



**Cumberland County  
ASA Review Report**

**PLANNING DEPARTMENT**

Cumberland County

Cumberland County Planning Department  
310 Allen Road, Suite 101  
Carlisle, PA 17013  
Telephone: (717) 240-5362

| <i>Name of Proposal:</i>                    | <i>File Number:</i>    |                       |                     |                    |
|---|------------------------|-----------------------|---------------------|--------------------|
| Agricultural Security Area (ASA) Addition - | 25-005                 |                       |                     |                    |
| <i>Municipality:</i>                        | <i>Date Received:</i>  | <i>Date Reviewed:</i> | <i>Reviewed By:</i> | <i>Checked By:</i> |
| Dickinson Township                          | 6/26/2025              | 7/17/2025             | NB, EG              | SW                 |
| <i>Type of Proposal:</i>                    | <i>Recommendation:</i> |                       |                     |                    |
| Agricultural Security Area (ASA)            | <i>Approval</i>        |                       |                     |                    |
| <i>Explanation of Proposal:</i>             |                        |                       |                     |                    |

Dickinson Township submitted an application to add parcel 08-11-0292-001 located at N. Dickinson School Road to its ASA program. The parcel contains approximately 130.82 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.

| <b>ASA Evaluation Criteria</b>  | <b>Consistent with ASA Criteria Y/N</b> | <b>Comments</b>  |
|---|---|--|
| <b>§905(a) Size/Income</b><br>The parcel shall be either 10 acres in size or have an anticipated yearly gross income of at least \$2,000.   | Y                                       | <ul style="list-style-type: none"><li>The parcel is 130.82 acres according to Cumberland County Property Mapper.</li></ul>   |
| <b>§907(a) Soils</b><br>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                                       | <ul style="list-style-type: none"><li>The parcel is entirely in soil classes 1-4.</li></ul>  |
| <b>§907(a) Compatibility with Land Use Plans and Zoning</b><br>Use of land proposed for inclusion in the ASA program shall be compatible with local government unit comprehensive plans. Zoning                   | Y                                       | <ul style="list-style-type: none"><li>The parcel is located entirely in the Conservation character area of the County 2024 Future Land Use map. The Cumberland Principles from the Comprehensive Plan can be used to further examine inclusion of this parcel into the ASA. "Protect the Best First"</li></ul> |

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|---|---|---|
| shall permit agriculture use but need not exclude other uses.   |   | <ul style="list-style-type: none"> <li>recommends preservation of prime farmland.</li> <li>The parcel is in the Primary Agriculture Area in the Township Future Land Use map.</li> <li>The parcel is located within the Dickinson Township Agricultural zoning district.</li> </ul>   |
| <b>§907(a) Viable for Agriculture</b><br>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 | <ul style="list-style-type: none"> <li>The parcel is currently used for the commercial production of traditional row crops (corn, soybeans, wheat).</li> <li>The surrounding area is predominantly agricultural and residential land uses. The farm is in proximity to a public school.</li> <li>The parcel does not have access to public water and sewer, limiting potential for large scale non-ag development.</li> </ul>   |
| <b>Additional Factors</b><br>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 | <ul style="list-style-type: none"> <li>The parcel is adjacent to land preserved through the Cumberland County Agricultural Conservation Easement Purchase Program to the west and there are numerous preserved farms in close proximity.</li> <li>Similarly, the parcel is adjacent to land enrolled in the ASA and in close proximity to numerous ASAs. Over 4,900 acres of farmland are currently enrolled in Dickinson Township's ASA program.</li> <li>There are currently no improvements on this farm.</li> </ul> |

#### **§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.”*