



**Cumberland County
ASA Review Report**

PLANNING DEPARTMENT

Cumberland County

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<i>Name of Proposal:</i>	<i>File Number:</i>			
Agricultural Security Area (ASA) 7 Year Review				25-003
<i>Municipality:</i> West Pennsboro Township	<i>Date Received:</i> 3/10/2025	<i>Date Reviewed:</i> 4/17/2025	<i>Reviewed By:</i> NB, EG	<i>Checked By:</i> SW
<i>Type of Proposal:</i>	<i>Recommendation:</i>			
Agricultural Security Area (ASA)				<i>Approval</i>
<i>Explanation of Proposal:</i>				

West Pennsboro Township submitted a summary of their 7 Year ASA Review recommendations as required by ASA Law.

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

Existing ASA enrolled parcels and new ASA applicant parcels were reviewed by West Pennsboro Township and county staff against criteria established in §905(a) and §907 of ASA Law.

§905(a) of the ASA Law:

The parcel shall meet the following minimum criteria:

- 10 acres OR
- Anticipated yearly gross income of at least \$2,000

§907(a) of the ASA Law, Evaluation Criteria. Factors to be considered:

- **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.
- **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.
- **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 “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.”

- **Additional Factors:** The 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.

1. Summary of township and county recommendations for West Pennsboro Township ASA, refer to spreadsheet for detailed evaluation:

	County Recommendation
Current enrolled acreage	9,170.085
Proposed for addition; ag subdivisions	+421.80 acres
Township recommendations for addition	+157.13 acres
Proposed for deletion;	
Does not meet criteria	-569.75 acres
Parcel no longer exists	-704.52 acres
Administrative	- 178.395 acres
Total deletion	-1,452.665 acres
New proposed acreage	8,296.35 acres

2. The addition of the following 421.8 acres is necessary due to subdivisions of farmland previously enrolled in the ASA program under a different PIN:
 - a. 46-07-0477-085 – 30.51 acres
 - b. 46-08-0581-007 – 114.64 acres
 - c. 46-08-0585-090 – 22.45 acres
 - d. 46-08-0589-013 – 19.47 acres
 - e. 46-08-0589-049 – 14.99 acres
 - f. 46-09-0517-001 – 140.57 acres
 - g. 46-09-0517-071 – 77.71 acres
 - h. 46-09-0517-085 – 1.46 acres
3. The addition of the following 157.13 acres are township recommendations for addition to the ASA program as new applications:
 - a. 46-07-0477-094 – 16.30 acres
 - b. 46-07-0477-095 – 16.00 acres
 - c. 46-06-0029-009 – 124.83 acres
4. Deletion of the following parcels totaling 569.75 acres as they do not fully meet criteria for inclusion into the ASA:
 - a. 46-08-0581-002 – 125 acres – Parcel currently used for warehousing
 - b. 46-08-0581-006 – 123 acres – Residential subdivision, does not meet acreage or viability for agriculture.
 - c. 46-08-0585-069 – 33 acres – residential subdivision, does not meet acreage or viability for agriculture.
 - d. 46-09-0517-007 – 79 acres – Residential subdivision, does not meet acreage or viability for agriculture.

- e. 46-09-0519-015A – 129 acres – Residential subdivision, does not meet acreage or viability for agriculture.
- f. 46-09-0521-045 – 72 acres – Residential subdivision, does not meet acreage or viability for agriculture.
- g. 46-09-0523-008A - 1 acres – Residential subdivision, does not meet acreage or viability for agriculture.
- h. 46-09-0523-008BEX – 1 acres – Residential subdivision, does not meet acreage or viability for agriculture.
- i. 46-09-0523-008C – 1 acres – Residential subdivision, does not meet acreage or viability for agriculture.
- j. 46-09-0523-008D – 1 acres – Residential subdivision, does not meet acreage or viability for agriculture.
- k. 46-09-0523-008E – 1 acres – Residential subdivision, does not meet acreage or viability for agriculture.
- l. 46-09-0523-008F – 1 acres – Residential subdivision, does not meet acreage or viability for agriculture.
- m. 46-10-0620-023 – 2.75 acres – Part of regional activity center future land use, does not meet acreage or viability for agriculture.

5. The deletion of the following 704.52 acres is necessary due to no current PIN information being located:

- a. 46-07-0473-001A – 112 acres – deletion
- b. 46-07-0475-050 – 75.62 acres – deletion
- c. 46-08-0581-003 – 97 acres – deletion
- d. 46-08-0581-004 – 66 acres – deletion
- e. 46-08-0589-010B – 19.6 acres – deletion
- f. 46-09-0517-001A – 66 acres – deletion
- g. 46-09-0523-022 – 18.3 acres – deletion
- h. 46-10-0620-012 – 40 acres – deletion
- i. 46-10-0620-033 – 10 acres – deletion
- j. 46-20-1758-072 – 200 acres - deletion

6. The deletion of 178.395 acres for administrative purposes is necessary because the recorded ASA resolution acreage differs from the parcel acreage in the tax assessment data (CAMA).

§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.”