



**PLANNING DEPARTMENT**  
C u m b e r l a n d   C o u n t y

**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 – Hoover				25-011	
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>	
Dickinson Township	11/7/2025	11/7/2025	NB, EG	SW	
<i>Type of Proposal:</i>			<i>Recommendation:</i>		
Agricultural Security Area (ASA)			Approval		
<i>Explanation of Proposal:</i>					

Dickinson Township has submitted an application to add parcel 08-10-0630-140 located at 706 Adams Road to its ASA program. The parcel is approximately 12 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
<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 parcel is ~12 acres.</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>The parcel meets soils criteria. 100% of the parcel is located in soils 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 shall permit agriculture use but need not exclude other uses.	Y	<ul style="list-style-type: none"> <li>The parcel is located in the Rural character area of the County 2024 Future Land Use map. The Cumberland Principles can be used to further evaluate inclusion of this parcel into the ASA. "Protect the Best First" recommends the preservation of prime farmland.</li> </ul>

		<ul style="list-style-type: none"> <li>• The parcel is located in the Primary Agriculture Area of Dickinson Township's Future Land Use map.</li> <li>• The parcel is located in Dickinson Township's agricultural zoning district. This district permits agriculture use by right.</li> </ul>
<b>§907(a) Viable for Agriculture</b> 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 production of traditional row crops.</li> <li>• The surrounding area is predominantly agricultural and residential land uses.</li> <li>• The parcel does not have access to public water and sewer, limiting the potential for large-scale non-agricultural development.</li> </ul>
<b>Additional Factors</b> 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 enrolled in the Dickinson Township ASA program to the east. Dickinson Township has over 5,000 acres of land enrolled in its ASA program.</li> <li>• The parcel is adjacent to land preserved through the Cumberland County Agricultural Conservation Easement Purchase Program to the east. Other preserved land is in the immediate area to the north, southeast, south, and west.</li> <li>• There are general agricultural improvements on the parcel.</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."*