The goal of this workshop was to receive public input on the vision of Port Jervis and to generate ideas for tactics, strategies and policy recommendations that support the goals of the community.

Presentation

After welcoming everyone, Michael Welti (B&L) started the meeting with a presentation that included:

- Meeting Purpose and Agenda
- Introductions – Comprehensive Plan Update Committee and Project Team
- What is a Comprehensive Plan? An explanation of comprehensive planning and the relationship of zoning to the Comprehensive Plan
- Project Update – summary of comments from the Issues Identification Workshops and information collected as part of the Inventory and Analysis
- Food for Thought – ideas from other places

Brainstorm: Setting a Vision for Port Jervis

Following his presentation, Mr. Welti facilitated a discussion with the audience to receive feedback on their vision for the future of Port Jervis. He asked the community members in attendance to offer words or phrases that characterize their ideal vision for
what Port Jervis could look like in 10-15 years. The audience took turns providing suggestions. Their ideas were recorded on large easels and used for the 2nd half of the Visioning Workshop. They are summarized toward the end of this document.

Mr. Welti then asked the audience to review the words and phrases brainstormed together and to place a sticky dot next to the ones that were most meaningful or most important to them. Each person received six dots and could place them in any manner they chose – one next to their six favorites, all six on one, etc.

Afterwards, audience members were invited to break into groups around five tables to brainstorm ideas for achieving the vision and goals. Each table focused on a different topic and had a copy of the map of the city of Port Jervis and an easel to write ideas. Many lively discussions took place around the room.

The five topics were:

1. Neighborhoods/Housing
2. Downtown
3. Economic Development
4. Parks, Recreation and Open Space
5. Other

A member of the consultant team was stationed at each of the tables. After about 30 minutes, everyone reconvened to hear the ideas from each of the groups. Ideas generated by the groups are also summarized on the following pages.

Wrap-up comments and adjournment

- In NJ, there is a property tax abatement for seniors. NY has similar STAR program for seniors.
- Could there be a municipally-sponsored/municipally-endorsed coordinated handyman service for seniors?
- What is B&L’s role and can you help us with where to find funding for implementation of the plan?
- Successful publicizing of tonight’s meeting
  - Doorknockers were important along with word-of-mouth from the fire department email list and at school board meeting
  - Facebook less successful for those in attendance, but had over 1,000 views as of today
  - Is there a way to get more young people and more diversity represented at meetings?
    - Perhaps a contest in school
- What is the status of the Tri-State Bridge rehab?
- Next meeting: Comprehensive Plan and Zoning Update Committee Meeting on January 10, 2018 at Port Jervis Rec and Community Center, 134 Pike St., 2nd Floor from 7-9pm.
- The meeting was completed and adjourned at about 9:00 PM.
Brainstorm: Setting a Vision for Port Jervis Notes (ranked by importance to community)

Words or phrases that characterize their ideal vision for what Port Jervis could look like in 10-15 years:

- Thriving downtown with small business community (17 votes)
- Drug free (13 votes)
- Jobs and industry: a place where children can stay (13 votes)
- Maintain small town identity (11 votes)
- Have a centrally located grocery store (10 votes)
- Preservation of architecture; refocus on historical roots (10 votes)
- Maintain green spaces (10 votes)
- Clean and attractive (10 votes)
- Affordable taxes and housing (9 votes)
- Art Community (7 votes)
- Brighter street lights (7 votes)
- A nice place to come home to (7 votes)
- Safe Environment/Senior Friendly (6 votes)
- Commuter friendly; reduce two-hour commute to NYC (6 votes)
- Preserve trees; tree lined street (5 votes)
- Tax abatement by County (4 votes)
- Walkable city (4 votes)
- Pollution free; clean water (4 votes)
- A place where visitors want to become residents (3 votes)
- Take off economically (3 votes)
- Save roundtable (2 votes)
- More recreation (1 vote)
- Great place to live, work and play (1 vote)
- Renovate vs. tear down old structures (0 votes)
- Children friendly attractions (0 votes)
Group Brainstorm Activity Notes

Neighborhoods/Housing

- Ball Street needs improvement
- More single-family homeownership
- More affordable housing
- Accountability for absentee landlords
- Multi-level senior housing/assisted living facility and senior center (perhaps in 4th ward)
- West End needs sidewalks
- Sidewalk maintenance enforcement
- Too many vacant buildings (eye-sores)
  - Code enforcement has dropped number from 220 to 97 but the community would like to see it at zero
- Property managers need to screen tenants
- Convert multi-family homes to single family homes if they have been left vacant for very long
- Tidy Blocks campaign
  - Ward competitions and Block competitions to promote street cleanliness
- Block parties to meet your neighbors
- Need a supermarket – easy access, “walkable”
- Keep the bluestone

Downtown

- Add curbs
- More parking
- Trolley
- More restaurants
- More entertainment
- More little shops (variety)
- Williamsburg feel
- Bakeries
- Train and canal history events

Economic Development

- Annexation for commercial and industrial development
- Improved schools
- Improved central business district parking
- Limit Skyline drive
- Recycling
- Business traffic
- Waterfront access
- Oppose annexation
- Expand central business district and make it “greener”
- Build bridge over railroad tracks
- Broadband – industrial
- Co-working space
- Allow pop-up shops and art
- Local loop bus downtown/trailheads

**Parks, Recreation and Open Space**

- Skate rink for kids
- Community center
- Increase community awareness of parks
- Utilize natural resources without damaging
- Multiple dog parks
- Drug and alcohol free social area for late teens and 20 year olds (inexpensive, indoor pool, board games, air hockey, ping pong, etc.)
- Pleasant places to sit, rest, meet others all over the city
- Trash cans – more with frequent pick-ups
- Keep green spaces
- Add green space particularly in downtown
- Add more trees throughout the city
- Indoor pool
- Clean the parks of drug items and general trash

**Other**

- Not junky – things should look nicer
- Acquire a very good curbing contractor
- Too many firehouses
- Focus more on new curbs and fresh paving on main thoroughfares
- Too many absentee landlords and subsidized rentals
- A reasonable and responsible city government
- Walkable history tours (audible)
CITY OF PORT JERVIS
COMPREHENSIVE PLAN & ZONING CODE UPDATE
VISIONING WORKSHOP

December 5, 2017
City of Port Jervis - Orange County, New York

Agenda
- Presentation
  - Project Team Introduction
  - What is a Comprehensive Plan?
  - Development of the Plan
  - Food for Thought
- The Future of Port Jervis
- Wrap-up and Next Steps
12/8/2017

Introduction

- Common Council
  - Kelly Decker, Mayor
  - David Bavoso, Councilman at Large
  - Sarah Hendry, 1st Ward
  - Regis Foster, 1st Ward
  - George Belcher, 2nd Ward
  - Kristin Trovei, 3rd Ward
  - Gina Fitzpatrick, 3rd Ward
  - Stan Siegel, 4th Ward
  - Lisa Randazzo, 4th Ward

- Comprehensive Plan and Zoning Update Committee
  - Cooper Boone
  - David Bavoso
  - David Church
  - David Krantz
  - David Rivera
  - Dominic Cicalese
  - Eric Hipman
  - John Corso
  - John Faggione
  - Jessica Ridgeway
  - Kelly B. Decker
  - Kristin Trovei
  - Sean Donnelly
  - Stan Siegel
  - Valerie Maginsky
  - William Bavoso
  - Gerald Oney, Advisory
  - Thomas Vicchiarillo, Advisory

Introduction

- Barton & Loguidice
  - Michael Welti, AICP, Senior Land Use Planner
  - Chuck Voss, AICP, Senior Land Use Planner
  - Robert Murphy, AICP, Land Use Planner III
  - Ted Kolankowski, RLA, LEED AP, Managing Landscape Architect
  - Ivette Banoub, Assistant Landscape Architect II
  - Donald Fletcher, PE, Vice President

- Courtney Strong Inc.
  - Patrice Courtney Strong
  - Melissa Herrera

This project is funded, in part, by a grant from the New York State Department of State under Title 11 of the Environmental Protection Fund.

Agenda

- Presentation
  - Project Team Introduction
  - What is a Comprehensive Plan?
  - Development of the Plan
  - Food for Thought
  - The Future of Port Jervis
  - Wrap-up and Next Steps

What is a Comprehensive Plan?

- The definition of “city comprehensive plan” identifies a document with both an immediate and a long-range view:
  
  “city comprehensive plan” means the materials, written and/or graphic, including but not limited to maps, charts, studies, resolutions, reports and other descriptive material that identify the goals, objectives, principles, guidelines, policies, standards, devices and instruments for the immediate and long-range protection, enhancement, growth and development of the city.

  New York Consolidated Laws, General City Law §28-a (emphasis added)
What is a Comprehensive Plan?

- A Comprehensive Plan’s primary role is to:
  - Establish the community’s vision for its future;
  - Be directional about how to attain this vision; and
  - Assign responsibilities for and to prioritize the specific actions that will be taken following completion of the plan.

What is a Comprehensive Plan?

- The Plan provides a venue for identifying:
  - The current state - take stock of the situation
    - What do you cherish?
    - What are your issues/concerns about the future?
  - The desired state - what does the community want to be like in the future
    - What is its vision?
    - How does the community intend to get there?

What is a Comprehensive Plan?

- According to state law, the city comprehensive plan may include a wide range of topics “at the level of detail adapted to the special requirements of the city...”

- Topics such as land use, community character, economic development, transportation, infrastructure, environment, historic and cultural resources, recreation and/or others may be addressed in the Port Jervis Comprehensive Plan

What is a Comprehensive Plan?

- Benefits of adopting a Comprehensive Plan
  - All land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section.
  - All plans for capital projects of another governmental agency on land included in this comprehensive plan adopted pursuant to this section shall take such plan into consideration
  - Updating zoning and subdivision regulations is one of the most important tools communities in New York State have for ensuring that future growth contributes to achieving the community’s vision and goals described in the Plan
What is a Comprehensive Plan?

- Zoning & Regulatory Measures:
  - Design Guidelines or Standards
  - Innovative Zoning Techniques
  - SEQ R Compliance

- Potential Non-Regulatory Tools:
  - Parkland acquisition, open space conservation
  - Brownfield remediation
  - Special districts (BID, SAD, etc.)

- Capital Budgeting:
  - Community Facilities and Infrastructure
  - Phasing Strategy
  - Grants and Financing Opportunities

- Organizational Capacity:
  - Governmental and Private Sector
  - Regional and inter-municipal Connections

Agenda

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Development of the Plan

Ten steps in preparing a Comprehensive Plan
1. Plan to Plan ✓
2. Structure and Schedule the Process ✓
3. Gather and Analyze Data
4. Identify Problems, Issues, and Concerns
5. Develop a "Vision" for the Plan
6. Develop Plan Goals and Objectives
7. Generate and Evaluate Plan Alternatives
8. Select and Develop a Preferred Plan
9. Adopt the Plan, Set an Implementation Schedule
10. Monitor for Results and Impact

By: Michael Chandler
From: Planning Commissioners Journal #39, Summer 2000
Development of the Plan

- **Existing Planning Documents:**
  - Locally Adopted Documents:
    - Delaware River Waterfront Revitalization Plan (2009)
    - City of Port Jervis Zoning (Chapter 535)
  - Countywide Documents:
    - Mid-Hudson Sustainability and Smart Growth Toolkit, 2016
    - Economic Development Strategy, 2015
    - Orange County Greenway Compact, 2013
    - Comprehensive Plan, 2010
    - Orange County Design Manual, 2010
    - Regional Housing Needs Assessment, 2009
    - Open Space Plan, 2004

### Community Profile

#### Table 1: Housing Occupancy - City of Port Jervis

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>% Change (2010-2015)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total housing units</td>
<td>3,143</td>
<td>3,168</td>
<td>0.8%</td>
</tr>
<tr>
<td>Occupied housing units</td>
<td>3,063</td>
<td>3,096</td>
<td>1.1%</td>
</tr>
<tr>
<td>Vacant housing units</td>
<td>79</td>
<td>72</td>
<td>-9.2%</td>
</tr>
<tr>
<td>Homeowner-occupied</td>
<td>2,533</td>
<td>2,567</td>
<td>1.3%</td>
</tr>
<tr>
<td>Renter-occupied</td>
<td>530</td>
<td>531</td>
<td>0.2%</td>
</tr>
</tbody>
</table>

#### Table 2: Housing Tenure - City of Port Jervis

<table>
<thead>
<tr>
<th></th>
<th>2010</th>
<th>2015</th>
<th>% Change (2010-2015)</th>
</tr>
</thead>
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<tr>
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<td>530</td>
<td>531</td>
<td>0.2%</td>
</tr>
</tbody>
</table>
Development of the Plan

Community Profile

Table 11: Existing Land Use - City of Port Jervis

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Acreage</th>
<th>Parcels</th>
<th>%</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Data</td>
<td>118</td>
<td>6</td>
<td>7.7</td>
<td>0.2</td>
</tr>
<tr>
<td>Agricultural</td>
<td>0</td>
<td>0</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Residential</td>
<td>441</td>
<td>2294</td>
<td>28.7</td>
<td>73.4</td>
</tr>
<tr>
<td>One Family Year-round Residence</td>
<td>366</td>
<td>1873</td>
<td>81.6</td>
<td></td>
</tr>
<tr>
<td>Two Family Year-round Residence</td>
<td>58</td>
<td>353</td>
<td>15.4</td>
<td></td>
</tr>
<tr>
<td>Three Family Year-round Residence</td>
<td>11</td>
<td>52</td>
<td>2.3</td>
<td></td>
</tr>
<tr>
<td>Mobile Home</td>
<td>0</td>
<td>1</td>
<td>0.0</td>
<td>0.0</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>7</td>
<td>15</td>
<td>0.7</td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td>218</td>
<td>316</td>
<td>14.2</td>
<td>10.1</td>
</tr>
<tr>
<td>Commercial</td>
<td>138</td>
<td>369</td>
<td>9.0</td>
<td>11.8</td>
</tr>
<tr>
<td>Downtown Row Type (with common wall)</td>
<td>1</td>
<td>6</td>
<td>1.6</td>
<td></td>
</tr>
<tr>
<td>Downtown Row Type (detached)</td>
<td>13</td>
<td>82</td>
<td>22.2</td>
<td></td>
</tr>
<tr>
<td>Converted Residence</td>
<td>3</td>
<td>14</td>
<td>3.8</td>
<td></td>
</tr>
<tr>
<td>Entertainment and Amusement</td>
<td>2.4</td>
<td>4</td>
<td>0.2</td>
<td></td>
</tr>
<tr>
<td>Community Services</td>
<td>116</td>
<td>68</td>
<td>7.6</td>
<td>2.2</td>
</tr>
<tr>
<td>Industrial</td>
<td>86</td>
<td>15</td>
<td>5.6</td>
<td>0.5</td>
</tr>
<tr>
<td>Public Services</td>
<td>115</td>
<td>25</td>
<td>7.5</td>
<td>0.8</td>
</tr>
<tr>
<td>Forested, Open Space, and Conservation Lands</td>
<td>300</td>
<td>30</td>
<td>19.5</td>
<td>1.0</td>
</tr>
<tr>
<td>Total</td>
<td>1536</td>
<td>3127</td>
<td>100.0</td>
<td>100.0</td>
</tr>
</tbody>
</table>
Development of the Plan

Issues Identification Workshops
- July 27, 2017
- August 10, 2017

Issues/Concerns:
- Accessibility/connectivity between downtown and Tri-state region
- Poverty, jobs, homeownership
- Brain drain (school performance, secondary education, youth activities)
- Property maintenance (public and private) and aging infrastructure

Likes:
- Nature and outdoor pursuits
- Small town "values", aesthetics, and familiarity with officials
- Walkable and human scale downtown

Issues/Concerns:
- Accessibility/connectivity within and beyond the City
- Jobs, tax base, and economic development
- Riverfront accessibility and flood resiliency

Development of the Plan

Likes:
- Accessibility to nature
- History
- Diversity of people and activities
- Affordability of housing and safety

Issues/Concerns:
- Property maintenance and absentee landlords
- Accessibility/connectivity within and beyond the City
- Jobs, tax base, and economic development
- Riverfront accessibility and flood resiliency
Development of the Plan

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By: Michael Chandler
From: Planning Commissioners Journal #39, Summer 2000

Project Timeline

- Committee Meetings - Ongoing
- Community Outreach:
  - Issues Identification Workshops – July/August 2017
  - Visioning Workshop - Tonight
- City-wide Public Meeting – Winter 2018
- Public Hearings – Spring 2018
- Adoption of Plan and Zoning by Common Council – Spring/Summer 2018
Agenda

- Presentation
  - Project Team Introduction
  - What is a Comprehensive Plan?
  - Development of the Plan
  - Food for Thought
- The Future of Port Jervis
- Wrap-up and Next Steps

Food for Thought

Problems with Conventional Zoning -

"Zoning codes, frequently drafted by lawyers rather than designers, tend to be too free and flexible where more guidance is needed and too limiting where flexibility is appropriate. Typically, the most constraining inflexibility concerns zone boundaries and use limitations, especially prohibitions against mixed-use development. The most problematic over-flexibility is the lack of clear criteria to guide site planning, streetscape design, building massing and architectural form."


Newer Approaches to Zoning -
- Mixed-use Districts
- Form Based Code, Design Standards/Guidelines

Food for Thought

Examples from elsewhere

The Orange County Department of Planning is creating a brand new County Comprehensive Plan, and we need your help! We invite you to join the conversation and help guide the future of planning, land use, and infrastructure in Orange County.  
>> Share this project: courb.co/ocny
Examples from elsewhere

Food for Thought

Form Based Code

- More flexibility in terms of land uses
- More direction regarding design

“Cities have to move to a new system. They should look at the streets they like and the public spaces they like and then write the rules to get more of what they like and less of what they don’t. Conventional zoning doesn’t do that. It just gives a use and a density and then you hope for the best.”

-Peter Katz
Food for Thought

Form Based Code

UNENCORDED DISTRICTS are those areas with buildings that by their nature function as greenspace, or recreation, cannot conform to the surrounding framed zones. Typical districts may include institutional campuses, rail yards, airports, etc.

Food for Thought

Form Based Code

Form Based Code – Saratoga Springs, NY

Urban Core (T-6)

Urban Neighborhoods (T-6)

Neighborhood Center (T-6)

Table 3: Configuration and Dimensional Standards for Transient Zones

<table>
<thead>
<tr>
<th>Configuration</th>
<th>Urban Neighborhood</th>
<th>Urban Village Center</th>
<th>Transient Village</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>30’ (10m)</td>
<td>30’ (10m)</td>
<td>30’ (10m)</td>
</tr>
<tr>
<td>Height to Ceiling</td>
<td>80’ (24m)</td>
<td>80’ (24m)</td>
<td>80’ (24m)</td>
</tr>
<tr>
<td>Roof Height</td>
<td>50’ (15m)</td>
<td>50’ (15m)</td>
<td>50’ (15m)</td>
</tr>
<tr>
<td>Floor Area</td>
<td>3,000 sf (278 m²)</td>
<td>3,000 sf (278 m²)</td>
<td>3,000 sf (278 m²)</td>
</tr>
<tr>
<td>Lot Area</td>
<td>10,000 sf (929 m²)</td>
<td>10,000 sf (929 m²)</td>
<td>10,000 sf (929 m²)</td>
</tr>
</tbody>
</table>

Food for Thought

Form Based Code

Form Based Code

Food for Thought

Form Based Code

Form Based Code

Food for Thought

Form Based Code
**Food for Thought**

**Form Based Code**

<table>
<thead>
<tr>
<th>MANDATORY STANDARDS</th>
<th>T-4 Urban Neighborhood</th>
<th>T-5 Neighborhood Center</th>
<th>T-6 Urban Core</th>
</tr>
</thead>
<tbody>
<tr>
<td>FRONTAGE BUILD OUT</td>
<td>50% min.</td>
<td>75% min.</td>
<td>80% min.</td>
</tr>
<tr>
<td><strong>BULK</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ALL BUILDINGS FROM</td>
<td>12 ft. to 18 ft.</td>
<td>0 ft. to 12 ft.</td>
<td>0 ft. to 12 ft.</td>
</tr>
<tr>
<td><strong>SIDE SETBACK</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PRINCIPAL BUILDING</td>
<td>17 ft. average</td>
<td>0 ft. minimum</td>
<td>0 ft. minimum</td>
</tr>
<tr>
<td>BACK BUILDING</td>
<td>6 ft. min. each side</td>
<td>6 ft. min. each side</td>
<td>6 ft. min. each side</td>
</tr>
<tr>
<td>CB BUILDING</td>
<td>6 ft. min. each side</td>
<td>6 ft. min. each side</td>
<td>6 ft. min. each side</td>
</tr>
<tr>
<td><strong>MAX STRACK</strong></td>
<td>24 ft. min.</td>
<td>0 ft. min.</td>
<td>0 ft. min.</td>
</tr>
<tr>
<td>PRINCIPAL BUILDING</td>
<td>24 ft. min.</td>
<td>0 ft. min.</td>
<td>0 ft. min.</td>
</tr>
<tr>
<td>OTHER BUILDING</td>
<td>6 ft. min.</td>
<td>6 ft. min.</td>
<td>6 ft. min.</td>
</tr>
<tr>
<td>BUILDING HEIGHT</td>
<td>2 story minimum</td>
<td>2 story minimum</td>
<td>2 story minimum</td>
</tr>
<tr>
<td></td>
<td>70 ft. max. height</td>
<td>70 ft. max. height</td>
<td>70 ft. max. height</td>
</tr>
</tbody>
</table>

**Food for Thought**

**Form Based Code – Saratoga Springs, NY**

**Food for Thought**

**Complete Streets / Active Transportation**
Food for Thought

Climate Smart Communities

Green Infrastructure

Adaptation / Resiliency

Food for Thought

Downtown Revitalization

The Future of Port Jervis

Agenda

- Presentation
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The Future of Port Jervis

- Brainstorming:
  - Think about your ideal vision for Port Jervis in 10 to 20 years... what words or phrases come to mind?
Breakout - Planning Stations

On your way to the Planning Stations, please review the list of words and phrases that we brainstormed together - use sticky dots to indicate the ones that are most meaningful or most important to you.

Visit all 5 Planning Stations:
- Economic Development
- Downtown Port Jervis
- Neighborhoods / Housing
- Parks, Recreation & Open Space
- Other Ideas for the future of Port Jervis

At each station - With regard to this area or subject:
- What opportunities would you like us to be aware of?
- What improvements would you like to see in the coming years?
Wrap-up and Next Steps

- **Next Committee Meeting**
  **Wednesday, January 10, 2018 from 7-9pm**
  Port Jervis Rec and Community Center, 134 Pike St., 2nd Floor

- **Stay in touch:**
  [portjerviscompplan.com](http://portjerviscompplan.com)

Thank You

Happy Holidays!