



**Cumberland County  
ASA Review Report**

**PLANNING DEPARTMENT**

Cumberland County

Cumberland County Planning Department  
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<i>Name of Proposal:</i>	<i>File Number:</i>			
Agricultural Security Area (ASA) Addition - Erickson	25-006			
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
West Pennsboro Township	6/19/2025	7/22/2025	EG, NB	
<i>Type of Proposal:</i>	<i>Recommendation:</i>			
Agricultural Security Area (ASA)	<i>See Comments Below</i>			
<i>Explanation of Proposal:</i>				

West Pennsboro Township submitted an application to add parcels 46-07-0475-026 and 46-07-0475-086 located at 2108 Newville Road and unnumbered Newville Road to its ASA program. The parcels contain approximately 10.33 and 46.89 acres respectively.

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> 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 parcels are 10.33 and 46.89 acres respectively according to Cumberland County Property Mapper.</li></ul>
<b>§907(a) Soils</b> 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>Both parcels are entirely in soil classes 1-4.</li></ul>
<b>§907(a) Compatibility with Land Use Plans and Zoning</b> 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 parcels are located entirely in the Rural 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>

<p>shall permit agriculture use but need not exclude other uses.</p>		<p>recommends preservation of prime farmland.</p> <ul style="list-style-type: none"> <li>• The parcels are in the Agriculture Area in the West Pennsboro Township Future Land Use map.</li> <li>• The parcels are located within the West Pennsboro Township Residential 1 zoning district. This district permits agriculture use by right but excludes Concentrated Animal Feeding Operations (CAFO) and Concentrated Animal Operations (CAO).</li> <li>• West Pennsboro Township is currently updating its zoning ordinance. In the draft zoning map dated 5/13/2025, the parcels are in the agriculture zoning district.</li> </ul>
<p><b>§907(a) Viable for Agriculture</b></p> <p>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></p>	Y	<ul style="list-style-type: none"> <li>• The parcels are currently used for the commercial production of traditional row crops.</li> <li>• The surrounding area is predominantly agricultural and residential land uses.</li> <li>• The parcels do not have access to public water, but the adjacent parcel has public sewer connections available, indicating limited potential for large scale non-ag development.</li> </ul>
<p><b>Additional Factors</b></p> <p>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.</p>	Y	<ul style="list-style-type: none"> <li>• The parcels are 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, PIN 46-07-0475-086 is adjacent to land enrolled in the ASA and in close proximity to numerous ASAs. Over 7,600 acres of farmland are currently enrolled in West Pennsboro Township's ASA program.</li> <li>• There are general agricultural building improvements on the farm at PIN 46-07-0475-026.</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."*