

2012 Annual Report



Cumberland County
Planning Commission
&
Agricultural Land
Preservation Board

Cumberland County Board of Commissioners

Barbara Cross, Chairman Jim Hertzler, Vice-Chairman Gary Eichelberger, Secretary

Cumberland County Planning Commission

► Overview

The Cumberland County Planning Commission is comprised of nine members who serve terms of four years. Appointments to the Planning Commission are made by the Cumberland County Board of Commissioners. Staff support for the Planning Commission is provided through the Cumberland County Planning Department. The Planning Commission meets the third Thursday of each month at 7:30 a.m. The meetings are held at Business Central, Suite 105, 18 North Hanover Street, Carlisle, PA.

► Planning Commission Members

Debi Ealer, Chairman	Chris Knarr, AICP, Vice-Chair	John Brosious	John Epley
Rajesh Jain	Bruce Rosendale	Rick Trynoski	Allan Williams
Barbara Wilson	Gary Eichelberger, Commissioner Liason	Ben Mummert, Student Member	

Agricultural Land Preservation Board

► Overview

The Cumberland County Agricultural Land Preservation Board is comprised of seven volunteer members who serve terms of three years. Appointments to the Board are made by the Cumberland County Board of Commissioners. Representation includes three active farmers, one contractor/developer, one township supervisor and two at large members. In addition to the seven regular members, the Agricultural Land Preservation Board has three advisory members representing the Board of Commissioners, Conservation District and Penn State Cooperative Extension. Advisory members may not vote. The Agricultural Land Preservation Board meets the second Wednesday of each month at 7:30 a.m. The meetings are held at Business Central, Suite 105, 18 North Hanover Street, Carlisle, PA.

► Board Members

Vince DiFilippo, Chairman	Donald Mowery, Vice-Chair	Diane Stamy, Secretary	Kingsley Blasco
Geoffrey Clymer	Denny McCullough	Boyd Weary	

► Advisory Members

Jim Hertzler, Board of Commissioners	Carl Goshorn, Conservation District	David Swartz, Penn State Cooperative Extension
---	--	---

► Cumberland County Planning Commission & Agricultural Land Preservation Board Staff

Kirk Stoner, AICP, Executive Director	Jeff Kelly, AICP, Deputy Director
Stephanie Williams, Greenway & Open Space Coordinator	Rebecca Wiser, Farmland Preservation Coordinator
James Bennett, Community and Hazard Mitigation Planner	Jodi Sheppard, Planning Coordinator

Planning Program

Countywide Planning Projects

The Cumberland County Planning Commission (CCPC) conducts a variety of countywide planning activities that have broad application to the county's 33 municipalities. The following countywide projects were conducted in 2012.

- **Planning Commission University** – CCPC developed and delivered a second consecutive year of this training session aimed at improving the planning capacity of local planning commission members. The course was awarded the Statewide Planning Excellence Award for Public Outreach by the PA Chapter of the American Planning Association.
- **Redevelopment Site Inventory** – In concert with the Cumberland Area Economic Development Corporation (CAEDC) and the Cumberland County Housing and Redevelopment Authority (CCHRA), the CCPC identified potential redevelopment sites in the County through a survey of our municipal partners. The CAEDC and CCHRA will consider the sites for future redevelopment opportunities.
- **Agriculture Related Business model ordinance** – CCPC staff prepared a model ordinance to guide the development of agriculture related businesses in the suburban and rural parts of the county.
- **Municipal Readdressing for Public Safety** – In partnership with the County Public Safety and GIS Departments, the CCPC staff helped identify addressing discrepancies in the County and develop a plan to improve addressing schemes.

Municipal Technical Assistance

In addition to completing projects with a countywide focus, the CCPC staff provided technical assistance to individual municipalities through the Local Planning Assistance Program (LPA). Participating municipalities received staff support to undertake projects that the municipality may otherwise not have had the time or financial resources to pursue. The following table summarizes the municipal technical support provided in 2012.

Key:

T = Technical Assistance

\$ = Financial Assistance

\$(1) = Energy Efficiency Grants

T(1) = Stormwater Management Planning

T(2) = Big Spring Master Plan

T(3) = Urban Redevelopment Plan

T(4) = Boundary Change Assistance

Municipality	Plan Updates (Comp Plan, Special Plans)	Ordinance Updates (Zoning, SALDO)	Special Projects
Camp Hill Borough		T\$	T(1)
Carlisle Borough		T	T(1), T(3)
Dickinson Township			T(4)
East Pennsboro Township			T(1)
Hampden Township	T	T	\$(1) T(1)
Hopewell Township		T	
Lower Allen Township			\$(1) T(1)
Lemoyne Borough		T\$	T(1)
Mechanicsburg Borough			\$(1) T(1)
Middlesex Township		T	
Monroe Township		T	\$(1) T(1)
New Cumberland Borough			T (1)
Newville Borough			T(2)
North Middleton Township		T	
North Newton Township		T	
Penn Township		T	
Shiremanstown Borough		T	T(1)
Silver Spring Township	T	T	T(1)
Southampton Township		T	
South Middleton Township			T(4)
Upper Allen Township			T(1)
Upper Mifflin Township	T	T	
West Pennsboro Township			T(2)
Wormleysburg Borough		T\$	\$(1) T(1)

Planning Program

Land Partnerships Plan Update

In 2012, the Planning Department continued updating its 2006 *Land Partnerships Plan*. *Land Partnerships* is a countywide strategy designed to improve and enhance the quality of life in Cumberland County through farmland preservation, natural resource protection, and parks, trails and greenways. The plan update process consisted of five steps:

1. Update the inventory and mapping of agricultural, natural, park, trail and greenway resources
2. Reassessment of public opinion and level of support for farmland preservation, natural resource protection and parks, trails & greenways
3. Reassessment of 2006 vision
4. Reassessment of 2006 goals and objectives to achieve the vision
5. Development of revised strategies and action plan

The plan is expected to be finalized and adopted by the Board of Commissioners in spring 2013. Detailed information is available at www.ccpa.net/landpartnerships.

Mount Holly Marsh Preserve

The Mount Holly Marsh Preserve is a 900 acre natural area along the rocky slopes of South Mountain. The property is owned by Cumberland County and managed in cooperation with The Nature Conservancy. A map and brochure for the facility can be found at www.ccpa.net/planning. Activities at the Preserve for 2012 include:

- Continued the invasive plant removal program in coordination with The Nature Conservancy including completion of a removal project by a local Eagle Scout.
- Hosted a spring native plant hike in coordination with the Penn State Master Gardeners.
- Conducted spring work day in coordination with The Nature Conservancy, county staff and local volunteers.

TreeVitalize Program

Cumberland County continued implementation of the TreeVitalize Program in 2012 by offering spring and fall grant rounds. TreeVitalize is a grant program aimed at restoring tree cover along urban streets and in parks and other public spaces. A total of 7 grants totaling \$21,807 were awarded. Since the program's inception in 2009, over 1,300 trees have been planted across the county using TreeVitalize funding. To learn more about the Program, visit www.treevitalize.net.

Water Trails

In 2012, the Planning Department completed revisions of both the Yellow Breeches Creek and Conodoguinet Creek Water Trail Guides. The project was a collaborative effort involving public, private and non-profit partners including the Yellow Breeches Watershed Association, Conodoguinet Creek Watershed Association, Cumberland Valley Visitors Bureau, Pennsylvania Fish & Boat Commission and the local municipalities. To access the guides online, visit www.ccpa.net/watertrails.

Technical Assistance

The Planning Staff provided technical assistance to numerous conservation and recreation organizations in order to facilitate ongoing implementation of the *Land Partnerships Plan* including the following organizations:

- Appalachian Trail Conservancy
- Central PA Conservancy
- Cumberland Valley Trail Connections
- Cumberland Valley Rails to Trails Council Inc.
- Cumberland Conservation Collaborative
- Eastern Cumberland County Trail Group
- Kittatinny Coalition
- South Mountain Partnership
- HATS Bicycle and Pedestrian Committee

Growth Trends

Building Permits Issued in 2012

The Cumberland County Planning Commission conducts a building permit survey each year to monitor growth trends. The number and type of building permits issued by municipality is shown below.

- Silver Spring Township issued the most Residential permits for the third year in a row: 2010 (173), 2011 (183), 2012 (253).
- Carlisle Borough issued the most Commercial/Industrial permits for the third year in a row: 2010 (12), 2011 (11), 2012 (21).

Building Permits Issued 2012													
Municipality	New Residential Units												
	Single Family	Semi-Detached	Multi-Family Apts.	Town-houses	Apartment Conversions	Mobile Homes	Rehabilitated Dwellings	Total New Residential	Dwellings Demolished	Net Total Residential	New Commercial Establishments	New Industrial Establishments	New Public/ Semi-Public Establishments
Camp Hill Borough	2	0	0	0	0	0	4	6	1	5	1	0	1
Carlisle Borough	5	2	0	0	0	0	2	9	0	9	21	0	0
Cooke Township	3	0	0	0	0	0	0	3	1	2	0	0	0
Dickinson Township	9	0	0	0	0	1	2	12	1	11	1	0	1
East Pennsboro Township	12	2	96	0	0	0	0	110	3	107	0	3	0
Hampden Township	65	0	0	118	0	6	0	189	8	181	4	0	0
Hopewell Township	2	0	0	0	0	0	0	2	0	2	0	0	0
Lemoyne Borough	0	0	0	0	0	0	0	0	0	0	1	0	0
Lower Allen Township	19	0	162	5	0	0	0	186	0	186	3	1	0
Lower Frankford Township	1	0	0	0	0	1	0	2	0	2	0	0	0
Lower Mifflin Township	2	0	0	0	0	4	0	6	0	6	0	0	0
Mechanicsburg Borough	1	0	11	0	1	0	12	25	0	25	3	0	0
Middlesex Township	9	0	30	0	0	0	0	39	1	38	1	1	0
Monroe Township	14	0	0	6	0	0	0	20	0	20	0	0	1
Mt. Holly Springs Borough	0	0	0	0	0	0	0	0	0	0	0	0	0
New Cumberland Borough	2	0	0	0	0	0	0	2	1	1	1	0	0
Newburg Borough	0	0	0	0	0	0	0	0	0	0	0	0	0
Newville Borough	0	0	0	0	0	0	10	10	1	9	4	0	0
North Middleton Township	14	4	0	0	0	12	0	30	2	28	0	0	0
North Newton Township	5	0	0	0	0	0	0	5	0	5	0	0	0
Penn Township	2	0	0	0	0	6	0	8	5	3	0	1	0
Shippensburg Borough	1	0	18	0	1	0	0	20	0	20	0	2	0
Shippensburg Township	0	0	0	1	0	2	0	3	0	3	1	0	1
Shiremanstown Borough	0	0	0	0	0	0	0	0	0	0	0	0	0
Silver Spring Township	168	11	0	74	0	0	0	253	0	253	11	0	0
South Middleton Township	32	0	0	0	0	3	0	35	8	27	3	0	0
South Newton Township	3	0	0	0	0	0	0	3	0	3	0	0	0
Southampton Township	14	0	0	0	0	3	0	17	0	17	0	0	0
Upper Allen Township	69	0	0	13	0	0	0	82	0	82	8	0	1
Upper Frankford Township	1	0	0	0	0	6	0	7	0	7	0	0	0
Upper Mifflin Township	1	0	0	0	0	0	0	1	0	1	2	0	0
West Pennsboro Township	1	0	0	0	0	5	0	6	0	6	0	0	0
Wormleysburg Borough	0	0	0	0	0	0	0	0	1	-1	1	0	0
COUNTY TOTALS	457	19	317	217	2	49	30	1091	33	1058	66	8	5

Source: Municipal Building Permit Survey 2012

Residential Building Permits - 2002 - 2012

The number of residential building permits issued by each municipality during the last 11 years is shown below. During that period, the greatest number of permits was issued by Hampden (2,161), Silver Spring (1,916), and Upper Allen (1,546).

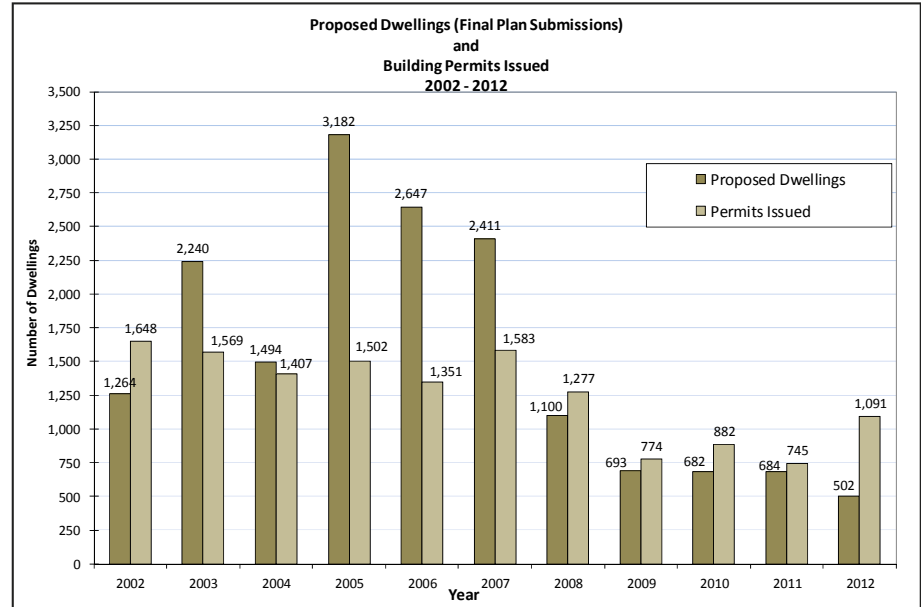
Total New Dwelling Units 2002-2012											
Municipality	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Camp Hill Borough	3	3	1	1	3	17	31	1	6	1	6
Carlisle Borough	55	61	128	59	106	27	82	102	94	10	9
Cooke Township	3	5	4	3	0	1	0	0	0	0	3
Dickinson Township	42	46	59	40	41	18	15	9	16	7	12
East Pennsboro Township	197	207	118	65	77	56	40	45	13	116	110
Hampden Township	192	197	229	288	241	253	188	132	123	129	189
Hopewell Township	8	*	9	7	6	10	9	9	6	7	2
Lemoyne Borough	15	*	20	14	4	18	20	0	11	33	0
Lower Allen Township	323	42	32	31	36	78	34	20	23	23	186
Lower Frankford Township	5	4	4	6	6	7	2	2	3	3	2
Lower Mifflin Township	21	21	8	12	13	9	6	3	4	5	6
Mechanicsburg Borough	2	3	12	3	8	2	4	4	2	10	25
Middlesex Township	19	25	35	31	49	57	44	6	41	31	39
Monroe Township	23	28	21	27	21	16	18	18	22	7	20
Mt. Holly Springs Borough	5	2	3	4	6	5	6	1	3	0	0
New Cumberland Borough	3	0	18	0	0	7	3	16	5	4	2
Newburg Borough	0	0	0	0	2	2	0	0	0	0	0
Newville Borough	0	0	2	0	0	2	3	2	2	7	10
North Middleton Township	58	78	96	138	134	75	43	40	46	21	30
North Newton Township	15	11	16	21	12	16	11	14	5	4	5
Penn Township	20	12	12	29	22	10	12	5	2	5	8
Shippensburg Borough	6	10	11	5	11	14	3	12	30	1	20
Shippensburg Township	2	57	5	7	6	194	114	4	4	4	3
Shiremanstown Borough	1	2	2	2	2	1	0	0	0	0	0
Silver Spring Township	177	261	162	125	101	151	203	127	173	183	253
South Middleton Township	118	154	99	119	114	112	66	59	49	41	35
South Newton Township	5	4	5	1	8	2	3	4	5	3	3
Southampton Township	73	94	117	101	102	199	152	49	69	9	17
Upper Allen Township	208	188	119	263	148	184	124	71	93	66	82
Upper Frankford Township	12	15	24	29	36	13	10	12	13	6	7
Upper Mifflin Township	9	6	9	7	3	8	3	4	5	1	1
West Pennsboro Township	25	31	27	62	31	19	17	3	13	6	6
Wormleysburg Borough	3	2	0	2	2	0	11	0	1	2	0
COUNTY TOTALS	1,648	1,569	1,407	1,502	1,351	1,583	1,277	774	882	745	1,091
* No Data Provided Source: Municipal Building Permit Surveys 2002 - 2012											

Growth Trends

Residential Development Activity

The graph compares the number of proposed dwellings (final subdivision and land development submissions) with residential building permits issued for each year. The number of proposed new dwellings has generally declined since 2005, with 2012 being the lowest on record.

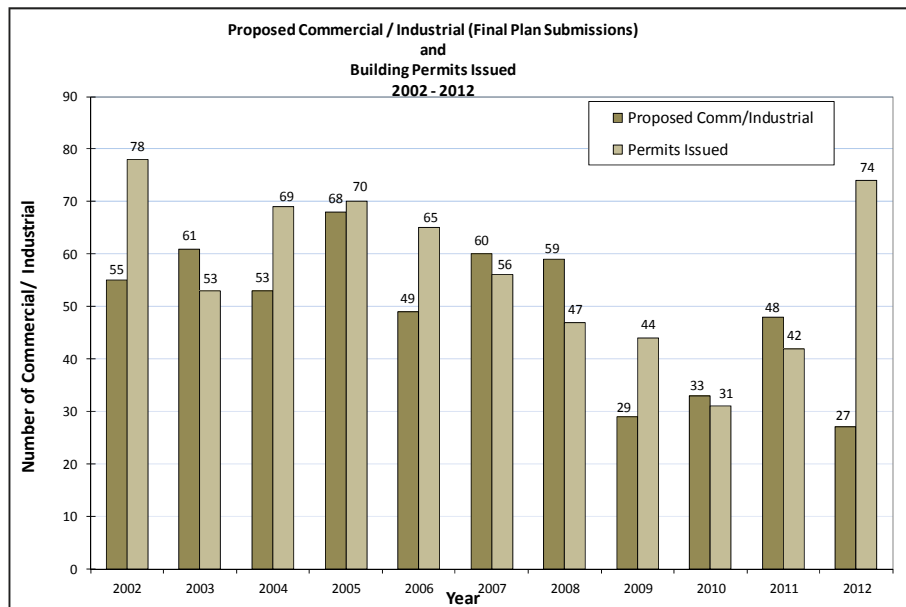
The number of building permits has also declined but has remained larger than the proposed dwellings for the last 5 years. The high number of proposed dwellings from 2005 - 2007 has allowed a consistent level of building permits to be issued during the last 5 years. 2012 had the highest number of residential building permits since 2009.



Commercial and Industrial Development Activity

The graph compares the number of proposed commercial and industrial developments (final land development submissions) with commercial and industrial building permits issued for each year. Since 2005, the number of proposed establishments has fluctuated and generally decreased. Proposed establishments for 2012 is the lowest on record.

A jump in the number of commercial and industrial building permits occurred in 2012. This high number of permits, occurring in the same year as a low number of proposed developments, may be the result of permits issued for plans from previous years and new establishments locating in existing buildings. The number of building permits issued in 2012 is similar to the number of permits issued before the recession. It continues an increasing trend since 2010 and appears to indicate more confidence in the economy.



Growth Trends

Plan Submissions

Growth trends are monitored through the submission of final subdivision and land development plans to the County Planning Department. Municipalities with the highest number of plans submitted:

Residential units – (1)Silver Spring Twp; (2)Upper Allen Twp; (3)Monroe Twp.

Commercial/Industrial – (1)Hampden Twp; (2)South Middleton Twp; (3)Middlesex & West Pennsboro Twps.

Proposed Lots/Units by Land Use Type in 2012										
Municipality	LOTS	SF	MU-F	TH	CM	IND	AG	P/SP	ADD	ACREAGE
Camp Hill Borough	1	0	0	0	0	0	0	1	0	0.05
Carlisle Borough	14	1	0	2	0	0	0	6	5	26.94
Cooke Township	0	0	0	0	0	0	0	0	0	0.00
Dickinson Township	3	0	0	0	0	0	0	0	3	1.24
East Pennsboro Township	4	2	0	0	0	0	0	0	2	1.86
Hampden Township	38	26	0	0	11	0	0	0	1	51.83
Hopewell Township	9	5	0	0	0	0	0	0	4	64.77
Lemoyne Borough	1	0	0	0	0	0	0	0	1	0.92
Lower Allen Township	27	14	0	8	1	1	0	3	0	40.60
Lower Frankford Township	0	0	0	0	0	0	0	0	0	0.00
Lower Mifflin Township	7	5	0	0	0	0	1	0	1	29.03
Mechanicsburg Borough	0	0	0	0	0	0	0	0	0	0.00
Middlesex Township	4	1	0	0	3	0	0	0	0	22.98
Monroe Township	43	41	0	0	1	0	1	0	0	166.23
Mt. Holly Springs Borough	0	0	0	0	0	0	0	0	0	0.00
New Cumberland Borough	0	0	0	0	0	0	0	0	0	0.00
Newburg Borough	0	0	0	0	0	0	0	0	0	0.00
Newville Borough	0	0	0	0	0	0	0	0	0	0.00
North Middleton Township	7	2	0	0	0	0	0	2	3	6.40
North Newton Township	6	3	0	0	0	0	2	0	1	71.93
Penn Township	16	11	0	0	0	0	0	0	5	99.53
Shippensburg Borough	2	0	0	12	0	0	0	1	0	1.24
Shippensburg Township	1	0	0	0	0	0	0	1	0	1.48
Shiremanstown Borough	1	0	0	0	0	0	0	1	0	0.10
Silver Spring Township	178	217	0	56	1	1	0	4	1	115.13
South Middleton Township	15	4	0	0	4	0	1	1	5	84.15
South Newton Township	2	1	0	0	0	0	0	0	1	30.54
Southampton Township	8	4	0	0	0	0	1	1	2	12.74
Upper Allen Township	56	52	0	7	0	1	0	2	0	47.46
Upper Frankford Township	10	8	0	0	0	0	2	0	0	218.18
Upper Mifflin Township	3	2	0	0	0	0	0	0	1	63.76
West Pennsboro Township	7	3	0	0	2	1	1	0	0	106.75
Wormleysburg Borough	1	0	0	15	0	0	0	0	0	3.75
County Totals	464	402	0	100	23	4	9	23	36	1269.59
<i>SF=Single Family, MU-F=Multifamily, TH=Townhouse, CM=Commercial, IND=Industrial, AG=Agriculture, P/SP=Public/Semi Public, ADD=Lot Addition</i>										

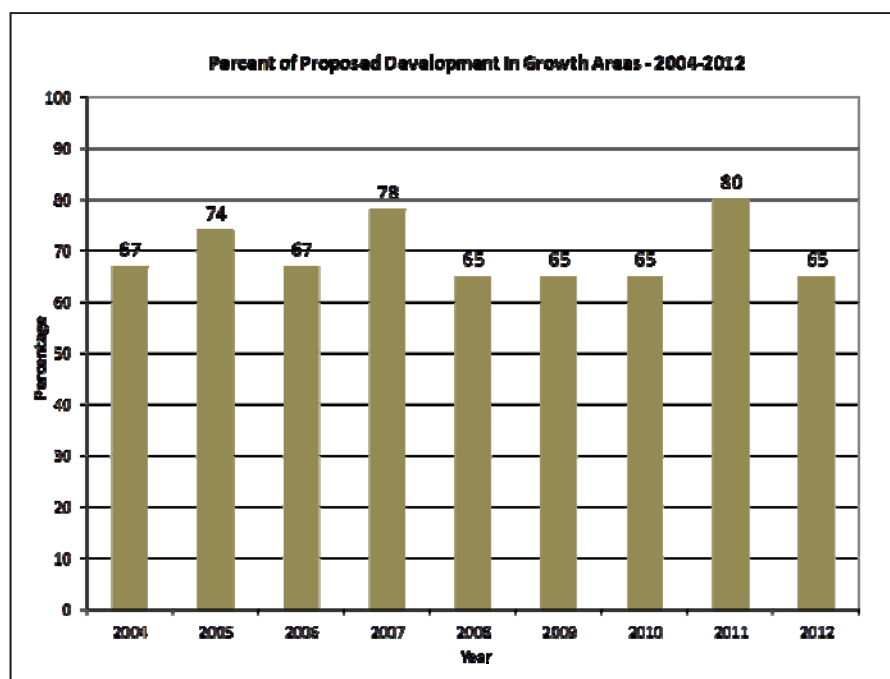
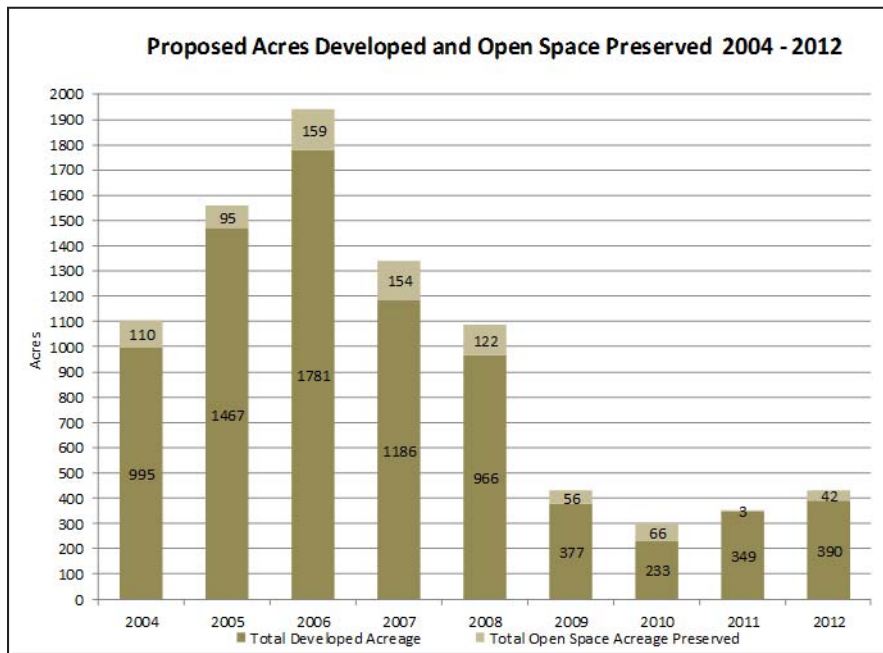
Growth Trends

Plan Submissions

Proposed Acres Developed and Preserved

Approximately 390 acres were proposed for development in 2012, based on final plan submissions. This is an increase of 41 acres from 2011 (12% increase) and continues the growth trend since 2010.

Approximately 42 acres of preserved open space was proposed in 2012 through final plan submissions. This is a significant increase from 2011, which only proposed 3 acres. The large increase is the result of dedicated open space, previously approved, being provided in final development phases in 2012. The 2012 figure is close to the general trend since 2009. In 2012, 1 acre of open space was proposed for preservation for every 9 acres proposed for development.



Proposed Acreage in Growth Areas

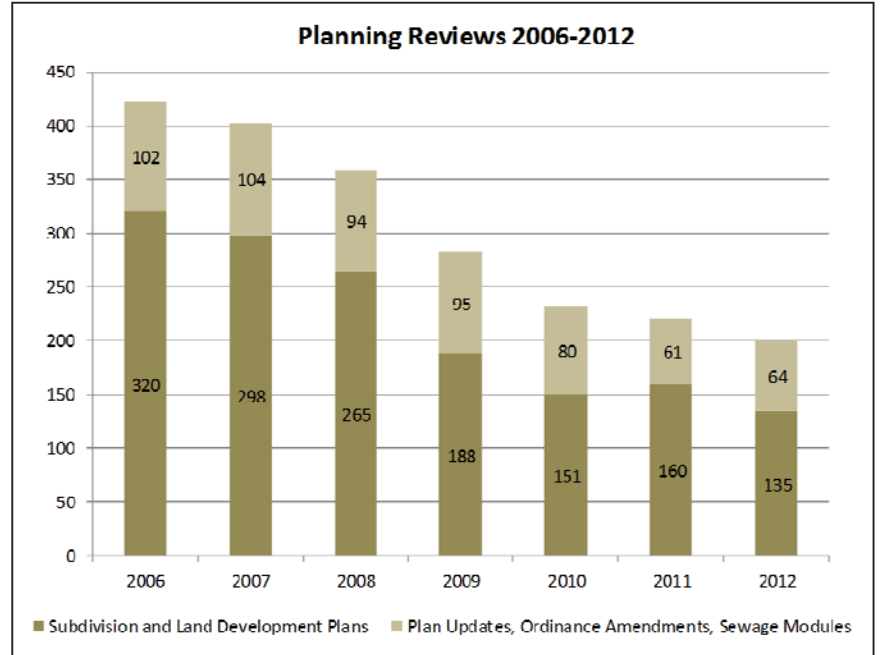
Growth Areas are regions suitable for development that provide public services such as sewer, water, transit, and highway access.

In 2012, 65% of the acres proposed for development occurred in Growth Areas, as designated by the County Comprehensive Plan. This is a decrease from last year and is consistent with the levels from 2008 - 2010.

Growth Trends

Plan Submissions

Cumberland County has experienced a steady decrease in the number of subdivision and land development plans from 2006 thru 2012. Similarly, the number of ordinance amendments, comprehensive plan updates, and sewage modules has also generally declined over the last 6 years. The national recession has led to a marked decrease in development activity which is reflected in the decreased number of subdivision and land development plans and sewage modules.



Agricultural Land Preservation

A Celebration of Cumberland County Agriculture

A ceremony was held on October 6, 2012 at McCullough Acres, Newville, to celebrate 15,000 acres of farmland preserved in Cumberland County, 100 years of the County 4-H Chapter, and the launching of the Cumberland Valley Rail Trail Heritage Signs. The ceremony was part of Cumberland County Experience Agriculture which included tours of seven farms including McCullough Acres, Winsome Farm, Weary Farm, Earth Spring Farm, Dickinson College Farm, Strock Farm, and the CVHS Community Hunger Garden. In addition, visitors could take a self-guided walk or bike ride on the Cumberland Valley Rail Trail to view interpretive signs about agriculture and Civil War history.



Left to right: Commissioner Jim Hertzler, Vince DiFilippo, Diane Stamy, Commissioner Barbara Cross, and Geoffrey Clymer at McCullough Acres, Newville.

Agricultural Land Preservation

Cumberland County Agricultural Conservation Easement Purchase Program

The Agricultural Conservation Easement Purchase Program was developed to strengthen Pennsylvania's agricultural economy and to protect prime farmland. The Program incorporates the use of county, state, federal and local funds to purchase agricultural conservation easements on prime agricultural land from willing landowners. The Agricultural Conservation Easement Purchase Program works by paying the farmer to place certain restrictions upon the land to maintain and permanently preserve high quality, functional farmland. The land continues to be the farmer's private property and the farmer retains all privileges of land ownership, except the ability to sell the land for non-agricultural development or to develop the land for non-agricultural purposes. Participation in the Program is completely voluntary and very competitive. In order to be eligible for the Program, the farm must contain at least 52 acres and be enrolled in an Agricultural Security Area. Then, farms are ranked using a Farmland Ranking System, each property is given a numerical score, and the farms with the highest score receive funding for easement purchase.

2012 Program Funding

Funding for the Cumberland County Agricultural Conservation Easement Program totaled \$1.2 million in 2012. This amount includes \$267,000 from the County, which was derived from the general fund and interest collected from 2011 Clean and Green rollback tax penalties. The remaining funds were a combination of state and federal funds. In 2012, nearly \$24 million was available from the Pennsylvania Department of Agriculture for distribution statewide. State funds are derived from cigarette tax revenues and the Environmental Stewardship Fund. Federal funds were awarded from the Federal Farm and Ranchland Protection Program (FRPP).

2012 Application Round

Applications for the 2012 round of funding were received by staff between January 1, 2012 and December 31, 2012. Fifty-four applications, totaling 6,100 acres of farmland, were submitted for consideration. From the 54 applications, the top five ranking farms were selected by the Board for appraisal and easement purchase consideration. The five farms totaling 465 acres are expected to proceed to closing in 2013. The Board offered applicants 89% of the appraised easement value or an amount not to exceed \$4,000/acre. Applicants proceeding to settlement with the Federal FRPP received 97.9% of the appraised easement value. The Board cap is \$4,000/acre unless the farm receives acceptance by the Federal FRPP in which case the Board may increase the purchase price beyond the \$4,000/acre cap. The table below summarizes the Board's 2012 offers.

Summary of 2012 County Board Offers					
Name	Township	Acres	Board Offer/Acre	Total Easement Value	Application Status
Strock	Upper Allen/ Monroe	85.78	\$4,000	\$343,120.00	Settlement Pending
Nealy	Southampton	66.93	\$3,524.40	\$235,888.09	Settlement Pending/ FRPP
Deitch	Silver Spring	128.44	\$3,675.70	\$472,106.91	Settlement Pending
Lebo	West Pennsboro	37.69	\$3,338.39	\$125,823.92	Settlement Pending/ FRPP
Barrick	Penn	146.72	\$2,917.42	\$428,043.86	Settlement Pending/ FRPP
		Total Acres Preserved 465.56	Average Offer/Acre \$3,490	\$ 1,604,982.78	

Agricultural Land Preservation

County Program Status

Between 1989 and 2012, 15,312 acres of farmland have been preserved countywide through 126 easements. The additional five easements selected in 2012, containing 465 acres of farmland, are pending settlement. A total investment of \$39.7 million in federal, state, county and local funding was utilized to purchase these easements with an additional \$1.6 million pending settlement on four farms. Refer to Figure 1 for a location map and table of all final and pending easements.

Summary of Preserved Farms by Municipality 1989-2012		
Municipality	Acres Preserved	Acres Pending
Dickinson Township	2,092.54	0
Middlesex Township	378.04	0
Monroe Township	1,905.76	0
North Middleton Township	247.23	0
North Newton Township	608.01	0
Penn Township	3,205.34	146.72
Shippensburg Township	83.81	0
Silver Spring Township	0	128.44
South Middleton Township	1,395.21	0
South Newton Township	102.67	0
Southampton Township	2,272.00	66.93
Upper Allen Township	214.23	85.78
West Pennsboro Township	2,807.43	37.69
Total Countywide	15,312.18	465.56
Total Cost	\$39.7 M	\$1.6 M

Program Amendments

The County Board and State Board approved the following changes to the program guidelines in 2012:

- Amend Section 102 Definitions to include “adjacent”.
- Amend Section 205 Easement Value and Purchase Price to give the Board the option to increase the purchase price of easements beyond the \$4,000 per acre maximum price, not to exceed the appraised easement value, if the applicant is accepted by the Federal FRPP.
- Amend Section 206 Offer of Purchase by County Board to give the Board the option to increase the purchase price per acre, but not to exceed the appraised easement value if the applicant is accepted by the Federal FRPP and proceeds to closing with the additional restrictions of FRPP.
- Amend Section 104 Farmland Ranking System to increase the weighted value of the Clustering Potential from 25% to 30% and to decrease the weighted value of Farmland Potential from 25% to 20%. Factors regarding road frontage, public sewer and water service areas, the planning and development map, and minor administrative changes were made to the ranking system.

Cumberland County Agricultural Land Preservation Board **15,000 Acres Preserved** **1989-2012**

