

# Borough of Coopersburg Lehigh County, Pennsylvania Comprehensive Plan



Adopted May 25, 2010

ATTACHMENT 8



July 15, 2010

Borough of Coopersburg Council  
c/o Gary Hovis, Council President  
5 N. Main Street  
Coopersburg, PA 18036

Dear Members of Borough of Coopersburg Council:

Thank you for the opportunity to work with Borough staff and resident volunteers to research and present a comprehensive plan for the Borough.

The Coopersburg Comprehensive Plan is based on background information assembled during the comprehensive planning program, issues and concerns identified through a community-wide survey, and input from a citizen's planning committee that has met throughout the research and writing of this plan. The background studies of population, housing, land use, community facilities and transportation are taken from regional and local sources and are locally focused on the Borough.

Thanks to Steering Committee members Robert Headman, Myra Rosenhaus, John Felch, Colby Kent, Mark McCormick, David Horn and Ken Mohr for devoting time and talents to the project. Special thanks to Dawn Kresge and Sara Pandl for their assistance in compiling the information contained within this report.

The purpose of this comprehensive plan is to create a vision for the Borough, and to recommend a set of goals and policies to preserve community assets, guide the redevelopment of existing structures, and land development, thereby enhancing the quality of life for its residents. We hope that this plan will serve residents and visitors for many years, and contribute to the overall quality of life in the Borough. Please let us know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Donna G. Taggart". The signature is written in dark ink on a white background.

Donna G. Taggart

# TABLE OF CONTENTS

<u>TITLE</u>	<u>PAGE</u>
<b>Executive Summary..</b>	<b>. i</b>
○ Key Goals for Borough Council.	. ii
○ Key Goals for Comprehensive Plan Implementation Committee (CPIC).	. iii
○ Key Goals for Coopersburg Business Revitalization Program.	. iv
<b>The Comprehensive Plan.</b>	<b>. 1</b>
<b>Chapter 1: Introduction.</b>	<b>. 1</b>
○ Purpose of the Plan.	. 1
○ Assumptions.	. 1
○ Regional Location and Geographic Context.	. 2
○ County and Regional Policies.	. 2
▪ <i>Map 1: Aerial Regional Map with Aerial Map of Coopersburg.</i>	. 3
○ Environmental Characteristics.	. 4
▪ <i>Map 2: Natural Resource Map.</i>	. 5
○ History.	. 6
○ Citizens Attitude Survey.	. 6
○ Overall Statement of Objectives.	. 7
<b>Chapter 2: Land Use Plan.</b>	<b>. 9</b>
○ Existing Land Use and Projections.	. 9
▪ <i>Table 1: Borough Land Use By Category.</i>	. 9
▪ <i>Map 3: Land Use Map.</i>	. 11
▪ <i>Map 4: Zoning Map.</i>	. 12
▪ <i>Figure 1: Borough of Coopersburg Land Use by Category.</i>	. 13
<b>Chapter 3: Economic Development Plan.</b>	<b>. 14</b>
○ Background Information.	. 14
○ Population.	. 14
▪ <i>Table 2: Coopersburg Selected Population &amp; Housing Statistics.</i>	. 14
○ Housing Stock (2000).	. 14
▪ <i>Figure 2: Borough of Coopersburg Housing Stock: 2000.</i>	. 15

▪	Table 3: Borough Housing Characteristics 2000 . . . . .	15
○	Income Levels (2000) and The Borough Economy. . . . .	15
▪	Figure 3: Borough Revenues and Expenses: 2010. . . . .	17
○	Economic Development Goals. . . . .	17
<b>Chapter 4: Housing Plan.</b>	<b>. . . . .</b>	<b>21</b>
○	Coopersburg Population Projections 2000-2030. . . . .	21
▪	Table 4: Borough of Coopersburg Total Decennial Population: 2000-2030. . . . .	21
○	Findings and Observations from Housing Stock Inventory. . . . .	22
○	Population and Housing Characteristics' Relationship to the Long-Range Community Plan. . . . .	23
○	Home Values and Rental Contract Amounts. . . . .	23
○	Population and Housing Relationship to Land Use, Public Facilities and Infrastructure. . . . .	23
○	Recreation. . . . .	24
○	Community Policies. . . . .	24
<b>Chapter 5: Transportation Plan.</b>	<b>. . . . .</b>	<b>26</b>
○	Roadway Classifications. . . . .	26
○	Public Transportation. . . . .	26
▪	Map 5: Transportation Map. . . . .	27
○	Pedestrian and Bicycle Facilities. . . . .	28
○	Transportation Safety. . . . .	28
▪	Table 5: Traffic Data within Borough Limits: 2006-2008. . . . .	29
○	Community Policies. . . . .	30
<b>Chapter 6: Form &amp; Function of Government.</b>	<b>. . . . .</b>	<b>31</b>
○	Background of Borough Composition in Pennsylvania 53 P.S.§45101. . . . .	31
○	Goals for Consideration. . . . .	32
<b>Chapter 7: Coopersburg Utility Infrastructure.</b>	<b>. . . . .</b>	<b>34</b>
○	Water System. . . . .	34
○	Sanitary Sewer System. . . . .	35

**APPENDIX**

- Coopersburg Resident Survey Results (July 09). . . . . 36

**LIST OF MAPS**

- Map 1: Aerial Regional Map with Aerial Map of Coopersburg. . . . . 3
- Map 2: Natural Resource Map. . . . . 5
- Map 3: Land Use Map. . . . . 11
- Map 4: Zoning Map. . . . . 12
- Map 5: Transportation Map. . . . . 27

**LIST OF FIGURES**

- Figure 1: Borough of Coopersburg Land Use by Category (2007). . . . . 13
- Figure 2: Borough of Coopersburg Housing Stock: 2000. . . . . 15
- Figure 3: Borough Revenues and Expenses: 2010. . . . . 17

**LIST OF TABLES**

- Table 1: Borough Land Use By Category. . . . . 9
- Table 2: Coopersburg Selected Populating & Housing Statistics. . . . . 14
- Table 3: Borough Housing Characteristics 2000 . . . . . 15
- Table 4: Borough of Coopersburg Decennial Population: 2000-2030. . . . . 21
- Table 5: Traffic Data within Borough Limits: 2006-2008. . . . . 29

## **EXECUTIVE SUMMARY**

The Borough of Coopersburg (“The Borough”)’s many redeeming characteristics make it a wonderful place to live and an interesting place to visit. Established in 1879, the Borough’s small shops, beautifully preserved homes, safe, walkable, tree-lined streets provide a “human scale” and welcoming community to both its 2,500 residents and visitors. The Borough also contains a “sub-regional” shopping area served by Route 309, one of the Lehigh Valley’s busiest arterials.

The Borough’s age, size and location also bring challenges and opportunities. Many structures are well over 100 years old, and not all of them are maintained to add to the character of the community. Building conversions from single to multi-family uses bring additional issues regarding code enforcement, parking and higher-density activities. Code enforcement, new regulations and adjustments to the form of government are needed to address these changing conditions. The costs of providing municipal services continue to rise, but the tax base remains relatively stable. New opportunities to increase the tax base without increasing the tax rate must be identified and engaged to provide the necessary services. Finally, the Borough is being affected by the conversions of Upper Saucon Township farmlands to suburban uses. This suburban growth has affected the relationship with the Township, its growing needs for sewer and water services, and a dynamic need for commercial and professional services. The Borough needs to revise its role to re-engage its position as an urban island in an enlarging suburban sea.

Many opportunities and challenges are in the Borough’s future, but this Plan finds that none is more pressing than the need to provide for public services in a cost effective manner. This challenge will not be resolved quickly but instead must be approached in a staged process. As such, the implementation of the comprehensive plan will require a sustained community effort. Coordination of efforts between Council and other community groups will be crucial to this plan’s success. The key findings and goals are contained in the balance of the Executive Summary. Background information is provided in the body of the plan.

# **KEY GOALS FOR BOROUGH COUNCIL**

## **GOAL #1: DEVELOP A COMPREHENSIVE PLAN IMPLEMENTATION COMMITTEE (CPIC)**

- To assure the Borough continues to develop in a way that is consistent with its stated goals, Council should establish a committee dedicated to the implementation of the items developed in this plan, as well as to manage any future development the Borough might attract.
- The CPIC would be separate from the Borough's current planning organization, as it would be providing guidance and recommendations to the Borough Council on the implementation of projects.
- CPIC Members should represent a wide cross-section of community interests: real estate agents, Historical Society members, business owners, residents, community leaders, and others.
- The CPIC will provide quarterly updates to Council on their progress, generate a written annual report outlining achievements during the year, and recommend target work assignments for the next year.
- CPIC members can assist the Borough Manager by participating in County and regional committees and programs.

## **GOAL #2: ADDRESS THE SEWER MORATORIUM**

- Work with Upper Saucon Township to ensure that the issue no longer poses an impediment to future development projects that could contribute to the tax base of the Borough.
- Consider creative ways to utilize existing sewer Equivalent Dwelling Units (EDU) to allow expansion and development under current legal restrictions.
- Consult with local, regional, and state resources to investigate ways to mediate or eliminate legal restrictions.

## **GOAL #3: INCREASE ECONOMIC OPPORTUNITY**

- Develop incentives and inducements to retain, attract and expand industrial, business, and tourist investment in the Borough.
- Review the Borough's subdivision regulations to determine if impediments to development exist.
- Review the Borough's zoning ordinance to determine appropriateness of regulations and design standards appropriate to downtown conditions, including enhanced building attractiveness, appropriate standards for maintaining historic

character and permitting a variety of land uses that are typical of mixed-use downtown districts.

**GOAL #4: INCREASE BOROUGH REVENUE TO FINANCE INCREASING COSTS OF NEEDED GOVERNMENT SERVICES**

- Investigate incentives for the redevelopment of distressed or underutilized sites in the Borough as potential contributors to the tax base.
- Work closely with and support future recommendations of the CPIC regarding economic development efforts within the Borough.

**GOAL #5: IMPROVE PUBLIC ACCESS TO MUNICIPAL RECORDS**

- Improve record keeping and access to committee/authority minutes.
- Post ordinances on the Borough's web site.
- Create a central database of available properties and current businesses.

**KEY GOALS FOR COMPREHENSIVE PLAN  
IMPLEMENTATION COMMITTEE (CPIC)**

**GOAL #1: INCREASE ECONOMIC OPPORTUNITY**

- Develop relationships with State, County and local economic development agencies (i.e. PA Department of Community & Economic Development, County of Lehigh, Lehigh Valley Economic Development Corporation, Greater Lehigh Valley Chamber of Commerce) to enlist their support and involvement in the Borough's economic development efforts.
- Assemble the community to begin dialogue regarding the wants and needs of the community.
- Work with the local real estate community to develop a comprehensive list of available commercial and industrial properties within the Borough.
- Identify targeted properties for redevelopment opportunity and promote them.
- Actively market vacant and underutilized buildings for development by working with local realtors and developers and holding yearly tours of available properties. Work with Lehigh Valley Economic Development Corporation (LVEDC) to conduct an Urban Opportunity Tour to market these properties to potential developers.
- Enlist the support and involvement of the local economic development agencies to organize a structured business retention program with regular visits to existing businesses to determine whether they have unmet needs that if met could induce them to remain or expand their business within the Borough.

## **GOAL #2: STRENGTHEN THE VITALITY OF DOWNTOWN COOPERSBURG AND THE ROUTE 309 BUSINESS CORRIDOR**

- Work with Coopersburg Business Revitalization Program to develop a streetscape plan for Main Street.
- Include the Route 309 business corridor in Borough economic development planning. Identify sites for potential redevelopment. Develop relationships with the property owners along the Route 309 business corridor.
- Utilizing the list of existing businesses assembled by the Borough Business Revitalization Program Steering Committee, conduct a gap analysis to determine the types of businesses missing from the downtown and Route 309 business corridor.

## **KEY GOALS FOR COOPERSBURG BUSINESS REVITALIZATION PROGRAM**

### **GOAL #1: DEVELOP A MAIN STREET STREET-SCAPE PLAN**

- Improve walkability and pedestrian safety.
- Better define and link the historic and business districts.
- Simplify and improve traffic, directional signage and parking.

### **GOAL #2: STRENGTHEN THE VITALITY OF DOWNTOWN COOPERSBURG**

- Continue to improve the physical characteristics of the Borough through the Façade grant program.
- Work to fill upper floors and less visible storefront locations with business services, support and training as well as finance, legal and insurance offices.
- Create effective marketing and awareness campaigns to promote the Borough to the surrounding townships as the local urban center.

# **Borough of Coopersburg Lehigh County, Pennsylvania Comprehensive Plan**



**Adopted By:  
Coopersburg Borough Council  
May 25, 2010**

# **THE COMPREHENSIVE PLAN**

## **CHAPTER 1** **INTRODUCTION**

### **PURPOSE OF THE PLAN**

The purpose of this comprehensive plan is to create a vision for the Borough, and to recommend a set of goals and policies to preserve community assets, guide the redevelopment of existing structures, and guide land development, thereby enhancing the quality of life for its residents. The Coopersburg Comprehensive Plan is consistent with the Lehigh Valley Planning Commission (LVPC)'s 2030 Comprehensive Plan. Required content and process for the Comprehensive Plan are set forth in the Pennsylvania Municipal Planning Code.

The Coopersburg Comprehensive Plan is based on background information assembled during the comprehensive planning program, issues and concerns identified through a community-wide survey, and input from a citizen's planning committee that has met throughout the research and writing of this plan. The background studies of population, housing, land use, community facilities and transportation are taken from regional and local sources and are locally focused on the Borough.

### **ASSUMPTIONS**

This Comprehensive Plan is based upon the following general assumptions:

- The Plan recognizes the strong sense of community and regional history that exists in the Borough.
- This Plan considers the aging of the Borough resident population and the need to keep policies, programs and expenditures in line with the fixed and retirement incomes of the increasing number of elderly residents.
- This Plan assumes a need to balance the residential land uses with taxpaying, job generating local and regional businesses.
- This Plan also respects and seeks to understand the Borough's natural context, such as the waterways, floodplains, wetlands and their role in the Borough and its connection to the larger natural context of the region and the Saucon Creek watershed.

- The Plan recognizes ongoing community development efforts taking place through the Borough Revitalization Committee, Historical Society, as well as the various volunteer groups that contribute to the Borough’s vitality.

## **REGIONAL LOCATION AND GEOGRAPHIC CONTEXT**

The Borough is located in the southwestern section of Lehigh County, Pennsylvania. It is bordered on the north, east and west by Upper Saucon Township, Lehigh County and Springfield Township, Bucks County to the south (see Map 1). The Borough is situated within the larger Lehigh Valley, which includes the Allentown-Bethlehem-Easton metropolitan area (“Lehigh Valley”) inside Northampton and Lehigh Counties. A trip by car to downtown Allentown, the largest of the three cities, takes approximately 20 minutes. Quakertown in Bucks County is about 5 minutes away by car, and Philadelphia is about 45 minutes to the south. New York City is within a two-hour drive.

The Borough has good highway access. A major highway, PA Route 309, passes north to south through and divides the Borough. The historic and locally-serving Bethlehem Pike crosses Route 309 just north of the Borough and connects to the Lehigh Valley’s second-largest city. Access to the Pennsylvania Turnpike extension via the Quakertown interchange is convenient from either of these access routes. Interstate 78 is accessible to the north via Route 309. These routes connect the Borough with the Lehigh Valley and Metropolitan Philadelphia.

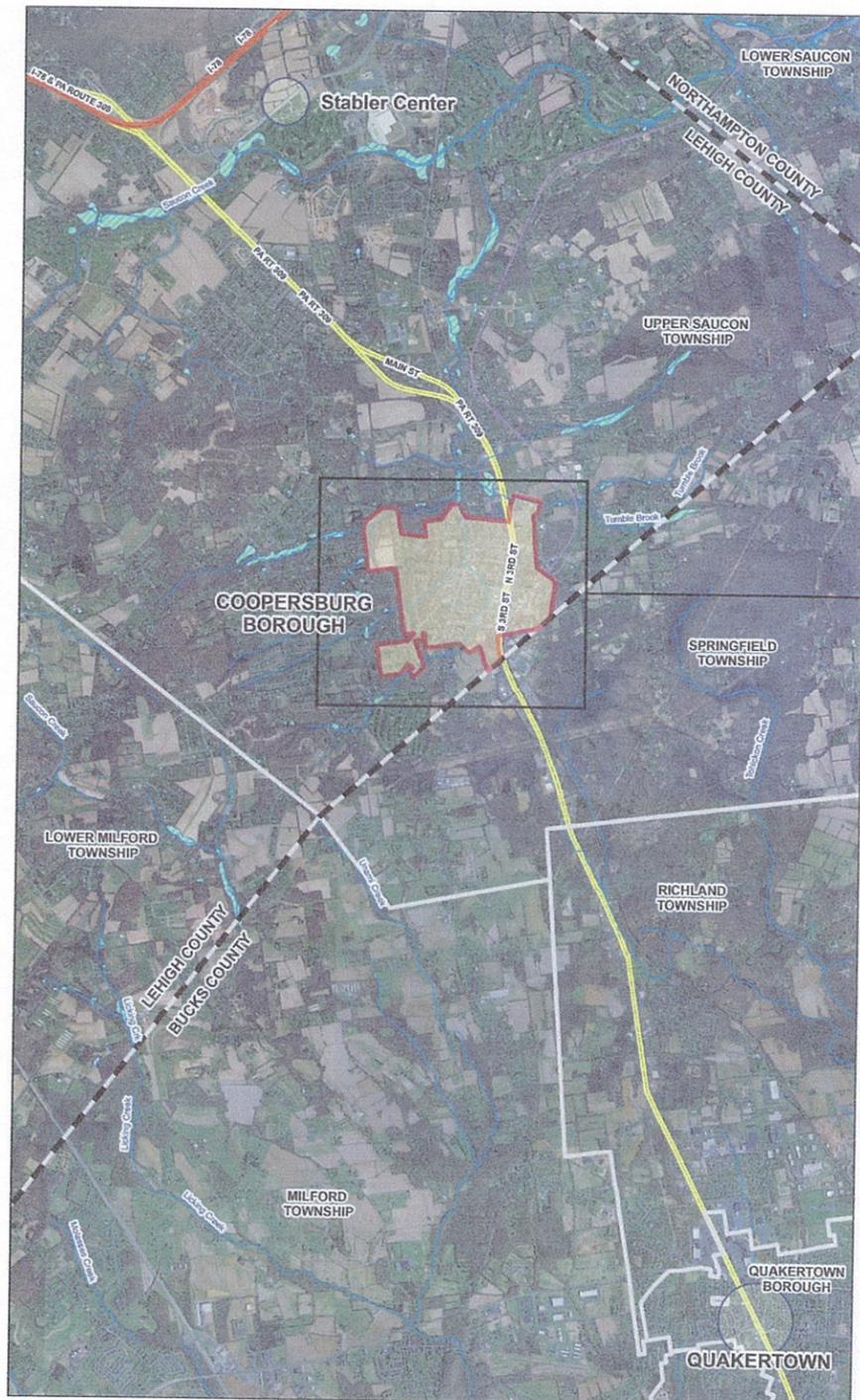
## **COUNTY AND REGIONAL POLICIES**

The LVPC develops planning policies for the larger Lehigh Valley region. LVPC’s Regional Comprehensive Plan, Lehigh Valley 2030, was approved in January of 2005 and contains the larger context for the Coopersburg Comprehensive Planning effort. The Land Use Plan prepared by LVPC identifies Urban Development for the Borough. This land use type contains the overall objectives of:

- Providing areas where development can occur coordinated with the provision of infrastructure
- Meeting the needs for development sites

Recommended land uses include:

- Housing (single-family detached dwellings, twins, townhouses, condominiums apartments and mobile home parks)
- Industries
- Warehousing and wholesaling



Regional Aerial Map

0 3,000 6,100 12,200 Feet



Aerial Map of Coopersburg Borough

1,200 600 0 1,200 Feet

# AERIAL MAPS

Coopersburg Borough  
Lehigh County, Pennsylvania

MAP # 1



## LEGEND

- Borough Boundary
- County Line
- Municipal Boundaries
- Inactive Railroad
- Streams
- Wetlands
- I78-lehigh
- State Route 309

Prepared April 2010 by:



- Aerial Image Sources:
1. Pennsylvania Spatial Data Access (PASDA) PA MAP Program - 10,000 ft x 10,000 ft Tile Index South, published 2006
  2. Pennsylvania Spatial Data Access (PASDA) Delaware Valley Regional Planning Commission (DVRPC) - Utilizing a Leica ADS40 digital imaging system, published 2005

- Stores and businesses
- Offices
- Community facilities
- Transportation facilities
- Recreation facilities
- Parks/open space
- Crop farming

The Upper Saucon Comprehensive Plan identifies several land use types adjacent to the Borough. The north, northwest and northeast borders are planned for Suburban Residential development at a density of two dwelling units per acre, to be served by public sewer and developed in a clustered manner that permits preservation of natural features and open space. Multi-family housing is shown along the southwest edge of the Borough with a finger of recreation use extending from Locust Valley Golf Course to the Borough boundary. Along Route 309, commercial and office uses are shown where Fairmont Village Center and the Lutron Campus are located.

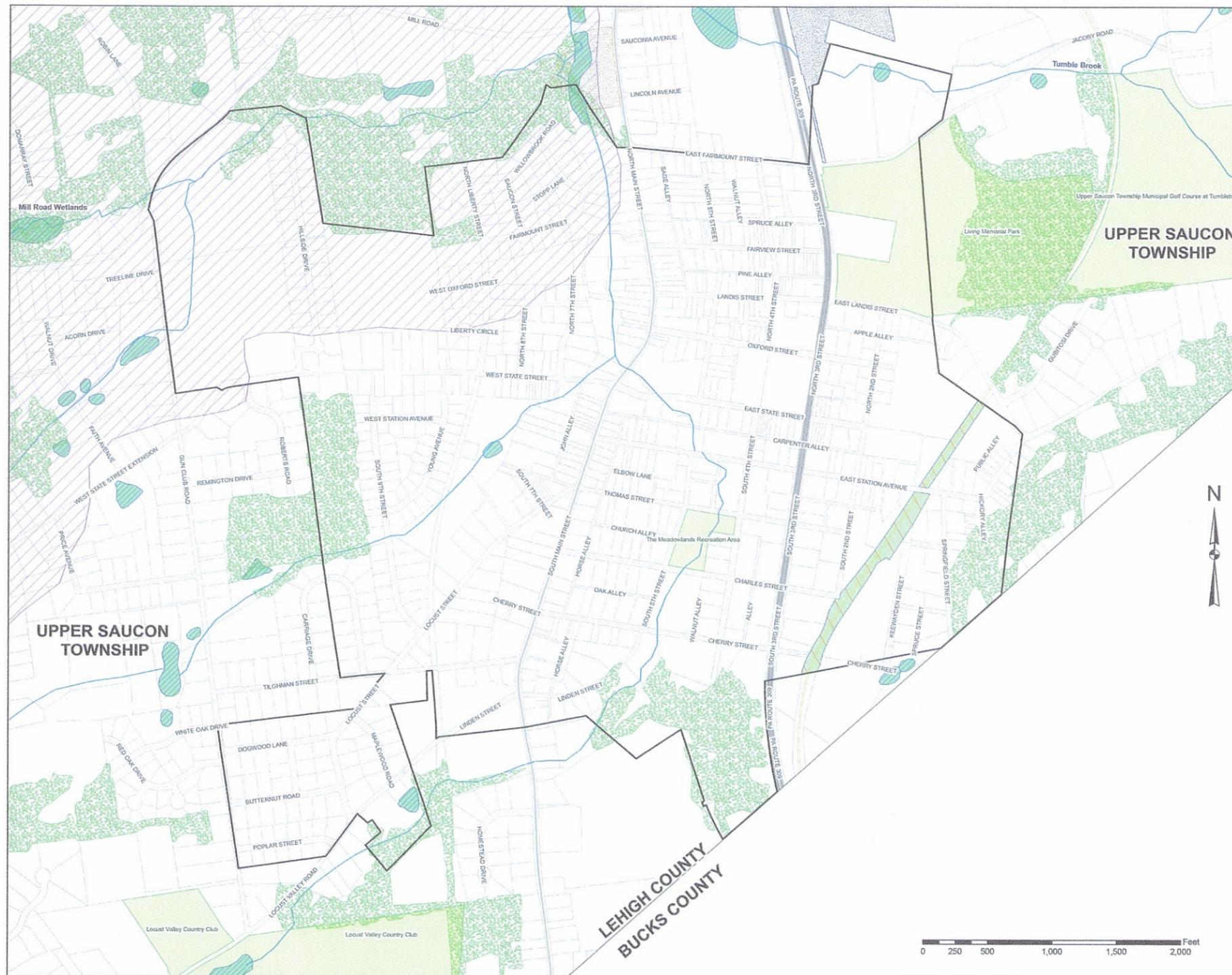
## **ENVIRONMENTAL CHARACTERISTICS**

The Borough is located within the Pennsylvania Highlands. The Pennsylvania Highlands region is a section of the Appalachian Mountains located in Eastern Pennsylvania frequently cited as a candidate for extensive ecological preservation. The Borough's topography is characterized by its hilly landscape nestled in the shallow stream valley formed by Saucon Creek and its tributaries.

The Mill Road Wetlands, partially located in the northwestern portion of the Borough, is listed as a natural area of statewide significance within the Borough and Upper Saucon Township. Saucon Creek and its tributaries, including Tumble Brook and other unnamed streams, flow north through the Borough (see Map 2). These waterways drain the entire community. Saucon Creek bisects the Borough's Downtown Mill Road wetlands and its links to the Saucon Creek watershed form an important natural drainage area.

Limestone geology underlies the Borough with important implications for development. Excavation, drainage and construction projects may be impacted by the possibility of sinkhole formation.

The development of a rail trail which runs through the Borough has the potential to be a major contributor to both recreation and economic development in the future. This trail, running from Upper Saucon Township, through Coopersburg, into Hellertown and beyond is in the early



# NATURAL RESOURCE MAP

Coopersburg Borough  
Lehigh County, Pennsylvania

MAP # 2

## LEGEND

- Natural Area - Mill Road Wetlands
- Agricultural Security Area
- Private/Public Open Space
- Rails-to-Trails
- Cemetery
- Wetlands
- Streams
- Inactive Railroad
- Streets

Prepared April 2010 by:



- Map Sources:
1. Natural Areas - Lehigh Valley Planning Commission (LVPC) 2008 shapefile information on important natural areas.
  2. Agricultural Security Areas - Lehigh Valley Planning Commission (LVPC) 2008 shapefile information on land registered and recorded within the county
  3. Wooded Areas/Streams/Wetlands - Lehigh Valley Planning Commission (LVPC) 2008 shapefile information
  4. Inactive Railroads - Pennsylvania Spatial Data Access (PASDA) database for all inactive rail lines in the state. Shapefiles for local rail lines were exported into the map.
  5. Rails-to-Trails - SEPTA right-of-way identified as part of current multi-municipal project with Upper Saucon Township, Lower Saucon Township and Hellertown Borough.

development stages. Bordering municipalities have dedicated resources to trail development, but Coopersburg has not progressed far with its development of the trail or associated services. The Borough should generate a vision for trail use, amenities along and around the trail for users, and consider the impacts on both transportation within the Borough and the impact on commerce.

The climate is temperate, characterized by cold winters and warm summers. The average annual temperature is 50.4 degrees Fahrenheit. Annual precipitation is 47.6 inches, and mean annual snowfall is 29.4 inches. Due to the confluence of high rainfall and the narrow stream valleys, flooding is a serious issue in the Borough.

## **HISTORY**

The European settlement of the Coopersburg area began in the early 18<sup>th</sup> century. The earliest settlers arrived in the region in the 1740's. Coopersburg was one of the first villages to be settled and was founded by Mennonite farmers of German descent. By 1790, the first permanent home was built in the Borough. German people of the Mennonite Church settled this village along the south branch of Saucon Creek. When Bethlehem Pike opened a route from Philadelphia to Bethlehem in 1755, a new hotel was established in the center of the Borough. Along with farming, settlers practiced crafts such as weaving, coopering, carpentering, blacksmithing and milling. As the village grew, the name Coopersburg was selected in 1832 honoring Peter Cooper who was a prominent citizen and land owner. The village was incorporated as a Borough in 1879.

Population and housing projections are greatly influenced by the LVPC's view of the region's potential and the role that the Borough and its neighboring communities may share. The Borough controls preservation efforts of historic areas, open space, environmental assets, park and community facilities. They also oversee utilities, street maintenance, parking facilities and economic development.

## **CITIZENS ATTITUDE SURVEY**

In August of 2009, surveys were mailed to all households within the Borough, and a copy of the survey was posted on the Borough's web site. Of those, 152 completed surveys were returned to the Borough in September of 2009. The survey was developed with the Coopersburg Borough Comprehensive Plan Committee and contains questions regarding the adequacy of public facilities and services, types of actions and regulations that should be undertaken by the Borough and characteristics of the respondents. Major survey findings include residents overwhelmingly believe:

- The Borough is clean and safe.
- Police and fire services as well as water and garbage collection services are excellent.
- Quality of sidewalks, lighting, street repair and downtown parking was most often cited as “poor”.
- Water quality, emergency services and public safety are the most important issues to residents.
- Housing supply, transportation planning and parking were the least concerning issues to residents.
- Residents overwhelmingly supported sharing services and facilities with surrounding municipalities.
- Bed and Breakfasts, Adult Communities and Restaurants are all uses that resident’s support.
- Conversion of single-family homes to apartments and rooming and boarding houses needs to be discouraged.
- Downtown revitalization and the recruitment of job-creating businesses are important.
- The majority of residents feel that the Borough’s historic and natural resources need to be protected.
- Desired improvements to Main Street include flower planters, benches and trash containers. Decorative sidewalks, a Borough parking lot and decorative signage were deemed unimportant.
- Residents supported a community event board on Route 309.

## **OVERALL STATEMENT OF OBJECTIVES**

The objectives of the Plan are:

- To preserve the quality of Borough neighborhoods with safe housing and respectful property maintenance
- To preserve the Historic District and other architecturally significant properties
- To protect the safety and serenity of neighborhoods in the Borough and adjacent to it
- To provide an opportunity for the creation of a limited number of new single-family, multifamily housing units
- To establish standards for respectful development that will be about the same density, intensity of land coverage, size and mass of buildings as already developed areas of the Borough

- To create safe walkway loops in and greenway routes through the Borough for residents and visitors to enjoy as a means of recreation and socialization.
- To permit home-based businesses that are not of such intensity as to become a public nuisance by generating excessive traffic and activity that is greater than the normal single-family home generates.
- To encourage existing businesses to remain, and new businesses to start up in downtown Coopersburg and the underutilized industrial areas.
- To accommodate new economic development opportunities particularly those related to information technology, small-scale manufacturing, offices, services, retail and tourism related businesses in appropriate areas.
- To create partnerships where appropriate in areas of public facilities, services, transportation and walkway improvements.
- To create partnerships with municipalities in appropriate areas of public facilities improvements, such as storm water management, leaf and yard waste recycling, housing rehabilitation, and community improvement projects.



Main Street



Main Street

## **CHAPTER 2**

### **LAND USE PLAN**

#### **EXISTING LAND USE AND PROJECTIONS**

Land Use Data Base: The Lehigh Valley Planning Commission recorded and published existing land use data for the Borough in 2007, as presented below in Table 1 and in Figure 1 (see page 9).

**Table 1**  
**Borough Land Use by Category**

<b>Land Use Category</b>	<b>2007 Acres</b>	<b>%</b>
Residential	268.4	44.8
Commercial	61.8	10.3
Industrial	18.1	3.0
Wholesale/Warehousing	1.0	0.2
Transp., Comm & Util.	85.1	14.2
Public and Quasi Public	32.8	5.5
Parks and Recreation	19.6	3.3
Agriculture and Vacant	111.9	18.7
Total	598.7	100%

Source: "Lehigh Valley Profiles & Trends", LVPC (June 2009)

The Borough did not have a current Comprehensive Plan to guide land use decisions, so the Zoning Ordinance adopted in 2005 serves as the guiding document for land use in the Borough. The Ordinance regulates a full complement of land uses as anticipated in the Lehigh Valley Regional Comprehensive Plan. The Zoning Ordinance contains three separate residential districts, three commercial districts and two industrial districts. The Borough contains a National Historic District Register district that encompasses a significant portion of the overall land area. Zoning does not include a historic overlay. Large-lot residential areas line the edges of the District where sewage disposal is limited. These areas are zoned at densities of four to five units per acre. The Upper Saucon Township land use policies for areas abutting these sections include provisions for larger lots of one to two lots per acre. While the Giant Shopping Center on Route 309 is zoned for Commercial use, a mixture of light commercial and heavy commercial exist side-by-side along the corridor in the Borough's southern sector. The central portion of the Borough along Main Street is zoned light commercial, although its character is mixed use residential and retail or neighborhood serving commercial.

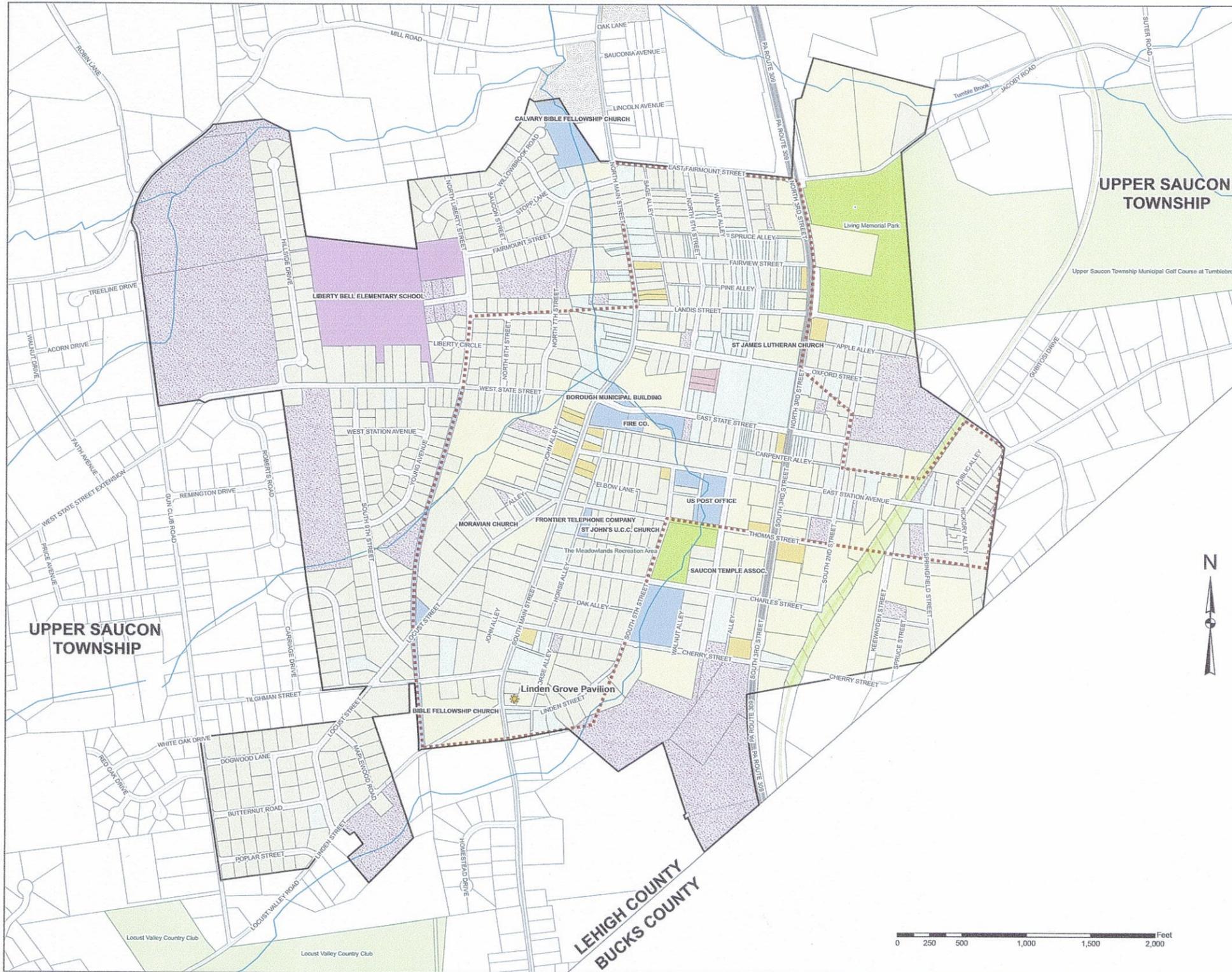
The Borough's abutting land uses are seamless with the two contiguous Townships of Upper Saucon and Springfield. Commercial and residential uses flow together forming a single harmonious stream of compatibility so that the traveler does not recognize the boundary between Borough and Township. Coopersburg and the Townships should strive to maintain this current condition into the future.

Renewal and Redevelopment – Existing buildings and land that is partially developed could be renewed or redeveloped with new land uses, especially within the Borough's industrial sector. While the current housing stock is available to meet moderate future growth, conversion of housing near downtown commercial and industrial areas may occur and may be not desirable to the Borough. Additional park and recreation land could be added in the form of small parcels as they become available, or trail connections between the parks and neighboring communities. There are 111.9 acres of vacant agricultural land in the Borough. The majority of this land lies near residential areas or in large parcels (see Map 3).

Overall, the Borough's land uses are well served and integrated with public services and utilities. The two commercial areas on Main Street and Route 309 provide opportunities to not only meet the needs of the Borough residents but also serve the surrounding hinterlands in Upper Saucon and Springfield Townships.

As shown in Map 4, the major land use and functional activity categories are:

- Residential Areas - include urban to suburban housing and human living activities
- Public and Quasi Public Areas - include religious, social, recreational, service and club activities. On the land use plan, these uses are combined with residential areas.
- Business Areas - include economic activities such as trade, service, finance and manufacturing activities
- Transportation, Communication and Utility Areas - include streets and other land uses related to automobile, truck and train vehicles, telephone and satellite-cable communication; electric energy, sewage disposal and water supply activities
- Natural and Major Vacant Areas - include activities that do not actively involve humans, including woodlands, streams, steep undeveloped slopes and wetlands



# LAND USE MAP

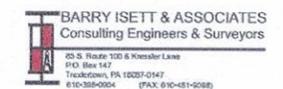
Coopersburg Borough  
Lehigh County, Pennsylvania

MAP # 3

## LEGEND

- Inactive Railroad
- Streams
- Historic Structures
- Historic Districts
- Cemetery
- Parks & Recreation
- Private/Public Open Space
- Residential - Single Detached
- Residential - Townhomes
- Residential - Multi Dwelling
- Mixed Use Property
- Commercial/ Business Property
- Municipal Property
- Institution/ School Property
- Quasi-Public Property
- Rails-to-Trails
- Undeveloped Property
- Streets

Prepared April 2010 by:

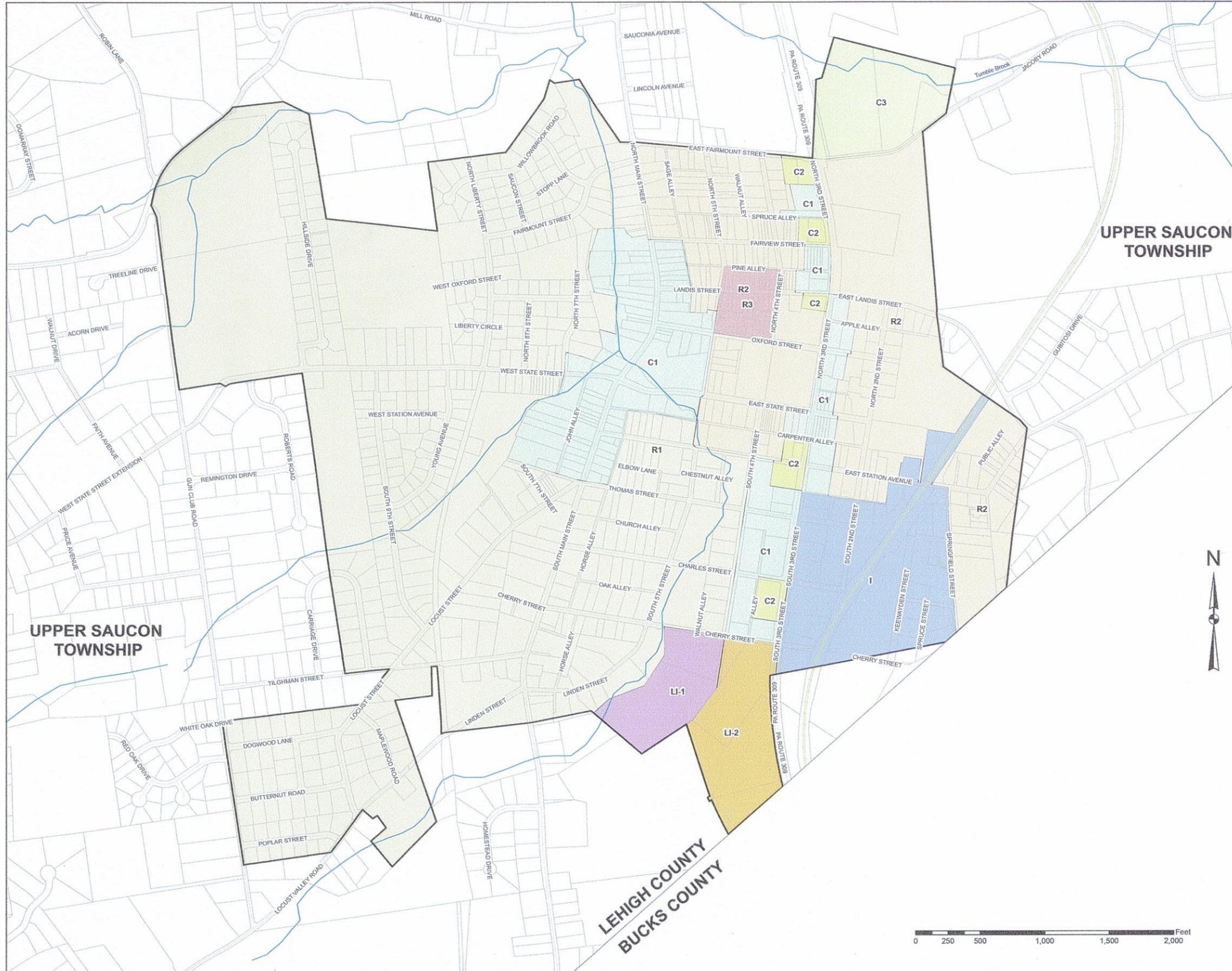


Map Sources:  
 1. Land Use - Lehigh Valley Planning Commission (LVPC) parcel boundary attribute table sorted by Land Use and reviewed with aerial images.  
 2. Private/Public Open Space - Pennsylvania Spatial Data Access (PASDA)  
 3. Historic Places - National Registry of Historic Places, query under Pennsylvania, Lehigh County.  
 Reprinted in 1987 from #02003700

# ZONING MAP

Coopersburg Borough  
Lehigh County, Pennsylvania

MAP # 4



## LEGEND

### Municipal Districts

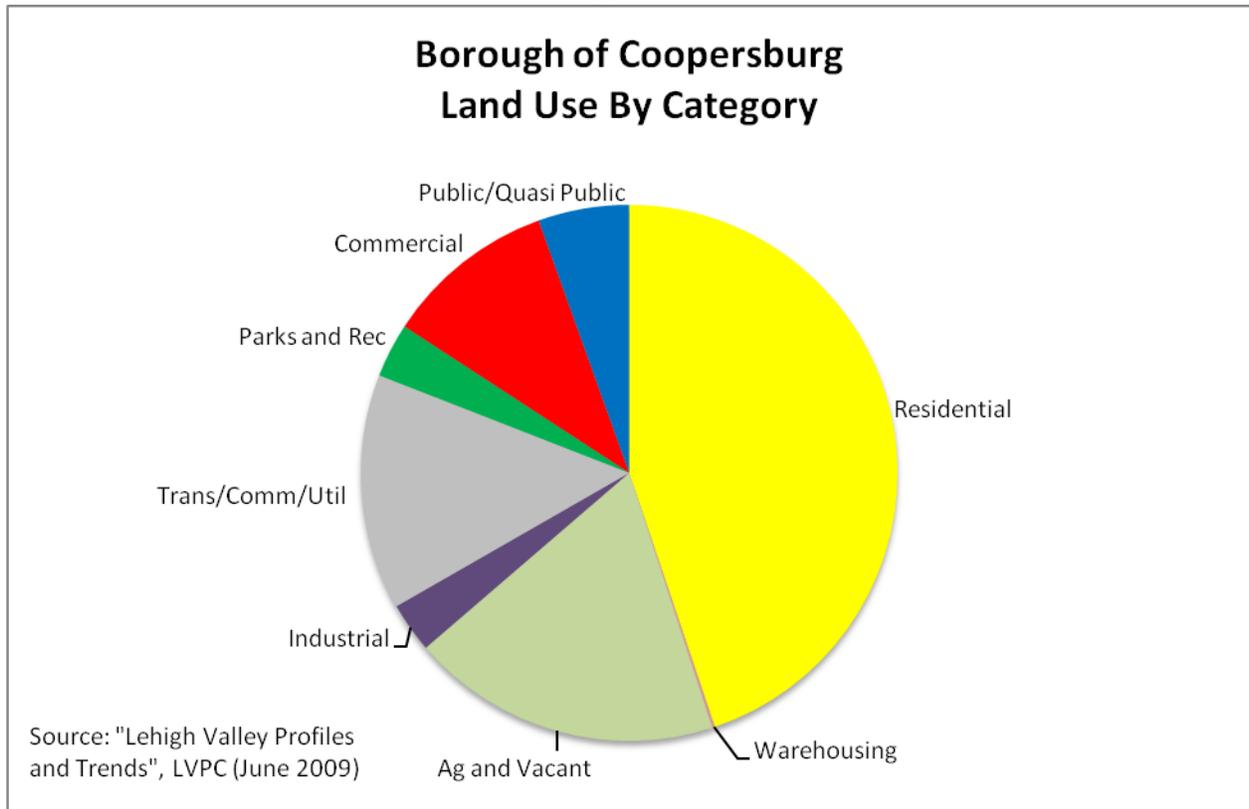
- C1 - Light Commercial
- C2 - Heavy Commercial
- C3 - Commercial
- I - Industrial
- LI-1 Light Industrial & Office Research
- LI-2 Light Industrial & Office Research
- R1 - Residential
- R2 - Residential
- R3 - Residential
- Streams

Prepared April 2010 by:



Map Sources:  
1. Zoning Districts - Zoning Map of the Borough of Coopersburg prepared by Keystone Consulting Engineers Inc., adopted 12/12/06

**Figure 1**



Route 309 South

# **CHAPTER 3**

## **ECONOMIC DEVELOPMENT PLAN**

### **BACKGROUND INFORMATION**

The demographics of the Borough will impact the economic goals and strategies set for the Borough going forward. Key demographic information includes:

### **POPULATION**

The Borough has seen a small decline (0.6%) in population between 1990 and 2000. This decline is in contrast to the Upper Saucon Township, which borders the Borough on three sides. Growth in Upper Saucon Township and the larger Lehigh County area has increased 22% and 7.6% respectively. From now until 2030, Borough population growth is expected to remain stable, while Upper Saucon’s population is projected to grow.

**Table 2**  
**Coopersburg Selected Population and Housing Statistics**

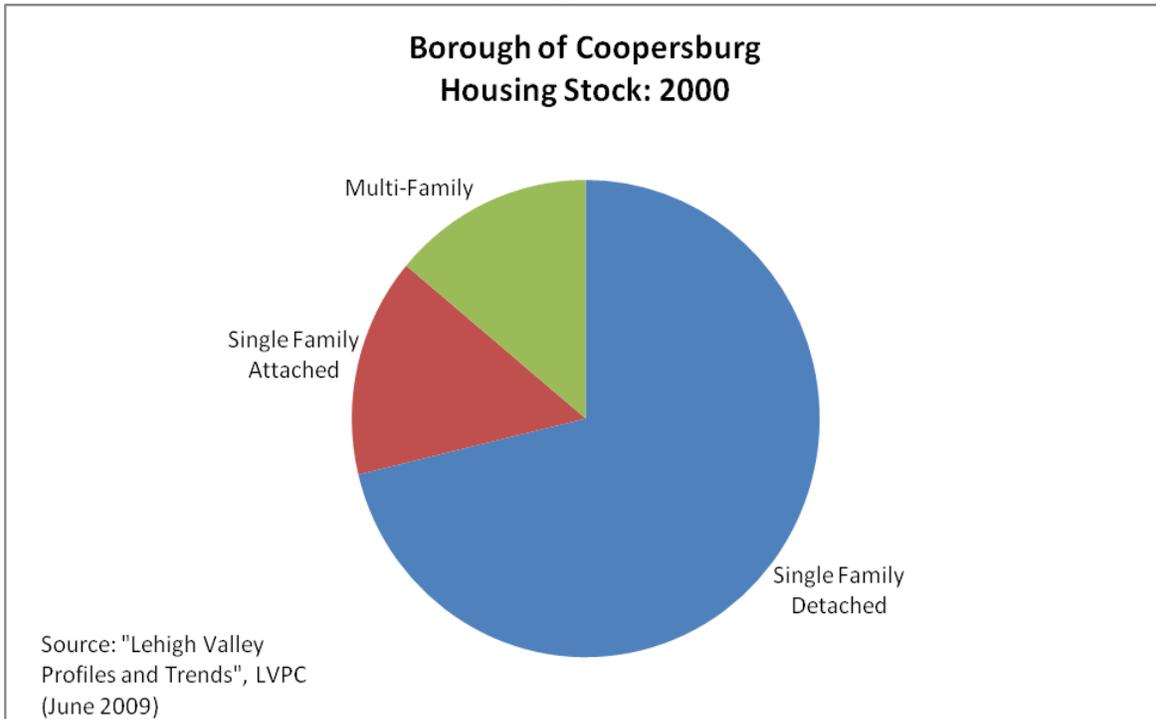
<b>Population</b>	
1960	1800
1970	2326
1980	2595
1990	2599
2000	2582
2010 forecast	2570

Source: “Municipal Profiles”, LVPC (May 2010)

### **HOUSING STOCK (2000)**

As illustrated in Figure 2, there are 748 single-family structures in the Borough, with 619 of these being detached and 129 being attached structures. Of the 302 multi-family units, 121 were in structures with 20 or more units. The stable housing base is (zero permits were requested between 2002 and 2009) due to a sever moratorium and related litigation with Upper Saucon Township. Main Street primarily includes residential properties, which account for 62.07% of the 87 properties along Main Street. Personal Services and Retail uses account for much of the remaining parcels along Main Street, with 14.94% and 11.49% respectively. Table 3 presents selected 2000 housing characteristics for the Borough.

**Figure 2**



**Table 3**

**Borough Housing Characteristics 2000**

Total Households	983	
Persons per household	2.46	
Total housing units	1050	
Occupied housing units	983	-100%
Owner occupied	696	-70.80%
Renter occupied	287	-29.20%
Vacant housing units	67	
Median value-owner occupied (2000)	\$135,500	
Median monthly contract rent (2000)	\$538	

Source: "Municipal Profiles", LVPC (May 2010)

**INCOME LEVELS (2000) AND THE BOROUGH ECONOMY**

Median household income in the Borough is \$43,603 with a median family income of \$51,935. These income levels are in the mid-range for incomes within Lehigh County, but the incomes of Upper Saucon Township are significantly higher than those in the Borough (52% higher for median household income and 41% higher median family income). The poverty level of 2.9% is far less than both Lehigh County (9.3%) and Pennsylvania as a whole (11.0%).

Mohr Management Resources and the PA Economy League prepared an Early Intervention Report for the Borough in 2008. This report examined several components of Borough government, including the economic conditions within the Borough. Additionally, a separate economic analysis was undertaken as part of this report. Highlights of this report are:

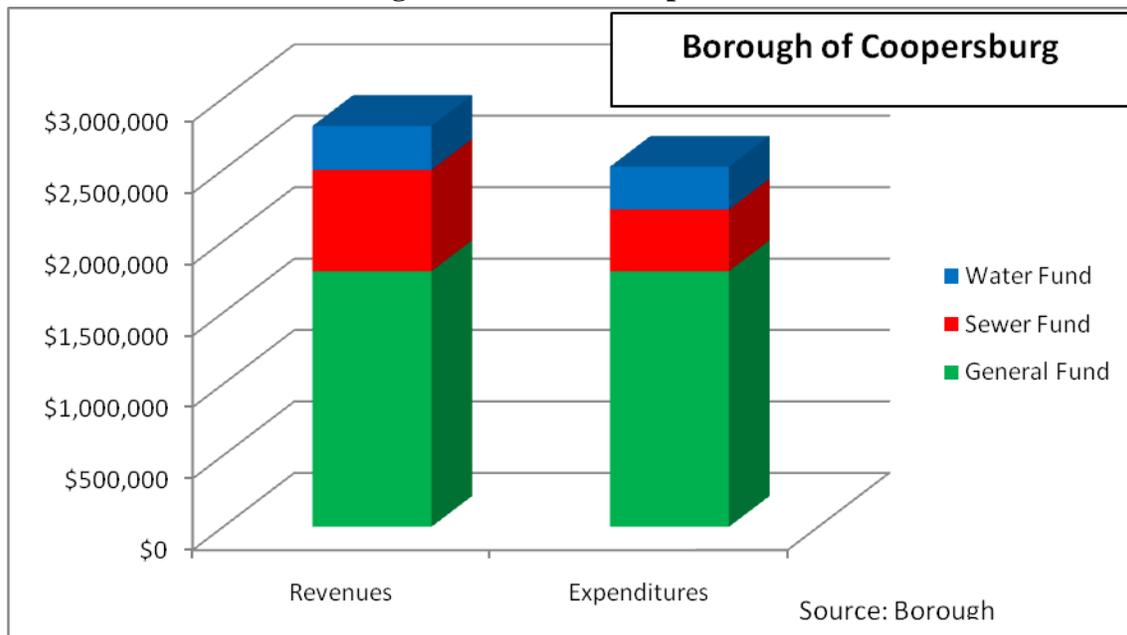
- Stable population growth for the past 20 years has created a declining tax base. This makes redevelopment of properties crucial for future economic growth.
- Assessed property values have only grown 0.29% per year versus a 7.03% growth rate for neighboring Upper Saucon Township
- Median household income is average for Lehigh County. Percentage of households below the poverty level is lower in the Borough (2.9%) than Lehigh County's average (9.3%)
- The sewer moratorium is having a negative impact on economic development in the Borough
- The Early Intervention Program report cites the Borough's ability to be a "town center" and Main Street's readiness for redevelopment as strengths. The lack of a clear economic development plan is a weakness.
- There is no well-defined central business district in the downtown, but this characteristic is not unusual for a Borough of Coopersburg's size.

There are two concerns regarding the Borough's economy. First, the static tax base has caused a deficit budget to be adopted for the past few years, with a balanced budget passed in 2010 (see Figure 3). The stagnant population growth, coupled with increasing costs of services, has an impact on the ability of the Borough to generate sufficient funding to implement programs that may further enhance economic viability. The second concern regards the business climate in the Borough. The downtown area lacks clearly defined boundaries and the types of businesses within the area do not always reflect the types of establishments that Borough residents desire. Working with the Borough Business Revitalization Plan may help the Borough increase its economic vitality, but more needs to be done to fully revitalize the downtown area.

Finally, the Route 309 corridor provides a valuable source of tax ratables to the Borough. However, the buildings are aging and alternative commercial sites such as the Promenade Shops and shopping centers like the Target Center are developing as competition. The large shopping centers within the Borough serve a very different market than the downtown area and offer a different experience to visitors and residents. The Borough must better engage the property owners along Route 309 to influence the development and redevelopment of available properties and to develop the appropriate links to the other parts of the Borough. These large retail establishments may be the key to continuing to pass a balanced budget and a way to counteract the stagnant tax base. The Borough Council should support a Committee and Chairman to open a dialogue with property owners, shop owners in both the Borough and Upper Saucon Township

to create a plan for the Route 309 business corridor. Zoning, streetscape improvements and signage should receive attention early in the process.

**Figure 3**  
**Borough Revenues and Expenses: 2010**



**ECONOMIC DEVELOPMENT GOALS**

**GOAL #1: INCREASE ECONOMIC OPPORTUNITY**

As part of economic development within the Lehigh Valley, increase employment options within the Borough, produce needed goods and services for use of Borough residents to attract outside visitors and investors, and create an adequate tax base for financing needed government services and providing a comfortable living for Borough residents.

Within two years:

- Develop relationships with State and local economic development agencies (i.e. PA Department of Community & Economic Development, County of Lehigh, LVEDC, Greater Lehigh Valley Chamber of Commerce) to enlist their support and involvement in the Borough’s economic development efforts.
- Assemble community members to begin dialogue regarding their wants and needs. Work with the local real estate community to develop a comprehensive list of available commercial and industrial properties within the Borough.
- Utilizing the list of existing businesses assembled by the Borough Business Revitalization Program Steering Committee, conduct a gap analysis to determine

the types of businesses missing from the downtown and Route 309 business corridor.

- Actively market vacant and underutilized buildings for development by working with local realtors and developers and holding yearly tours of available properties. Work with LVEDC to conduct an Urban Opportunity Tour to market these properties to potential developers.

Within five years:

- Enlist the support and involvement of local economic development agencies to organize a structured business retention program with regular visits to existing businesses to determine whether they have unmet needs that if met, could induce them to remain or expand their business within the Borough.
- Revise the current zoning ordinance to permit flexible mixed uses, including bed and breakfasts.
- Develop tax incentives in the form of grants and low interest loans as inducements to retain, attract and expand industrial, business and tourist investment in the Borough.
- Retain neighborhood business districts as amenities to the residential neighborhood that surrounds them. Discourage expansion or location there of businesses that should be located in the downtown and are incompatible with the neighborhood.
- Review regulations for neighborhood commercial uses to ensure that parking, hours of operation and signage requirements and restrictions are compatible with the surrounding residential area.
- Develop appropriate linkages between the Route 309 corridor and the downtown to minimize through traffic, yet maximize residents' ability to obtain desired goods and services.

Within five to twenty years:

- Develop appropriate links between the proposed trail in the Borough and the Route 309 corridor and downtown retail areas. Appropriate businesses should be considered to service trail users.

## **GOAL #2: STRENGTHEN THE VITALITY OF DOWNTOWN COOPERSBURG AND THE ROUTE 309 BUSINESS CORRIDOR**

Continue to invest in volunteer, Borough and County resources to revitalize the downtown business district and Route 309 business corridor. Continue to maintain the downtown as a pedestrian-oriented, historic area, both as an amenity and convenience to Borough residents and

as a potential attraction for visitors and economic development. The Borough needs to be vigilant about enforcing code and ordinance compliance to minimize eyesores and other activity in the area that would negatively impact economic development. Pedestrian and bicycle safety along and across Route 309 must be improved. Better signage and pre-emptive signalization must be considered at key intersections in this corridor.

Within two years:

- Develop a Main Street streetscape plan to improve walkability and pedestrian safety, better define and link the historic and business districts, define gateways and simplify and improve traffic, directional signage and parking.
- Continue to improve the physical characteristics of the Borough through façade grant programs currently underway through the Borough Business Revitalization Program.
- Assemble the community to begin dialogue regarding the wants and needs of the community for downtown businesses.
- Include the Route 309 corridor in Borough economic development planning. Identify sites for potential redevelopment. Develop relationships with the property owners along the Route 309 corridor.

Within five years:

- Review the Coopersburg Zoning Ordinance to determine appropriateness of regulations and design standards appropriate to downtown conditions, including enhanced building attractiveness, appropriate standards for maintaining historic character and permitting a variety of land uses that are typical of mixed-use downtown districts.
- Support the retention of a retail core of business activity. Reach out to existing businesses to determine whether they have unmet needs that if met, could induce them to remain or expand their business within the downtown.
- Recruit new compatible businesses for the storefront vacancies, by working with the Greater Lehigh Valley Chamber of Commerce and Borough Business Revitalization Program and using the recently completed Market Analysis.
- Implement the findings of the recently completed Comprehensive Economic Redevelopment Plan by the Borough Business Revitalization Program. Provide an opportunity for expansion of downtown Coopersburg for business services, support and training as well as finance, legal and insurance office opportunities. Look to these uses as adjunct to retail businesses, ideally located on second floors or in less visible storefront locations.
- Increase the supply, attractiveness and usefulness of off-street parking within one block of the Main Street area. Use signs, landscaping and lighting to increase the

attractiveness of existing parking. Work with the Lehigh Valley Convention and Visitors Bureau to obtain funding for signage.

- Review the advisability of parking meters within the commercial area.
- Work to ensure compliance with Borough codes and ordinances.
- Determine effective marketing and awareness campaigns to the surrounding Townships to promote downtown Coopersburg as the local urban center.

### **GOAL #3: INCREASE BOROUGH REVENUE TO FINANCE INCREASING COSTS OF NEEDED GOVERNMENT SERVICES**

Counteract the static tax base of the Borough to provide funding for valuable Borough services. Increase demand on existing properties thereby increasing overall property values which ultimately increase Borough's tax base, providing more revenue

Within two years:

- Investigate the redevelopment of distressed or underutilized sites in the Borough as potential contributors to the tax base.
- Identify targeted properties for redevelopment opportunity and promote them.

Within five years:

- Implement recommended strategies under Economic Development Goals #1 and #2 of this report.
- Address the sewer moratorium to ensure that the issue no longer poses an impediment to future development projects that can contribute to the tax base of the Borough.
- Review the Borough's subdivision regulations to determine if impediments to development exist.
- Implement a "Shop Local" campaign to boost awareness of the benefits of spending money within the Borough.

All economic development goals and related projects will need to identify non-traditional funding sources as the State budget climate may not be conducive to large funding awards for Boroughs. These alternate funding sources could include private foundation funds, low-interest loans and sponsorships.

# CHAPTER 4 HOUSING PLAN

## COOPERSBURG POPULATION PROJECTIONS 2000-2030

As shown in Table 4, the Borough's population is not projected to change very much over the last thirty years illustrated.

**Table 4**  
**Borough of Coopersburg Total Decennial Population: 2000-2030**

<b>Year</b>	<b>Population</b>	<b>Percentage Change</b>
2000	2,582	
2008	2,562	- .7 %
2010	2,570	+ .3%
2020	2,570	0.0%
2030	2,570	0.0%

Source: "Municipal Profiles", LVPC (May 2010)

Other highlights from the census:

- Between 1990 and 2000, the Borough has had a net population decrease of eighteen persons, or 0.6%. Total reported population for the Borough in the 2000 Census is 2,583.
- Coopersburg Population Projections 2000 – 2030: The Lehigh Valley Planning Commission forecasts the Borough population to remain static between 2000 and the year 2030 to a total population of 2,570. The dearth of residential growth is due to the lack of available conveyance capacity for additional homes at this time. The Borough should consider how and where it wants to accommodate additional residents should the sewer moratorium be resolved and whether it wishes to attract a particular demographic group.
- Between 1990 and 2000, the net population increase in Lehigh County was 20,967 persons or 7%. Lehigh County is projected to grow by an additional 87,631 persons by 2030 or by 28%.
- The Borough is surrounded on three sides by Upper Saucon Township. The population in this municipality experienced a net increase of 2,164 persons during the last decade. This represents a percentage increase of 22% compared to 7% for

Lehigh County, 7.6% for the Lehigh Valley and 3.36% for the Commonwealth of Pennsylvania and 13.15% for the United States.

## **FINDINGS AND OBSERVATIONS FROM HOUSING STOCK INVENTORY**

The 2000 U.S. Census inventory of Coopersburg's housing reveals:

- Of 983 housing units occupied, 696 or 70.8% were owner-occupied and 287 or 29.2% were renter-occupied. Average owner occupancy in the Lehigh Valley was 70.8%.
- 67 housing units were vacant or 6.4% of the total available housing stock. Of those, 50 were vacant rental units and 3 were houses that were for sale.
- The vast majority of householders (over 96%) were white, but there were five African American, 12 Hispanic or Latino and 12 Asian householders.
- Most of the owner-occupied housing units were occupied by family households (556 or 79.9%).
- Of the family households that owned homes, 131 or 23.5% comprised of households aged 65 and older. The rest or 425 owner-occupied households at 76.5% were made up of family households between the ages of 15 and 65.
- Of the rental households, 40.1% were occupied by families.
- Housing Type: Most of the housing units in the Borough (619) were single-family detached structures and 129 units were single-family attached units for 748 single-family homes in the Borough. Of the 302 multi-family units, 121 were in structures with 20 or more units. There were no reported mobile home units.
- A comparison of 28.8% multi-family housing units to 71.2% single-family homes indicates that the Borough provides adequate attached housing for fairness distribution.
- The average owner-occupied house size is seven rooms. The average rental property size is one bedroom.
- Three-quarters of the housing was constructed prior to 1959
  - 33.1% of homes in the Borough date to 1939 or earlier
  - 15% of housing in the United States that was built prior to 1939
- Homeowner and rental vacancy rate is reported to be very low, less than 1% for the Borough, indicating a very stable population.

## **POPULATION AND HOUSING CHARACTERISTICS' RELATIONSHIP TO THE LONG-RANGE COMMUNITY PLAN**

Coopersburg had 1,050 housing units at the time of the 2000 Census. With 67 of those vacant, there were 983 occupied households in the Borough. The average household size was 2.46 persons. Of the 983 occupied units, 696 or 70.8% were owner occupied and 287 or 29.2% were rented.

Disability Status Census figures point to a potentially large percentage of the population that have disability status without institutionalization. Disabilities are not specified in the Census, but the population figures report that 28.8% of the senior citizens in the Borough (65 and older) have some sort of disability. The population of adults 21 to 64 years old contains 18.7% or 260 persons with disability. With children between 5 and 20 years old, 7.7% have a disability.

## **HOME VALUES AND RENTAL CONTRACT AMOUNTS**

The year 2000 median value of an owner occupied home was \$135,500, whereas the median value for Lehigh County \$113,600. Upper Saucon Township's median home price is \$161,800. Median monthly contract rents in Coopersburg were \$583 per month comparable to the rent of \$582 per month in Lehigh County and \$700 in Upper Saucon Township.

The population for the Borough through 2030 is projected to remain at 2,570, which would not result in a need for additional housing structures.

## **POPULATION AND HOUSING RELATIONSHIP TO LAND USE, PUBLIC FACILITIES AND INFRASTRUCTURE**

The largest developed land area of the Borough is in residential use. Residential use represents 44% of the total land area in the Borough. The population and housing forecasts to the year 2030 may be revised should the sewer moratorium lift to make capacity available for additional housing units. At that point an analysis will be conducted to estimate the amount of land required for several key land uses such as residential land use, transportation (streets) and parks and recreation to serve the new people or new households that move into or are born into the Borough.

## RECREATION

The recreation needs of the Borough population are currently served by Living Memorial Park, the Liberty Bell Elementary School and are in close proximity to public golf courses and facilities and the school complex near the intersection of Routes 309 and 378. An abandoned railroad right-of-way has recently been acquired by the Borough. The line connects northward beyond the Borough of Hellertown and southward into Bucks County. The intent is to provide a walking and biking facility.



Southern Lehigh Living Memorial (Part)

## COMMUNITY POLICIES

### **GOAL #1: TO INCREASE THE ATTRACTIVENESS OF RESIDENTIAL NEIGHBORHOODS**

Within five years:

- Enhance the attractiveness of Borough neighborhoods by pursuing programs such as the Elm Street Program that provide assistance with infrastructure improvements such as; sidewalks, lighting and curb appeal through facade improvement grants.
- Maintain the percent of rental occupied units to between 25 and 30% (currently 29%).
- Conduct a feasibility study, possibly in cooperation with Upper Saucon, on the best uses for and needed improvements to the recently acquired railroad right of

way within the Borough. The trail provides an opportunity to further enhance the resident's quality of life and potentially create economic opportunities as well.

- Develop a Borough recreation plan to include but not be limited to a needs assessment, inventory of the current facilities and an action plan to meet the resident's needs.

Within five to twenty years:

- Consider flexible zoning categories that permit mixed-use housing and commercial use in neighborhood center areas.
- Pursue solutions to insufficient parking in residential areas, through required off street parking and better parking management.

## **GOAL #2: TO MAINTAIN THE EXISTING HOUSING STOCK IN GOOD TO EXCELLENT CONDITION**

Within five years:

- Institute a rental permit system to ensure that landlords are providing adequate facilities to their tenants, maintaining the housing units and ensuring that the conduct of their tenants is respectful and lawful.
- Look to funding of home repair through participating in the HOME Program to fund housing rehabilitation for low to moderate-income households.
- Pursue façade improvement grants through the Elm Street program to improve the exterior appearance of Borough homes.
- Use code enforcement to identify and require bringing poorly maintained homes up to acceptable standards.

## **GOAL #3: TO MAINTAIN AND PROVIDE AN ADEQUATE HOUSING FOR PERSONS WITH DISABILITIES**



Valley Manor Nursing and Rehabilitation Center

# **CHAPTER 5**

## **TRANSPORTATION PLAN**

### **ROADWAY CLASSIFICATIONS**

Arterial routes provide access between major parts of counties, cities, towns, and other activity centers. They are classified as either major collector arterials or connector arterials. As shown in Map 5, Route 309 is the only arterial route in the Borough.

Urban connector arterials, such as Main Street, are generally two lane roads. Posted speeds are usually 35 to 45 miles per hour, but some sections may be posted at 55 miles per hour. They provide connections between arterial roads and local streets. They usually provide access for business areas, although residential areas may line them. Because connectors often provide the “bridge” between commercial and residential developments, more access points are often found along them than for arterials, but fewer than along local streets. Borough connector roadways include Main Street (2045) and Mill Road (2024).

Local streets and roads provide direct access to abutting residential properties and channel traffic to other streets. Local roads are generally posted at 25 miles per hour. Maintaining safe driving speeds is critical for the safe movement of pedestrians and vehicles. Traffic calming through narrow roadways and speed lessening devices protects neighborhood children and activities. All remaining streets not classified as arterials or collectors are designated as local roads. Gun Club, West State, Locust Valley and East Station Roads are on the federal system, and are, therefore, eligible for federal funding.

### **PUBLIC TRANSPORTATION**

Lehigh and Northampton Transportation Authority (LANTA) does not provide a fixed route bus service in the Borough. However, LANTA does provide fixed route services (Bus Route 4, Stabler Center) as close as the Promenade Shops for passengers anywhere along its route. LANTA Metro Plus provides door-to-door service to physically handicapped persons and persons requiring special transportation assistance.



# TRANSPORTATION MAP

Coopersburg Borough  
Lehigh County, Pennsylvania

MAP # 5

## LEGEND

- Arterial - Route 309
- - - Connector Rd
- State Roads
- Local Streets
- Inactive Railroad
- Streams
- ▨ Wetlands
- ▨ Cemetery

Prepared April 2010 by:



Map Sources:  
1. State Roads - Pennsylvania Spatial Data Access (PASDA) by Penn State University sorted by Road Classifications and exported roads within and surrounding the municipality  
2. Connector Roads - As identified by Taggart Associates and exported shapefiles.

## **PEDESTRIAN AND BICYCLE FACILITIES**

The Borough’s sidewalks connect most streets to neighborhoods and public parks, but gaps and poorly maintained sidewalks present an impediment for residents. The grid layout of the Borough, with its centrally-located downtown, makes it an ideal “walkable” community. Community park facilities may be reached on foot from most nearby neighborhoods. However, Route 309 acts as a distance and safety impediment for many Borough residents. No bicycle lanes or facilities currently exist in the Borough. A regional bicycle and walking trail is planned connecting Coopersburg, Upper Saucon Township and the Borough of Hellertown. Both Upper Saucon and Hellertown have procured funds to improve the abandoned rail right-of-way. The Borough is currently negotiating the agreement and has not yet developed a plan for its portion of the trail.

Currently, sidewalk construction and repair is the responsibility of the property owner. The Borough was granted “Hometown Streets” funding by the State in 2005 to assist in sidewalk repair and construction in a portion of the Borough.

## **TRANSPORTATION SAFETY**

Statistics from the Borough Police have been requested. Upon receipt, this section will be updated and revised to reflect any new findings and trends.

The purpose of this section is to report on the number and severity of roadway sections in the Borough that may exhibit “above average” tendencies for crashes. Additional information using average accident rates will be needed to determine if the roadway sections are above the statewide average for similar type roads. If the averages are above state averages, additional safety investigations may be warranted. Background studies for this plan were identified from secondary sources provided by the Pennsylvania Department of Transportation (PennDOT)s’ “Crash Statistics Report” (see Table 5).



Route 309 and E. Station Avenue

**Table 5**  
**Traffic Data within Borough Limits: 2006-2008**

<b>Road Name</b>	<b>SR</b>	<b>AADT*</b> <b>(1)</b>	<b>YEAR</b>		<b># of CRASHES</b>
					2004/08
Route 309	309	39,734	2008		185
Main Street	2045	9,545	2007		44
Blue Church Rd	2022	1,047	2006		
Station Avenue	2026	1,710	2008		
Oakhurst Drive	2038	900	2008		
<b>Sources:</b>					
1. LVPC Traffic Counts					
2. PennDOT, Statewide Homogenous Report, 2004-2008					

\* Average Annual Daily Traffic

Route 309 was identified as the highway in and near the Borough with the highest incidence of crashes. Route 309 from SR 2028 (East Passer Road) South to the County line reported 185 accidents between 2004 and 2008. Most of these accidents occurred on dry roads, with clear weather between the hours of 3:00 p.m. and 7:00 p.m. About 80% of the accidents were either rear end or angle accidents. Three accidents involved pedestrians but no fatalities occurred as a result. The current PennDOT improvements to Route 309 currently under construction will hopefully address many of the contributing factors; however, the effect of the improvements on safety should be monitored after construction is completed.

Between 2004 and 2008, forty-four crashes occurred on Main Street, (SR 2045), from SR 2024 (Mill Road) south to the county line. Unlike on Route 309, there does not appear to be a pattern to the time of year, but 28% of the accidents occurred between 3:00 and 6:00 p.m. Hit fixed objects, rear end and angle accidents accounted for 31%, 29% and 22% respectively and there were zero fatalities.

On 2026, (East Station Avenue), from SR 2041 (Gun Club Road) to the western Borough line, there were forty-six accidents. The months of May, July and September had six or more of the accidents each. One-quarter of the accidents occurred between the hours of 5 and 8 p.m. The balance were scattered throughout the day. One accident involved a pedestrian, and there was one fatality. Over 80% of the accidents occurred on dry roads with clear weather.

## **COMMUNITY POLICIES:**

### **GOAL: IMPROVE THE TRAFFIC SAFETY AND CONTINUE SAFE AND EFFICIENT CIRCULATION OF PEOPLE AND GOODS WITHIN AND THROUGH THE BOROUGH.**

Within five years:

- Review the need for speed limit studies and traffic impact fee studies for the Borough. Apply to the appropriate State and County agencies for technical resources and funding.
- Conduct a signage study along Route 309 to attend traffic to the Main Street District.
- Prepare a plan for the rail trail. Consider how/if the trail generates and supports economic opportunities.
- Work with PennDOT and LVPC to improve the high crash locations within the Borough. This could include reconfiguring the intersections, installing warning signs and lights or other such measures.
- Pursue opportunities to improve pedestrian safety through a sidewalk repair and installation program Borough-wide. Apply for continued funding through projects such as the Main Street and Home Town Streets programs. Also, during the inspection process, ensure that the sidewalks are in good repair prior to issuing occupancy permits.
- Determine whether increased Valley Area Specialized Transportation (VAST) service is required within the Borough.
- Explore with LANTA the opportunity to provide fixed route transit services.

Within five to twenty years:

- Work with adjacent municipalities to construct and maintain the trail and bikeways.
- Install sidewalks in the downtown area to visually link parking areas to the downtown and provide a defined crossing area and traffic calming.
- Annually monitor pedestrian, bicycle and vehicular volumes, particularly on Route 309 and Main Street.

## **CHAPTER 6**

# **FORM & FUNCTION OF GOVERNMENT**

### **BACKGROUND OF BOROUGH COMPOSITION IN PENNSYLVANIA 53 P.S. §45101**

Coopersburg follows the traditional Pennsylvania Borough model with a strong and dominant council and weak mayor. The mayor has responsibilities and powers independent of the council. A Borough not divided into wards usually has seven council members, as does Coopersburg.

The Borough is controlled by ordinances. The framework for these rules is provided by the Borough Code, but it is up to the individual Boroughs to craft these ordinances dependent on their goals and objectives. It is critical for the Borough to comply with the notice requirement of the Borough Code:

“Borough councils are required by law to publish every proposed ordinance or resolution of a legislative character once in one newspaper of general circulation in the Borough not more than sixty days or less than seven days before passage. Publication of a proposed ordinance must include either its full text or the title and a brief summary prepared by the Borough solicitor along with reference to a place in the Borough where copies of the proposed ordinance may be examined. If the full text is not included in the advertisement, a copy of the proposed ordinance must be supplied to the newspaper carrying the advertisement and must be filed in the county law library or other designated county office. If substantial amendments are made to the proposed ordinance or resolution, council must re-advertise within ten days after the amendment before voting on it.”

The Borough has an Administrative Department, Highway Department, Police Department, Property and House Department and a Water and Sewer Department. In 2008, there were thirteen full-time employees including one manager, seven police officers and five public works employees. The Borough also employs several part-time employees who perform office duties as well as persons doing utility and custodial tasks and three part-time police officers. There are also seven elected councilmen, an elected tax collector and one elected mayor.

As with most Boroughs, Coopersburg’s mayor has limited duties, with the majority of decisions being made by Borough Council. Oversight of the police department is one of the mayor’s responsibilities.

The Borough Council meets on the second and fourth Tuesday of the month except in June, July, August, and December, when Council meets only on the second Tuesday of the month.

Departments issuing monthly reports at Council Meetings include: Highway, Health, Sanitation & Water, Land Development & Subdivision, Police, Community Planning & Emergency Services, Property & House/Administration, Budget & Finance, and Borough Manager & Solicitor. Meeting agendas and minutes are posted on the Borough's web site. Other monthly committee and Authority meetings include Zoning, Municipal Authority, Recreation, Historical Society, and the Business Revitalization Program.

The Borough must adopt its budget by the last day of December for the following year. The Borough's General Fund has operated under a budget deficit for the past three years, but the amount of this deficit has been decreasing and the budget has been balanced as of 2010. The Borough has a Water Fund and Sewer Fund that are separate budget items from the General Fund.

The Borough's tax rate is 17 mills. This rate is determined each year during the budget process by Borough Council and is dependent on the anticipated revenues for the coming year. Coopersburg has highest millage rate of the eight Boroughs in Lehigh County. Property taxes are mailed to property owners in the Borough on April 1<sup>st</sup> of each year, and are due on December 31<sup>st</sup>. Current economic data suggests that revenue from state and local taxes have been, and will continue to decline through 2010. The Borough must assess the impact of the current economic downturn on their budget and analyze their revenues and expenditures to determine what crucial cost cutting measures could be implemented.

The Borough Police Department consists of seven full-time and three part-time officers, with the chief reporting to the Mayor and the Lehigh County District Attorney. The fire company is comprised of volunteers only, while the Emergency Medical Service (EMS) is a combination of full time and volunteer members. Attracting certified persons to join the EMS is a challenge.

## **GOALS FOR CONSIDERATION:**

Within five years:

### **GOAL #1: IMPROVE RECORD KEEPING AND ACCESS TO COMMITTEE AND AUTHORITY MEETING MINUTES**

Keeping good and accessible records is critical because of the State's Right to Know Law. This law is more comprehensive than the former "Sunshine Act" or Open Records Law. Any record kept by a municipality falls under the law and, therefore, mandates that the Borough keep excellent and comprehensive records. Committee and Authority minutes, as well as Council meeting minutes, should be available to the public on the Borough's web site. The Borough

should seek to formalize meetings through set dates, published agendas and meeting minutes, and proper publication when required for consistent and complete recordkeeping.

## **GOAL #2: POST COOPERSBURG'S ORDINANCES ONLINE**

It would be helpful to make the Borough's ordinances accessible to the public as the Borough is governed by these regulations. Having the ordinances available for review at Borough Hall for residents is not convenient and may affect compliance. Uploading the Borough's ordinances to the web site would be beneficial to both residents and business owners.

## **GOAL #3: DEVELOP AN ADVISORY PLANNING COMMITTEE TO IMPLEMENT COMPREHENSIVE PLAN**

A Planning Committee should be created to implement goals and recommend Borough Development policies and procedures to Council. The Comprehensive Plan should be updated at least every ten years as mandated by the State Municipalities Planning Code.

While there is not a substantial amount of development in the Borough at the present time, infill and revitalization are current concerns. There is a desire on the part of Borough residents to maintain a "small town" feeling while having access to surrounding larger municipalities and high-traffic corridors. To assure the Borough continues to develop in a way that is consistent with its stated goals, a committee should be established that would be dedicated to the implementation of the items developed in this plan as well as to pursue opportunities for development in the Borough. This Committee would be separate from the Borough's current planning organization, as it would be providing guidance and recommendations to the Borough on the implementation of projects. The Borough should reach out to surrounding municipalities to stay aware of any pending development that may have an impact on the Borough.

## **GOAL #4: INCENTIVIZE JOINING THE EMS & INVESTIGATE REGIONAL POLICE**

The Borough should explore some sort of incentive to attract certified Emergency Medical Technicians. These incentives may include tax incentives if the person lives in the Borough, paying for training and licensing, and educational tuition assistance. These incentives are used in some other municipalities with success. By joining a regional police force, as recommended in the Early Intervention Report, the Borough could leverage its resources and provide expanded services to the Borough.

# **CHAPTER 7**

## **COOPERSBURG UTILITY INFRASTRUCTURE**

### **WATER SYSTEM**

The Borough's municipal water system dates back to 1902, when an in-ground reservoir was constructed in Springfield Township, Bucks County, approximately 1½ miles from the Borough. Water flowed into the reservoir from an on-site spring. An eight inch cast iron transmission main was installed between the reservoir and the Borough, which tied into a cast iron distribution system constructed at the same time. As the Borough grew throughout the first half of the 20<sup>th</sup> Century, the distribution system grew along with it. During this period, a well (known as No. 1) was drilled on a lot along E. Station Avenue to supplement the flow from the spring, and also well No. 2 located at the old reservoir. The spring was subsequently discontinued as a source.

During World War II, and for the two decades afterward, the pipe material of choice was transite, which has a design life of fifty years. Most of the lines installed during that period have either been replaced, or are targeted to be replaced because they have reached the end of their life expectancy.

Shortly after WWII (1947), the Borough formed an authority (The Municipal Authority of the Borough of Coopersburg is its formal name) which proceeded to finance another well and reservoir constructed south of town, tying into the existing system with a ten inch cast iron main at Linden and Cherry Streets. Another well (No. 4) was drilled at the old reservoir site in the late 1960's.

Beginning in the early 1970's, the water line material specifications changed to ductile iron pipe, which has a design life expectancy of 150 years. Throughout the 1970's, the demand on the water system grew, approaching 300,000 gallons per day (GPD) by the end of the decade. This flow demand was approaching the limits of the system.

The Authority embarked on a number of Capital Improvement Projects over the decades of the 1980's and 1990's. On several occasions, a search was conducted for a new well site. A number of projects were undertaken to eliminate much of the transite pipe. Also, a new twelve inch transmission main was installed from the old reservoir in Bucks County to E. Landis Street in the Borough. All of these improvements served to increase the reliability of the system, and also provided increased flows to the Borough to match demand.

Since 2000, demand has dropped to a current average of 215,000 GPD. Therefore, there is currently capacity to add new connections with flow requirements up to 85,000 GPD without the necessity to add a new well.

## **SANITARY SEWER SYSTEM**

The Borough started planning for a Borough-wide municipal sewer system in the late 1960's. As the feasibility of such a system proved worthwhile, the Borough sought grant funding to help offset the tremendous upfront capital costs of putting in such a system. Concurrently, it also started discussions with Upper Saucon Township to participate in a joint project regarding one wastewater treatment plant for both municipalities.

The efforts of Borough officials proved fruitful as they were awarded a grant by the Environmental Protection Agency (EPA) equaling 65% of the project costs for the interceptors, and a 50% grant from Housing and Urban Development (HUD) for the collection lines. Additionally, an agreement was worked out with the Township whereby a waste water treatment plant would be built in Upper Saucon Township, jointly owned by the Township and Borough, but operated by the Township with appropriate reimbursement from the Borough for operating costs. Later, a new treatment plant was built at a new location in the Township, but the original agreement is still in effect.

The Borough has tried to keep its sewage flows within the established limits (900,000 GDP peak flow), by instituting an aggressive Infiltration and Inflow (I&I) program, which originally began in 1983, and continues through today; however, over the past ten years, there have been several extended periods of time when new connections to the sewer system have not been permitted, and this has severely hampered the Borough's economic development.

# **APPENDIX**

# Coopersburg Resident Survey Results

July-09

## 1. Do you feel as though the Borough of Coopersburg is safe and clean?

	# responses	Yes	# responses	No	Total # responses
Safe	141	95%	8	5%	149
Clean	134	92%	12	8%	146

## 2. Please rate the adequacy of the following public services and facilities in the Borough:

	Excellent		Satisfactory		Poor		No Opinion		Total # of responses
	# of resp	%	# of resp	%	# of resp	%	# of resp	%	
Traffic control	13	9%	110	73%	22	15%	5	3%	150
Sidewalks	9	6%	100	68%	34	23%	4	3%	147
Police protection	75	49%	74	48%	2	1%	2	1%	153
Garbage disposal	70	46%	71	46%	10	7%	2	1%	153
Water supply	78	51%	69	45%	3	2%	2	1%	152
Parks	39	26%	87	58%	10	7%	14	9%	150
Telephone	27	18%	79	52%	15	10%	30	20%	151
Recycling opportunities	52	34%	88	58%	10	7%	3	2%	153
Water quality	72	48%	66	44%	10	7%	2	1%	150
Parking (residential)	25	17%	104	69%	14	9%	8	5%	151
Parking (downtown)	12	8%	88	58%	40	26%	13	8%	153
Parking at parks	35	23%	89	59%	5	3%	22	15%	151
Fire protection	86	57%	53	35%	2	1%	9	6%	150
Storm drains	19	13%	97	65%	29	19%	5	3%	150
Sewer	33	22%	99	66%	13	9%	5	3%	150
Recreation	25	17%	95	63%	14	9%	17	11%	151
Cable	28	18%	86	56%	16	10%	23	15%	153
Senior services	6	4%	48	32%	18	12%	78	52%	150
Landscaping	14	9%	97	63%	22	14%	20	13%	153
Snow plowing	45	30%	87	58%	16	11%	3	2%	151
Street lighting	31	20%	101	66%	18	12%	3	2%	153
Street sweeping	36	24%	96	64%	12	8%	7	5%	151
Code enforcement	17	11%	78	52%	23	15%	33	22%	151
Park size & location	23	15%	93	61%	11	7%	25	16%	152
Leaf pick-up	26	17%	87	57%	32	21%	7	5%	152
Environment preservation	12	8%	88	58%	12	8%	39	26%	151
Street signage	30	20%	115	75%	4	3%	4	3%	153
Street repair	13	9%	79	52%	59	39%	1	1%	152

## 3. If "Poor" is selected for Street Repair, list the roads and/or intersections that need improvement:

Oxford St.  
Tilghman St (25 times)  
Main St.  
2nd St.  
Landis St.  
S. 2nd St.  
Main & Tilghman Sts.

E. Landis St.  
W. Fairmount St.  
John Alley at Thomas St.  
Landis to Station Ave.  
Cherry St.  
Locust St.  
Main & Locust Valley Rd.

Main - older bridge  
Springfield St. @ Community Park  
E. Oxford between Main & 5th  
Fairmount St.  
Corner of Thomas & 5ths.  
N. 4th & Fairmount  
Main & Linden Sts.

#### 4. What are the most important issues in the Borough?

	High Importance		Medium Importance		Low Importance		No Opinion		Total # of responses
	# of resp	%	# of resp	%	# of resp	%	# of resp	%	
Transportation Planning	40	28%	44	30%	40	28%	21	14%	145
Reusing Vacant Buildings	60	40%	46	31%	28	19%	15	10%	149
Public Cleanliness	91	61%	43	29%	11	7%	3	2%	148
Public Safety	114	76%	31	21%	3	2%	2	1%	150
Emergency Services	117	79%	23	16%	7	5%	1	1%	148
Sewer System	96	65%	43	29%	9	6%	0	0%	148
Taxes	104	69%	38	25%	8	5%	1	1%	151
Water Quality	108	72%	33	22%	6	4%	2	1%	149
Recycling	61	41%	67	46%	17	12%	2	1%	147
Zoning	49	33%	71	48%	24	16%	5	3%	149
Trash Disposal	67	44%	65	43%	17	11%	2	1%	151
Housing Supply	19	13%	62	42%	47	32%	19	13%	147
Housing Affordability	44	30%	55	37%	31	21%	17	12%	147
Roads	78	53%	62	42%	7	5%	1	1%	148
Accessibility	46	31%	62	42%	26	18%	13	9%	147
Parking	29	20%	74	50%	37	25%	8	5%	148
Other	4	100%	0	0%	0	0%	0	0%	4

#### 5. Should the Borough of Coopersburg consider sharing/continue sharing the following community services and

	# responses	Yes	# responses	No	Total # responses
SL Public Library	132	89%	17	11%	149
SL Memorial Park	137	93%	11	7%	148
Police Protection	120	81%	28	19%	148
Rails-to-Trails Path	117	84%	23	16%	140
Sewer	119	82%	26	18%	145
Water Supply	106	73%	40	27%	146
Fire Protection	127	88%	18	12%	145
Other	16	57%	12	43%	28

#### 6. To improve the quality of life in Coopersburg, would you choose to encourage, limit, or discourage, the following

	Encourage		Limit		Discourage		No Opinion		Total # of responses
	# of resp	%	# of resp	%	# of resp	%	# of resp	%	
Bed & Breakfasts	85	57%	40	27%	13	9%	11	7%	149
Parking in Residential	30	20%	65	44%	26	18%	27	18%	148
Conversion of Single	11	7%	32	21%	101	67%	7	5%	151
Special Downtown	74	50%	42	29%	18	12%	13	9%	147
RV and/or Boat Storage	16	11%	33	22%	88	59%	13	9%	150
Small Home Offices	66	44%	61	40%	11	7%	13	9%	151
Property Maintenance	109	72%	29	19%	8	5%	6	4%	152
Natural Resource	113	75%	22	15%	7	5%	9	6%	151
Abandoned Vehicles	28	19%	6	4%	111	75%	3	2%	148
Restaurants	80	53%	65	43%	3	2%	4	3%	152
Convalescent or Nursing	51	34%	67	45%	17	11%	14	9%	149
Rooming or Boarding	6	4%	38	26%	99	66%	6	4%	149
Adult Residential	84	55%	51	34%	8	5%	9	6%	152
Commercial District	65	45%	54	37%	20	14%	7	5%	146

**7. How would you rate your interest in the following activities and facilities:**

	High Interest		Medium Interest		Low Interest		Total # of responses
	# of resp	%	# of resp	%	# of resp	%	
Additional Recreational	44	30%	46	31%	59	40%	149
Construct Additional	28	19%	50	34%	71	48%	149
Develop Trails for Walking	72	48%	48	32%	31	21%	151
Develop a Skate Board	14	9%	26	18%	108	73%	148
Improve Borough Owned	50	34%	66	44%	33	22%	149
Repair Storm Drain	71	48%	58	39%	18	12%	147
Enter into Partnerships	56	38%	63	43%	27	18%	146
Recruit Businesses that	74	50%	53	36%	20	14%	147
Revitalize Downtown	83	55%	51	34%	16	11%	150
Extend Curbs, Gutters	42	29%	51	35%	54	37%	147
Traffic study and	64	42%	49	32%	38	25%	151
Develop Borough Owned	23	15%	58	39%	69	46%	150
Neighborhood Stability	81	54%	53	36%	15	10%	149
Welcome Packets for New	52	34%	50	33%	50	33%	152
Develop Youth Activities	51	34%	67	44%	34	22%	152
Improve Crosswalks	48	32%	60	40%	42	28%	150
Improve Sidewalks	55	37%	65	44%	29	19%	149
Senior Activities and Servid	39	26%	75	50%	37	25%	151
Disability Services	30	20%	82	56%	35	24%	147
Community Garden	35	23%	50	33%	67	44%	152
Other	6	43%	2	14%	6	43%	14

**8. Do you consider any of the following natural or historic and/or resources in the Borough as needing protection?**

	# responses	Yes	# responses	No	Total # responses
Historic Structures	105	74%	36	26%	141
Liberty Bell Trolley Line	76	55%	62	45%	138
Historic Homes	106	75%	35	25%	141
Rails-to-Trails Path	98	72%	39	28%	137
Streams and Ponds	117	82%	26	18%	143
Other	9	60%	6	40%	15

**9. Would you like to see the following improvements on Main Street:**

	# responses	Yes	# responses	No	Total # responses
Sidewalk Trees or Shrubs	75	51%	71	49%	146
Decorative Street Lighting	76	53%	68	47%	144
Decorative Signage &	54	38%	89	62%	143
Decorative Crosswalks	40	28%	91	65%	141
More Trash Containers	72	51%	69	49%	141
Borough Parking Lot	53	38%	86	62%	139
More Benches	86	61%	55	39%	141
More Flower Planters	87	60%	57	40%	144
Decorative Sidewalks	42	30%	98	70%	140
Building Fronts	72	52%	66	48%	138
Seasonal Banners	68	48%	74	52%	142

**10. Would you like to see the following improvements on 309?**

	# responses	Yes	# responses	No	Total # responses
Sidewalk Trees or Shrubs	56	38%	89	61%	146
Decorative Street Lighting	36	25%	110	76%	144
Decorative Signage &	33	23%	112	78%	143
Decorative Crosswalks	37	26%	108	77%	141
Community Event Board	82	58%	63	45%	141
More Flower Planters	44	31%	102	71%	144
Decorative Sidewalks	28	20%	117	84%	140
Seasonal Banners	46	32%	99	70%	142

**11. What additional retail establishments are needed on Route 309?**

<b>None - 52% (66/127)</b>
309 is congested as is
A bar & grill or some type of restaurant - less of a retail
A good Deli
A gym in Coopersburg
A Wine & Spirits shop, greeting card/gift shop
Any that would slow down speeding and running red lights
Bakery
Bakery, Gift/Antique shop, coffee shop
Better grocery stores, better diners
Better quality & better storefronts
Boutiques, high end restaurants, gift shops
Bowling, arcade/pool hall, other fast food, mom & pop shops
Brand name hotel/motel
Chain Restaurant
Chinese Take Out, Seafood Take Out
Coffee Shop
Commercial area
Better quality and more importantly, better structures/buildings
Doesn't matter. Rent/Lease empty buildings.
Dollar Store, Private hardware store or small chain ie: Ace, True Value
Driftwood
Eateries, flower shop - local, local, local owned
Flower Shop
Food like Coop Diner (evict RC shop from 309)
Greeting card/gift shop, book store, dollar store
Gym
Hallmark or Card Store, Rita's, Restaurant
Hardware Store
Hardware Store
Hardware store, restaurant
Hardware, general purpose
Home Improvement/Hardware Store
MacDonalds or Rita's -
McDonalds, Quiznos, GAP
New restaurants - update gas stations and Giant
No more banks or gas stations
No more banks; no more strip malls. AC Moore
None - maybe another diner.
None- a pedestrian overpass would be great
None Get rid of Burger King
Pedestrian Safety crossing Main St./High end restaurants, cookware shop, hardware store, wine shop

Perhaps a "variety" store of some sort like when Dollar General was in the shopping center.
Prevent Trucks from using compression braking and Control Barking Dogs.
Anything that would benefit the town.
Restaurants, stores (non-professional)
Restaurants, Food Retail, Mini Golf, Recreation
Restaurants, shoe store, deli
Restaurants, stores
Rita's water ice
Rita's, Dunkin Donuts with some seating
Shoe store, bakery, pet store, book store
Small Hardware Store
Viable businesses
Video Store
Wal-mart
WaWa or MacDonalds
Whatever - Car Dealer, Strip Mall to generate tax revenue
Wine & Spirits Store

**12. What additional retail establishments are needed on Main Street?**

**None - 44% (52/119)**

Hardware Store - 8% (9/119) (like Fluck's)
A WIFI coffee shop with outside seating
Bakery
Bakery - Deli
Bakery, Gift/Antique shop, coffee shop
bar/restaurant & antique/arts shops
Book shops, bakery, cafe, coffee shops, "Mom & Pop" stores/ restaurants, crafts
Book Store, yarn shop, jewelry store w/ watch repair
Bookstore, antique store, restaurant, art
Boutiques, Grocery Store, Pub
Boutiques, high end restaurants, delis, gift shops
Business - compatible with borough era if you want to keep a "historical district"
Butcher/Deli and Bakery
Cafe
cafe, coffee shop, bakery
coffee house
Coffee shops, restaurants for dinner - We like the charm of Coopersburg
Deli
Dining
dinner
Doesn't matter. I would like to see small family owned businesses.
Dollar Store, Liquor Store, Hardware Store
Donut/Coffee Shops, Jewelry store
Eateries, flower shop - local, local, local owned
Fish market, bakery
Food
Gift shops; book stores; novelty shops; yarn shop
Good clothing Boutique (not 2nd hand), Professional offices
Good restaurants. B & B's.
Gym
Hallmark or Card Store, Rita's, Restaurant
Small old fashioned grocery store with staples and candy
High end restaurants
hold on to the ice cream place
I like the quaintness of Coopersburg and would like to see more specialty boutiques like New Hope.
Italian Deli
locally owned establishments - no chains
Mom & Pop shops, book store, bakery, cafe, year round farmers market store,, etc.
more "quaint" retail stores - antiques, etc
More stores of almost any kind. It would be great to have stores I can walk to.

Nice Restaurants
no more hairdressers, pizza shops, or banks
None - help the ones that are already there.
None- good amount already
ol-town; higher quality area
Pool hall/arcade, mom & pop shops - like Woolworth's was.
Restaurant, small specialty shops
Restaurants
restaurants, antique stores, small shops (jewelry, etc)
Restaurants, Food Retail, Art Gallery, Bakery, Coffee Shop
restaurants, stores (non-professional-but commercial)
Rita's water ice
Small book store, like Das Book Haus; small cafe/coffee shop
Small shops, etc but there's no parking
Specialist - Dr., Atty., notary, Something like "the Coop" - Coffee, games, "drop in", bookstore
Specialty retail shops, bakery, coffee shop
Veterinarian, Flea Market
Whatever would encourage foot traffic
Wine & Spirits Store

**Household Information:**

**13. How many people are in your household?**

	# responses	152 total responses
1	23	15%
2	77	51%
3	21	14%
4	21	14%
5	9	6%
6	1	1%

**14. How many students are in your household?**

	# responses	145 total responses
0	103	71%
1	15	10%
2	23	16%
3	4	3%
4	0	0%
5	0	0%
6	0	0%

**15. How many employed in your household?**

	# responses	150 total responses
0	29	19%
1	55	37%
2	54	36%
3	7	5%
4	5	3%
5	0	0%
6	0	0%

**16. Does your household include a disabled member?**

	# responses	153 total responses
Yes	9	6%
No	144	94%

**17. If yes, does the disability cause access problems at home?**

	# responses	52 total responses
Yes	3	6%
No	49	94%

**18. Does anyone in your family own a business?**

	# responses	151 total responses
Yes	30	20%
No	121	80%

**19. Is it a home business?**

	# responses	105 total responses
Yes	19	18%
No	86	82%

**20. Do you own the home where you live?**

	# responses	152 total responses
Yes	146	96%
No	6	4%

**21. How long have you lived in the Borough?**

	# responses	147 total responses
1-5 yrs	26	18%
6-10 yrs	15	10%
11-15 yrs	22	15%
16-20 yrs	16	11%
21-25 yrs	9	6%
26-50 yrs	47	32%
51-75 yrs	9	6%
76 + yrs	3	2%

**21. What is the age of your home?**

	# responses	152 total responses
1-5 yrs	0	0%
6-10 yrs	0	0%
11-20 yrs	1	1%
21-50 yrs	74	49%
51 +	77	51%