



PLANNING DEPARTMENT

Cumberland County

Cumberland County ASA Review Report

Cumberland County Planning Department
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<i>Name of Proposal:</i>				<i>File Number:</i>
Agricultural Security Area (ASA) Addition - Hershberger				25-001
<i>Municipality:</i> Hopewell Township	<i>Date Received:</i> 2/6/2025	<i>Date Reviewed:</i> 2/20/2025	<i>Reviewed By:</i> EG, NB	<i>Checked By:</i> SW
<i>Type of Proposal:</i> Agricultural Security Area (ASA)		<i>Recommendation:</i> Approval		
<i>Explanation of Proposal:</i>				

Hopewell Township submitted an application to add parcel 11-08-0601-055 located at 225 Newville Road to its ASA program. The parcel contains approximately 132.09 acres.

New ASA applicant parcels must be reviewed to assess their conformity with the evaluation criteria included in section §905 and §907 of the ASA Law.

ASA Evaluation Criteria	Consistent with ASA Criteria Y/N	Comments
§905(a) Size/Income The parcel shall be either 10 acres in size or have an anticipated yearly gross income of at least \$2,000.	Y	The parcel is 132.09 acres according to Property Mapper.
§907(a) Soils Land proposed for inclusion to the ASA program shall have soils that are conducive to agriculture. This factor shall be satisfied if at least 50% of the parcel contains Class 1-4 Soils.	Y	The parcel is entirely in soil classes I-IV.
§907(a) Compatibility with Land Use Plans and Zoning Use of land proposed for inclusion in the ASA program shall be compatible with local government unit comprehensive plans. Zoning shall permit agriculture use but need not exclude other uses.	Y	2024 Cumberland County FLU Map designation is rural, while the 2024 Hopewell Township FLU map also designates the parcel as agriculture. The parcel is located within the Agricultural District according to the Hopewell Township zoning map. The parcel is generally consistent with both county and township comprehensive plans and the township zoning ordinance.

ASA Evaluation Criteria	Consistent with ASA Criteria Y/N	Comments
§907(a) Viable for Agriculture Land proposed for inclusion into the ASA shall be viable agricultural land. Viable agricultural land is defined in the ASA law as <i>“land suitable for agricultural production and which will continue to be economically feasible for such use if real estate taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of urban and related nonagricultural development.”</i>	Y	The farm is used for cattle and commercial production of traditional row crops. Hopewell Township has a strong agricultural community with over 3,500 acres enrolled in the ASA program. Public water and sewer are adjacent to the property.
Additional Factors The proximity to other ASA/ACE's, extent and nature of farm improvements, anticipated trends in agricultural economic and technological conditions and any other matter which may be relevant may be considered in evaluating a proposal.	Y	The parcel abuts properties in the Hopewell Township ASA program to the north, northwest, west, and to the east. The parcel has typical agricultural improvements. A large livestock barn is connected to pastured land for the livestock operation.

§908 of the ASA Law, Municipal Administration:

“Within 10 days of the creation of an ASA, a description thereof shall be filed by the governing body with the recorder of deeds, who shall record the description, and with the planning commissions of the county and of the local government unit. Within 10 days of recording the ASA, the governing body shall notify the Secretary of Agriculture that the area has been approved and recorded, modified or terminated.”