents PSABS | Budget PSABS Region | Moderate Continuous |
| 53 | Implement a capital improvements program to anticipate and plan for future financial needs including buildings, vehicles, computers, roads, storm sewers, equipment, parks, and other facility or infrastructure improvements. The capital improvements program should be utilized as a framework for financing needed capital improvements incurred each year over a 5 to 10 year period of time. Borough Council should prioritize these community needs on an annual basis as part of the budget. | Chapter 5 | EBC EB Staff Consultants | Residents Commerce Developers PSABS | Budget PSABS Region | High Continuous |
| 54 | Explore the use of cooperative agreements with other municipalities for the purchase of materials, equipment and services in an effort to be more efficient and cost effective. This task should be considered as a continuous process that is dependant upon current circumstances. | Chapter 5 | EBC EB Staff | LCPC Region PSABS | Budget PSABS Region | High Continuous |
| 55 | Initiate dialogue between representatives of the Wyoming Area School District and/or the adjacent municipalities concerning the feasibility of joint or regional projects. As part of this process, explore grants or other funding sources that can assist the community with the implementation of certain projects. | Chapter 5 | EBC EB Staff WASD | LCPC Region PSABS | Budget PSABS Region | High Continuous |
| 56 | The Exeter Borough Police Department should continue to coordinate coverage responsibilities with Troop P of the Pennsylvania State Police and the adjacent municipalities. The Community Survey provided verification that police protection, coverage and response is an essential service within the community. Exeter Borough should continue to evaluate local and regional police coverage options considering the level of service, response times, cost and the reported crime activities on an annual basis. | Chapter 5 | EBC EB Staff Police | LCEM Region PSABS | Budget LCEM PSABS Region | High Continuous |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|---|----------------|-----------------------------------|-------------------------|-----------------------------------|------------------------|
| | | | Primary | Secondary | | |
| 57 | Exeter Borough has evaluated local and regional police coverage options over the past 10 to 20 years. Borough Council has determined that a local or municipal police department provides the most effective option for public safety considering the needs of the community 24 hours per day, 7 days per week and 365 days per year. | Chapter 5 | EBC EB Staff Police | LCEM Region PSABS | Budget LCEM PSABS Region | High Continuous |
| 58 | The total number of violent or serious crimes remained low over the past five (5) years, which is consistent with most suburban or urban municipalities. Based upon the statistical correlation between population and crime, it is anticipated that the calls to service may increase over the next 10 to 20 years. The Exeter Borough Police Department should be prepared for spikes in criminal activity which will have an indirect impact on response times, vehicles, equipment, training and general administration. It is recommended that the calls to service be evaluated each year to determine if any trends develop. | Chapter 5 | EBC EB Staff Police | LCEM Region PSABS | Budget LCEM PSABS Region | High Continuous |
| 59 | The Exeter Borough Police Department responds to an average of _____ calls to service each year that are classified as cancelled calls, false alarms or 911 disconnects. Police coverage within Exeter Borough could be improved if the officers on duty are available to respond to calls that require their presence. The Police Department could develop a public education program to inform the residents within the community of the importance of understanding and maintaining their security systems. This information could be issued in the form of a brochure or a link could be established on the Exeter Borough Website. | Chapter 5 | EBC EB Staff Police | LCEM Region PSABS | Budget LCEM PSABS Region | High Continuous |
| 60 | Exeter Borough should continue to support the Exeter Fire Department. As part of the 2018 municipal budget, a contribution of \$135,469.94 was made from its general fund in order to support a portion of the budget of the Exeter Fire Department. Additional funds were received from donations, fund raisers and grants. Trained volunteers, dependable vehicles/equipment and stable financial resources are essential components for a volunteer fire department to efficiently function within the community. Exeter Borough should consider establishing a local emergency services tax to provide financial support to the Exeter Fire Department. | Chapter 5 | EBC EB Staff Fire | LCEM Region PSABS | Budget LCEM PSABS Region | High Continuous |
| 61 | Establish and maintain dedicated links on the Exeter Borough Website to the Exeter Borough Police Department, Exeter Fire Department, the Luzerne Regional Emergency Management System and other agencies servicing the community. This effort should be coordinated with the local and regional emergency response agencies. | Chapter 5 | EBC EB Staff Fire | LCEM Region PSABS | Budget LCEM PSABS Region | High Continuous |
| 62 | Schedule periodic tours of commercial, industrial and institutional facilities with select emergency management personnel. This should provide vital background information for police, fire and ambulance personnel to respond to an emergency at these facilities. | Chapter 5 | EBC EB Staff Police Fire | LCEM Region PSABS | Budget LCEM PSABS Region | High Continuous |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|---|----------------|---|--|--|----------------------------|
| | | | Primary | Secondary | | |
| 63 | Publicize the efforts and accomplishments of the Exeter Borough Police Department, Exeter Fire Department and other emergency responders within the community. A positive image for the emergency management personnel is vital when the respective departments conduct fundraisers or when they perform other duties. | Chapter 5 | EBC EB Staff Police Fire | LCEM Region PSABS | Budget LCEM PSABS Region | High Continuous |
| 64 | Continue to coordinate efforts with the Luzerne County Emergency Management Services (911 Communication Center) to notify emergency response services of new roads, road names, business uses and street addresses. Input from the emergency management personnel concerning emergency response issues is vital during the planning phase. As part of this effort, a base map showing all roads within Exeter Borough should be updated on an annual basis and forwarded to all emergency response agencies. | Chapter 5 | EBC EB Staff Police Fire | LCEM Region PSABS | Budget LCEM PSABS Region | High Continuous |
| 65 | Exeter Borough currently does not have a Park and Recreation Board. Exeter Borough Council should appoint five (5) residents to serve on the Exeter Borough Parks and Recreation Board. The principal duties of the Park and Recreation Board should be outlined within the Exeter Borough Park, Recreation and Open Space Plan. | Chapter 5 | EBC EB Staff EBPRB | LCPC LCPRD Region PSABS | Budget LCPRD Region PSABS | High Continuous |
| 66 | Prepare, adopt and implement a Comprehensive Parks, Recreation and Open Space Plan. This planning effort should include: a complete of inventory of existing facilities; an assessment of community needs; an evaluation of recreation programs; a safety inspection of equipment and infrastructure; a review of finances, fees and budgetary constraints; and recommendations to be implemented by Exeter Borough. | Chapter 5 | EBC EB Staff EBPRB | LCPC LCPRD Region PSABS | Budget LCPRD Region PSABS | Moderate |
| 67 | Exeter Borough should consider the feasibility of acquiring land along the banks of the Susquehanna River for the purposes of providing local flood controls, riparian buffer, open space and passive recreational opportunities to the public. This land acquisition project is consistent with other regional planning efforts for the Susquehanna River, Luzerne County and the Commonwealth of Pennsylvania. Exeter Borough should continue to seek alignment and interagency cooperation regarding the development of goals and objectives for the properties along the Susquehanna River. A Strategic Master Plan should also be completed to implement these community goals and objectives. | Chapter 5 | EBC EB Staff EBPRB Consultants | PA DCEP PA DCNR LCPRD Region PSABS Developers | Budget PA DCED PA DCNR LCPRD Region PSABS | Moderate Continuous |
| 68 | Establish a cooperative relationship with the Wyoming Area School District (WASD) and other educational facilities within the community. By maintaining a positive relationship with these educational centers, a cooperative partnership can be developed that provides a variety of benefits to the residents within the community. | Chapter 5 | EBC EB Staff WASD Consultants | WASD Region PSABS Residents Commerce | Budget WASD LCPRD Region PSABS | Moderate Continuous |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|---|----------------|--|--|-----------------------------------|----------------------------|
| | | | Primary | Secondary | | |
| 69 | Encourage the development of advanced communication technology to enhance educational opportunities and accessibility among businesses, government, schools, libraries and the residents in the community. The WASD does provide programs to benefit the residents of the community. The Exeter Borough Website should identify these opportunities and programs. | Chapter 5 | EBC EB Staff WASD Consultants | Region PSABS Residents Commerce | Budget WASD LCPRD Region | Moderate Continuous |
| 70 | Continue to establish a cooperative agreement for parks, recreation, education and cultural activities between Exeter Borough and the WASD. The purpose of this agreement is to provide recreation programs and facilities through the efforts of both groups. | Chapter 5 | EBC EB Staff EB PRB WASD | Region LCPRD Residents Commerce | Budget WASD LCPRD PSABS | Moderate Continuous |
| 71 | Continue to establish public relations between students and residents by coordinating community service and/or civic duty projects with the WASD. | Chapter 5 | EBC EB Staff WASD | Region Residents Commerce | Budget WASD PSABS | Moderate Continuous |
| 72 | Schedule periodic meetings with the WASD to discuss how student population increases or decreases will be managed over the next 20 years. As part of this effort, a regional assessment on how the educational facilities and services that will need to be completed to determine how the projected growth and development within the municipalities of the WASD will need to be resolved. These meeting should include representation from each municipality within the WASD. | Chapter 5 | EBC EB Staff WASD | Region Residents Commerce | Budget WASD PSABS | Moderate Continuous |
| 73 | Continue to evaluate affordable methods for solid waste disposal and recycling efforts by the residents and landowners within Exeter Borough. | Chapter 5 | EBC EB Staff EB PWD | Region Residents Commerce | Budget PA DCED PSABS | Moderate Continuous |
| 74 | Exeter Borough must retain and expand existing business opportunities to preserve a sound tax base and provide employment options on a local and regional scale. Solicit the assistance of agencies specializing in community and economic development including the Luzerne County Redevelopment Authority the Luzerne County Planning Commission. | Chapter 6 | EBC EB Staff Commerce | Proud Region LCEDC LCED | Budget PA DCED PSABS | High Continuous |
| 75 | Maintain an inventory of commercial, institutional and industrial sites within Exeter Borough. As part of this effort, employ a summer planning or engineering intern to conduct a land use survey of Exeter Borough every five (5) years. | Chapter 6 | EBC EB Staff Commerce | Proud Region LCEDC LCED | Budget PA DCED PSABS | High Continuous |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|---|----------------|--|--|------------------------------------|------------------------|
| | | | Primary | Secondary | | |
| 76 | Enhance communications with the local business community to address issues that have an impact on community development issues. As part of this effort, host periodic meetings to discuss opportunities to sustain and improve local economic development conditions. | Chapter 6 | EBC EB Staff Commerce | Proud Region LCEDC LCED | Budget PA DCED PSABS | High Continuous |
| 77 | Continuously monitor the needs and deficiencies of the local workforce. Coordinate efforts with the local institutions and business community to offer educational and workforce development programs in order to further develop a skilled, adaptable, and competitive workforce. | Chapter 6 | EBC EB Staff Commerce | Proud Region LCEDC LCED | Budget PA DCED PSABS | High Continuous |
| 78 | Promote adaptive reuse and revitalization efforts for abandoned non-residential uses or buildings. Exeter Borough should consider an amendment to the Zoning Ordinance, which emphasizes the reuse, occupancy and/or redevelopment of existing buildings, structures and land areas along Wyoming Avenue, which should be subject to an expedited review . Exeter Borough must provide local opportunities with a clear path for implementation. | Chapter 6 | EBC EB Staff EBPC Consultants | Proud Region LCEDC LCED Commerce | Budget PA DCED PSABS | High Continuous |
| 79 | Review prototypical zoning and development regulations that provide unnecessary restrictions and/or limitations for existing businesses that wish to expand their operations or future businesses that are looking to develop a property within Exeter Borough. As part of this process, evaluate all municipal provisions that are related to subdivision and land development activity such as, but not limited to: site accessibility; off-street parking and loading; lot size; dimensional requirements; building height; lot and building coverage; signage; stormwater management; landscaping and buffer yards; fences; permitting; and other antiquated zoning and development provisions. Emphasize more flexibility in terms of design standards, development requirements and time constraints. | Chapter 6 | EBC EB Staff EBPC Consultants | Proud Region LCEDC LCED Commerce | Budget PA DCED PSABS | High Continuous |
| 80 | Consider a form-based zoning approach to implement the community vision for an improved streetscape and revitalized storefronts. This recommendation can be coordinated with other zoning initiatives for adaptive reuse and revitalization on properties that have been classified as blighted, abandoned or vacated. A portrayal of the community vision should be initiated followed by creative zoning techniques that promote flexibility and implementation. | Chapter 6 | EBC EB Staff EBPC Consultants | Proud Region LCEDC LCED Commerce | Budget PA DCED PSABS | High Continuous |
| 81 | Evaluate programs and funding opportunities that enhance the appearance of the gateways and streetscape improvements along Wyoming Avenue within Exeter Borough and the adjacent municipalities. As part of this effort, consider landscaping, pedestrian circulation, lighting, visual effects and other beautification efforts. A regional or multi-municipal grant could get this project funded, which may lead a more desirable streetscape and local business district. | Chapter 6 | EBC EB Staff EBPC WASD Consultants | Proud Region LCEDC LCED Commerce | Budget PA DCED PSABS WASD | High Continuous |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|--|----------------|--|--|------------------------------------|--------------------|
| | | | Primary | Secondary | | |
| 82 | Develop partnerships that endorse regional and intergovernmental cooperation. As part of this effort host periodic meetings with representatives of the Luzerne County Planning Commission, Wyoming Area School District, local educational institutions and the adjacent municipalities in order to evaluate designated planning opportunities that will assist with the implementation of this Comprehensive Plan. | Chapter 6 | EBC EB Staff EBPC WASD Consultants | Proud Region LCEDC LCED Commerce | Budget PA DCED PSABS WASD | High Continuous |
| 83 | Continue to improve the municipal website to provide the business community with information concerning meetings, announcements, codes, maps, police, refuse collection, services and other vital news. The municipal website could also be utilized as a database providing a community profile with demographic and socio-economic information. | Chapter 6 | EBC EB Staff Website Consultants | Proud LCEDC LCED Commerce | Budget PA DCED PSABS | High Continuous |
| 84 | Publicize the accomplishments and success stories of the local business community. The Exeter Borough Website does have a page devoted to the local business community. Exeter Borough should evaluate more options that could feature the "local business of the month" or other methods to promote the local business community. | Chapter 6 | EBC EB Staff Website Consultants | Proud LCEDC LCED Commerce | Budget PA DCED PSABS | High Continuous |
| 85 | Develop and maintain an economic database and community profile in an effort to promote a business friendly environment. This information is vital to existing business owners who may be undecided on a location that may be appropriate for their intended use. | Chapter 6 | EBC EB Staff Website Consultants | Proud LCEDC LCED Commerce | Budget PA DCED PSABS | High Continuous |
| 86 | Develop a Future Land Use Plan with specific emphasis on zoning techniques and economic development opportunities within Exeter Borough, while considering the potential impacts relating to municipal expenditures associated with community facilities, services and infrastructure that will be required to support targeted development. | Chapter 6 | EBC EB Staff Consultants | Proud LCEDC LCED Commerce | Budget PA DCED PSABS | High Continuous |
| 87 | Review programs and funding opportunities that may be available for infrastructure improvements to enhance the marketability of Exeter Borough. Coordinated efforts with county and state agencies to determine which economic development programs and funding opportunities would be beneficial to Exeter Borough. | Chapter 6 | EBC EB Staff Consultants | Proud LCEDC LCED Commerce | Budget PA DCED PSABS | High Continuous |
| 88 | Exeter Borough should maintain a positive relationship with the Wyoming Valley Sanitary Authority (WVSA) as its regional partner for sanitary sewage disposal, collection, conveyance and treatment. Attend periodic meetings with the WVSA in order to better understand their long-range plans for a comprehensive sewage management program. | Chapter 7 | EBC EB Staff Sewer Consultants | PA DEP LCPC Resident Commerce | Budget PA DEP PSABS | High Continuous |
| 89 | Exeter Borough should maintain a positive relationship with the Pennsylvania American Water Company (PAWC) as its regional partner for potable and bulk water supply. Attend periodic meetings with the PAWC in order to better understand their long-range plans for a comprehensive water supply program. | Chapter 7 | EBC EB Staff Water Consultants | PA DEP LCPC Resident Commerce | Budget PA DEP PSABS | High Continuous |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|---|----------------|---|---|-------------------------------------|----------------------------|
| | | | Primary | Secondary | | |
| 90 | Exeter Borough should maintain a positive relationship with the WVSA as its regional partner for stormwater management, flood control and MS4 compliance on a regional scale. Attend periodic meetings with the WVSA in order to better understand their long-range plans for a comprehensive stormwater management and flood control program. | Chapter 7 | EBC EB Staff Storm Consultants | PA DEP LCPC Resident Commerce | Budget PA DEP PSABS | High Continuous |
| 91 | Update municipal ordinances with the following modifications: Incentivize the use of Green Stormwater Infrastructure (GSI) BMPs and other environmental stewardship efforts; Update GSI design standards, include standards and examples in ordinance, and incorporate innovative new measures such as blue roofs and stormwater tree trenches; and examine the ordinance with respect to renewable energy sources to remove any barriers to their installation, such as not classifying solar panels as “impervious surfaces”. | Chapter 7 | EBC EB Staff Storm Consultants | PA DEP LCPC Resident Commerce | Budget PA DEP PSABS | Low |
| 92 | Use proven programs to continuously track and monitor water and stormwater management measures and features, such as BMPs (particularly municipal rain gardens and other large features), private wells, stormwater outfalls, and sewer conditions. | Chapter 7 | EBC EB Staff Storm Consultants | PA DEP LCPC Resident Commerce | Budget PA DEP PSABS | Low |
| 93 | Focus on bringing existing bridges and culverts within Exeter Borough to a state of good repair. Exeter Borough should coordinate efforts with the Luzerne County Planning Commission and the Lackawanna-Luzerne MPO before approaching the Pennsylvania Department of Transportation | Chapter 8 | EBC EB Staff Consultants | PA DOT LCPC Resident Commerce | Budget PA DOT PSABS | Moderate Continuous |
| 94 | Focus on bringing existing roads within Exeter Borough to a state of good repair. This Comprehensive Plan has established an initial priority list of road improvements that includes: Wyoming Avenue (PA 11); Tunckhannock Avenue (PA 1027); Slockum Avenue (PA 1010); and Schooley Avenue (PA 1025). Exeter Borough should coordinate efforts with the Luzerne County Planning Commission and the Lackawanna-Luzerne MPO before approaching the Pennsylvania Department of Transportation. | Chapter 8 | EBC EB Staff Consultants | PA DOT LCPC Resident Commerce Region | Budget PA DOT PSABS Region | High Continuous |
| 95 | Develop a Streetscape Plan for Wyoming Avenue (WA) Overlay District. The WA Overlay District shall provide emphasis on the following issues: streetscape enhancements; adaptive reuse and revitalization; store front enhancements; flexible zoning techniques; design standards; and procedural requirements. This is a long range plan that will require a continuous and persistent effort by Exeter Borough. The WA Streetscape Plan should provide economic development opportunities while minimizing problems associated with blighted properties and sub-standard store fronts. | Chapter 8 | EBC EPPC EB Staff Consultants | LCPC LCED LCEDC PA DOT Resident Commerce Region | Budget PA DOT PSABS Region | High |

EBCP Strategic Action Plan for Implementation

| EBCP Recommendation | | EBCP Reference | Responsibility | | Funding Source(s) | Priority |
|---------------------|--|----------------|--|---------------------------------------|---------------------------------------|------------------------|
| | | | Primary | Secondary | | |
| 96 | Coordinate transportation planning efforts with the Luzerne County Transportation Authority (LCTA). This is a vital transportation link and desirable option for the residents and businesses within Exeter Borough. | Chapter 8 | EBC EB Staff LCTA Consultants | LCPC PA DOT Residents Region | Budget PA DOT PSABS Region | High |
| 97 | Encourage the expansion of pedestrian paths, greenway and trails to provide linkages to community facilities and to provide emphasis on walkability standards within Exeter Borough. As part of this effort, consider complete street opportunities or trails for bicycles and non-motorized vehicles. | Chapter 8 | EBC EB Staff LCTA Consultants | LCPC PA DOT Residents Region | Budget PA DOT PSABS Region | High |
| 98 | Develop and publicize a map depicting all public roads, trails, natural and scenic resources, community facilities and other features that will emphasize that Exeter Borough is a desirable destination within the Wyoming Valley of Luzerne County. | Chapter 8 | EBC EB Staff LCTA | LCPC PA DOT Region | Budget PA DOT Region | Low |
| 99 | Consider non-motorized boating options and passive recreation uses along the banks of the Susquehanna River, Scovell Island and/or Wintermoot Island. The Susquehanna River is a scenic resource within the Wyoming Valley of Luzerne County. | Chapter 8 | EBC EB Staff LCTA LCPRD | LCPC LCCD PA DOT Region | Budget PA DCNR PA DOT Region | Moderate Continuous |
| 100 | Continue to support the efforts of the Exeter Borough Public Works Department, which maintains the public roads within Exeter Borough. | Chapter 8 | EBC EB Staff EB PWD | LCPC LCCD PA DOT | Budget PA DCNR PA DOT | Moderate Continuous |

Section 9.D: Moving Forward

The Strategic Action Plan for Implementation contained within this Comprehensive Plan has been developed to provide guidance and direction to Exeter Borough for the next twenty (20) years. There are several paths that can be taken on most journeys. Local and regional conditions change periodically and it is imperative for Exeter Borough to make adjustments along the path towards successfully implementing this Comprehensive Plan.

In order to stay on course, Exeter Borough should review the recommendations of this Comprehensive Plan on a regular basis. The Exeter Borough Council in conjunction with the Luzerne County Planning Commission and Exeter Proud should schedule an annual workshop meeting in September or October to discuss how this Strategic Comprehensive Plan can be further implemented by considering the Community Vision of Exeter Borough.



"Make no little plans. They have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone will be a living thing, asserting itself with ever-growing insistency."

*Daniel Burnham,
The Father of City Planning*

The HVA Project Team would like to extend its appreciation to the Exeter Borough Comprehensive Plan Steering Committee for their efforts over the past year. Although this project has been successfully completed, the real work now begins. The journey may be long, but it will be worth the effort.

*J. Jerome Skrincosky, AICP
Hawk Valley Associates, PC
President and Principal Planner*

