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Cumberland County
Planning Commission
&
Agricultural Land
Preservation Board

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Cumberland County Planning

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► Letter to the Commissioners

Dear Board of Commissioners,

On behalf of the Cumberland County Planning Commission, we are pleased to submit to you the 2010 Annual Report.

In 2010, our team continued working to enhance our reputation within Cumberland County and throughout Pennsylvania as one of the premiere, relevant, and respected planning organizations. Although the economy slowed the amount of subdivision and land development review activities within the County, 2010 was productive for both the Planning Commission and Planning Department. We provided technical support and continuing education to our municipal officials, managed important county initiatives focused on farmland preservation, energy conservation and blighted properties, and updated the Future Land Use and Transportation elements of the County's Comprehensive Plan.

Our strong leadership has enabled us to forge the effective partnerships that are needed to achieve the key successes for 2010 outlined in this report. We take this opportunity to thank the Board of Commissioners for their confidence in our team as we continue supporting their efforts of moving the County forward into a new decade and closer to realizing our County's vision as:

"A place where family-sustaining economic opportunity is promoted, our environment is respected, public safety is ensured, and our quality of life is preserved for the future."

Sincerely,



Christopher Knarr, AICP

Chairman

Cumberland County Planning Commission

► Overview

The Cumberland County Planning Commission is comprised of nine members who serve terms of four years. Appointments to the Planning Commission are made by the Cumberland County Board of Commissioners. Staff support for the Planning Commission is provided through the Cumberland County Planning Department. The Planning Commission meets the third Thursday of each month at 7:30 a.m. The meetings are held at Business Central, Suite 105, 18 North Hanover Street, Carlisle, PA.

► Board of Commissioners

Gary Eichelberger, Chairman

Rick Rovegno, Vice-Chairman

Barbara Cross, Secretary

► Planning Commission Members

Chris Knarr, AICP, Chairman

William Forrey

Ron Glesner, Vice-Chairman

Rajesh Jain

Allan Williams, Secretary

Bruce Rosendale

Deb Ealer

Barbara Wilson

Jackie Eakin

Bud Brown, Ex Officio

► Planning Commission Staff

Kirk Stoner, AICP, Executive Director

Jeff Kelly, AICP, Deputy Director

Stephanie Williams, Greenway & Open Space Coordinator

Rebecca Wiser, Agricultural Land Preservation Coordinator

James Bennett, Community and Hazard Mitigation Planner

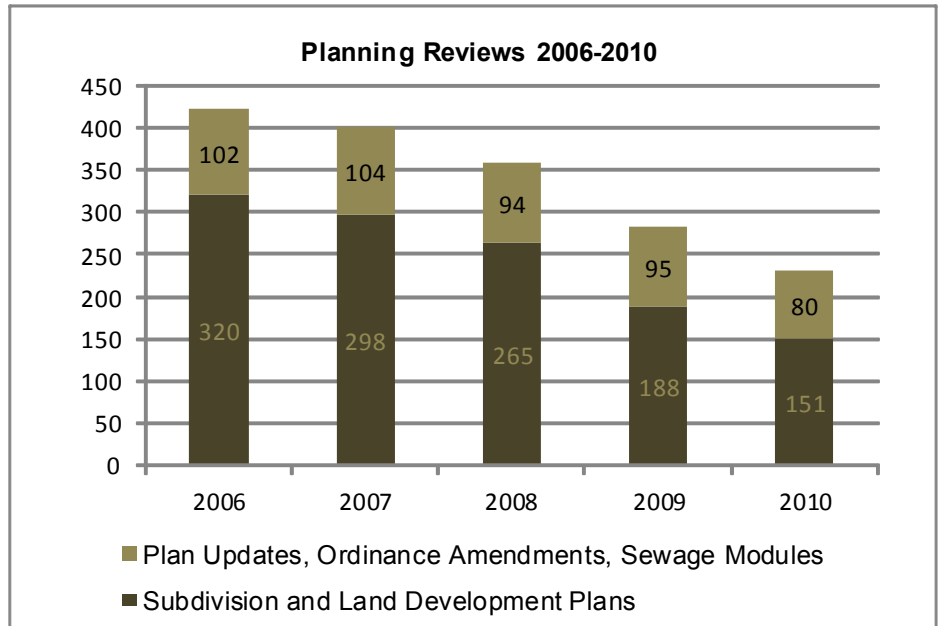
Tracey Yoder, Planning Coordinator

PLANNING PROGRAM

Planning Review

Cumberland County has experienced a steady decrease in the number of subdivision and land development plans from 2006 through 2010. Since 2006 Cumberland County has averaged 42 less subdivision and land development plans a year. The largest decrease was in 2009 with 77 fewer plans submitted than in 2008.

The number of ordinance amendments, comprehensive plan updates, and sewage modules has also generally declined over the last 5 years. The largest decrease was between 2009 and 2010 with 15 fewer submissions.



Municipal Technical Assistance

The Planning Department staff provides technical assistance to our municipal partners through the Local Planning Assistance Program (LPA). Participating municipalities receive direct staff support from the Planning Department to undertake projects that otherwise the municipality may not have the time or resources to pursue. The Planning Department staff assisted on projects in 24 of the county's 33 municipalities in 2010. The table summarizes the activities for 2010.

2010 LPA Activities				
Municipality	Comp Plan Update	Zoning Ordinance Update	Subdivision/Land Development Up-	Special Projects
Camp Hilll Borough	T	T\$		
Carlisle Borough				\$(1)
Dickinson Township		T		
East Pennsboro Township				\$(1)
Hampden Township				\$(1)
Hopewell Township		T		
Lower Allen Township		T	T	\$(1)
Lemoyne Borough	T	T\$		\$(1)
Mechanicsburg Borough		T		\$(1)
Middlesex Township		T		
Monroe Township		T		\$(1)
New Cumberland Borough				T (1)
Newville Borough				T(2), \$(1)
North Middleton Township		T		
North Newton Township		T		
Shippensburg Borough				\$(1)
Shippensburg Township				\$(1)
Shiremanstown Borough		T		
Silver Spring Township		T		
Southampton Township		T		
Upper Allen Township	T			
Upper Mifflin Township	T			
West Pennsboro Township		T		
Wormleysburg Borough	T	T\$		\$(1)
Key				
T = Technical assistance				
\$ = Financial assistance				
\$(1) = Energy efficiency grants				
T(1) = Historic Preservation Planning				
T(2) = Big Spring Master Plan				

Countywide Stormwater Management Plan-Act 167

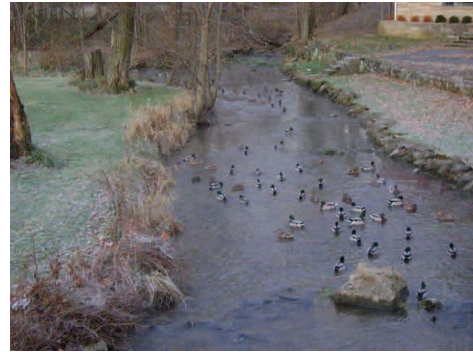
During 2010, the Cumberland County Stormwater Management Plan was completed. The goal of the study is to establish consistent stormwater management standards to minimize flooding, erosion, pollution, and promote groundwater recharge on a watershed basis. Advisory committees were established in the east and west regions of the county to provide input and help develop model ordinance provisions.

In early 2010, the draft plan was submitted to municipalities and Department of Environmental Protection (DEP) for their review. Comments were addressed and a public hearing was held. The Cumberland County Board of Commissioners adopted the Stormwater Management Plan at their meeting on July 8, 2010. The Stormwater Management Plan was then forwarded to DEP for approval. DEP approved the Plan on September 29, 2010.

The Stormwater Management Plan updates three previously adopted stormwater plans for individual watersheds. They include Cedar Run, Hogestown Run/Trindle Spring Run, and Yellow Breeches Creek (Upper Section).

Key provisions of the County Stormwater Management Plan include:

- Regulated activities under the provisions.
- Standards apply to new developments only.
- Procedures for developments in karst areas.
- Implementation of Best Management Practices.
- Exemption criteria.
- Runoff release rates for subwatersheds.



Cedar Run Watershed

In accordance with Act 167, municipalities are to adopt regulations consistent with the standards in the County Stormwater Management Plan. The Stormwater Management Plan is posted on the county website – www.ccpa.net/planning.

Hazard Mitigation Plan

On November 15, 2010, the Cumberland County Commissioners adopted the Cumberland County Hazard Mitigation Plan (HMP), which is an update of the 2004 Plan. The purpose of the HMP is to identify new and/or current hazards, and to develop the best mitigation strategies for these hazards. Nineteen possible natural and human-made hazards were identified for Cumberland County in the HMP update. The hazards with the highest risk factors in Cumberland County include:

- Flooding
- Winter Storm
- Tornado and Windstorm
- Drought
- Pandemic
- Subsidence and Sinkholes
- Environmental Hazards



Hopewell Township Route 696

The Federal Emergency Management Agency (FEMA) requires each municipality to adopt the HMP within one year after the first municipality in the County adopts the plan. The Planning Department will be providing technical assistance to municipalities that want to pursue funding for projects identified in the plan.

Energy Planning and Conservation

The American Recovery and Reinvestment Act (ARRA) of 2009, Public Law 111-5, appropriated funding for the U.S. Department of Energy (DOE) to award formula-based grants to units of local government under the Energy Efficiency and Conservation Block Grant (EECBG) Program. Cumberland County received a \$2.2 million grant from the EECBG Program. The purpose of the EECBG Program is to assist eligible entities in creating and implementing strategies to:

- Reduce fossil fuel emissions in a manner that is environmentally sustainable and, to the maximum extent practicable, maximizes benefits for local and regional communities;
- Reduce the total energy use of the eligible entities; and
- Improve energy efficiency in the building sector, the transportation sector, and other appropriate sectors.

The Cumberland County Board of Commissioners assigned the Planning Department as the lead organization for implementation of the EECBG Program. The Planning Department worked with internal and external stakeholders to develop and deploy a strategy for using the funds that included the following 5 activities:

- Energy efficiency retrofits of county buildings
- Energy efficiency and conservation audits of municipal facilities
- Energy efficiency grant program for municipalities and non-profits
- Energy efficiency and conservation revolving loan fund for private sector businesses
- LED replacement program for municipally-owned traffic lights and street lights

Cumulatively the program will result in over \$100,000 of annual energy costs, nearly 1000 MWh of decreased energy consumption and a 700 metric tonne reduction in greenhouse gas emissions.

Blighted Properties Reinvestment Program

In 2010 the Cumberland County Planning Department acquired the administrative duties for the Cumberland County Blighted Properties Reinvestment Board from the Cumberland County Housing and Redevelopment Authority. The Board was established for the purpose of eliminating blighting influences upon certain derelict properties which individually and collectively constitute a blight and nuisance in County neighborhoods.

The Planning Department assisted with three blighted properties in 2010, two in Hampden Township and one in Carlisle Borough.

Municipalities that wish to submit properties to the Cumberland County Blighted Properties Reinvestment Board can visit the Planning Department's website at www.ccpa.net/planning and download the Property Referral Forms and Information Sheet. The Information Sheet will assist in explaining the criteria to determine blight and if the property qualifies to be reviewed by the Cumberland County Reinvestment Board.

Comprehensive Plan Update

Future Land Use Element Update

A draft of the future land use element of the Cumberland County Comprehensive Plan was completed in 2010. The element was last updated in 2003. A committee comprised of members of the County Planning Commission assisted in the update process.

The updated future land use map designates land use categories as “Character Areas” for the purpose of maintaining and/or promoting a certain community character. A Character Area is defined as a geographic area that has unique or special characteristics due to its natural features, land uses, economic relationships, and/or existing design characteristics. Examples of character areas proposed in Cumberland County include Downtowns, Traditional Neighborhood, and Highway Interchange.

The draft future land use recommendations are provided by Character Area and include general design recommendations for each Character Area. Public meetings are planned for east, central and west regions of the county in early 2011 before it is forwarded to the County Board of Commissioners for review and potential adoption in 2011.

Transportation Element Update

In August 2010, the Planning Department initiated an update of the transportation element of the 2003 Comprehensive Plan. The Board of Commissioners appointed a Transportation Task Force comprised of residents, municipal representatives, and transportation professionals to guide the update process. The Planning Department staff and the Task Force worked through a structured process aimed at identifying the current transportation needs in the county and developing county-based implementation recommendations that addressed those needs. The transportation element update considers the following modes of transportation:

- Highway/Bridge
- Rail Freight
- Public Transit
- Aviation
- Nonmotorized Transportation



I-81 at Rich Valley Road

The 7-month process will be completed in March of 2011 when the draft transportation element will be offered for public comment in conjunction with the update of the future land use chapter.

Open Space Plan Update

Cumberland County received a \$20,000 grant from the Department of Conservation and Natural Resources (DCNR) to update the County Open Space Plan in 2011.

Major Transportation Projects

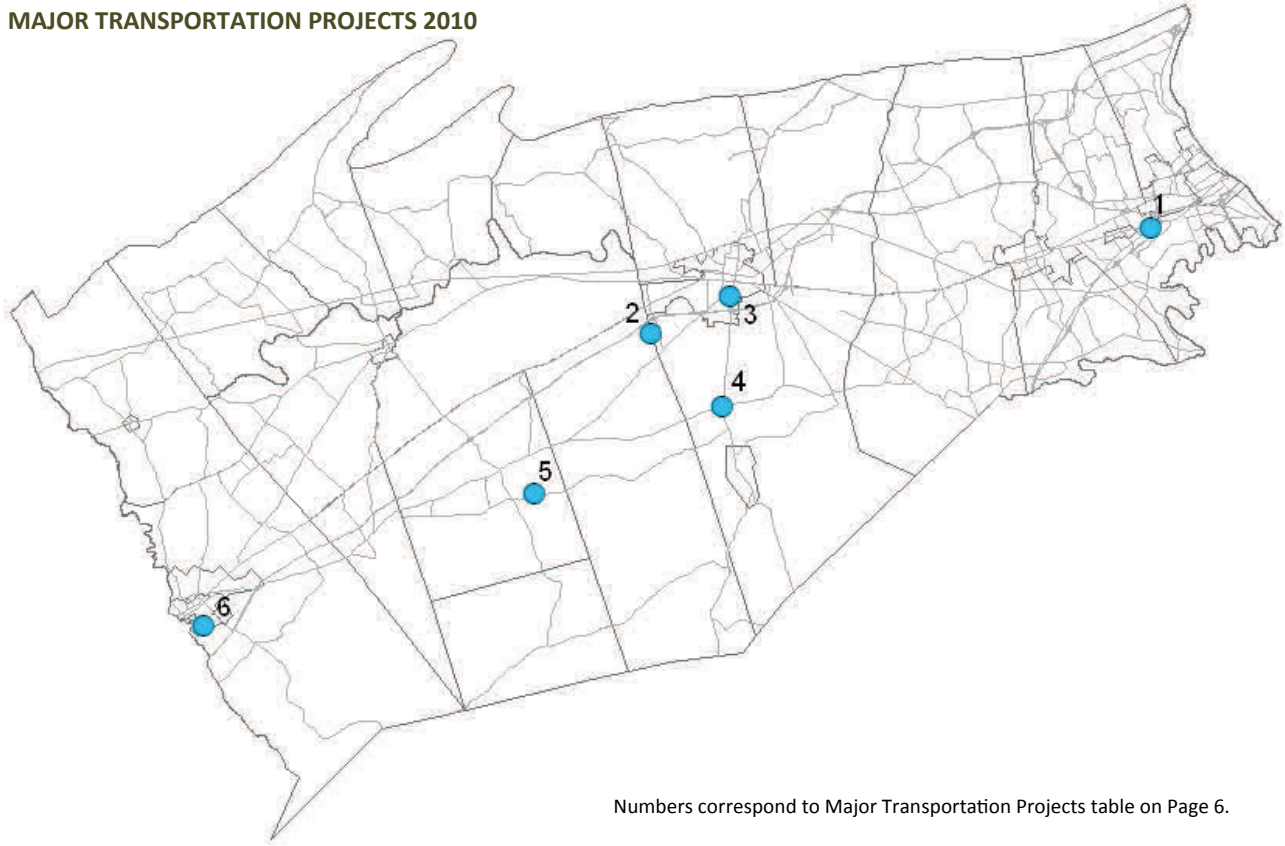
The future of Cumberland County depends upon a transportation system that effectively moves people and goods. Planning and implementing that future transportation system has been a key policy priority for the Cumberland County Commissioners for several years.

Through its participation in the Harrisburg Area Transportation Study (HATS), Cumberland County works with Dauphin County, Perry County, and PennDOT to identify and fund priority transportation projects throughout the tri-county region. Several important transportation projects were either initiated or completed in Cumberland County in 2010. The projects are listed in the table below and are shown on the map on page 7.

Major Transportation Projects, 2010				
	Project	Description	Progress in 2010	Future Progress
1	US 15 / PA Route 581	Improve interchanges, rehabilitate bridges, and widen roadways in Camp Hill Boro, East Pennsboro Twp, Hampden Twp, Lemoyne Boro, and Lower Allen Twp.	Continued interchange construction in Camp Hill and road widening of PA 581	Scheduled completion in 2011
2	I-81, Exit 44 Improvements	Redesign interchange and improvements to PA Route 465 in South Middleton Twp, North Middleton Twp, and Carlisle Boro.	Continued construction activities	Scheduled completion in 2012
3	Carlisle Road Diet Project	Reduce Hanover and High Street to one lane, synchronize traffic signals, and install bike lanes in downtown Carlisle	Initiated preliminary engineering.	Scheduled completion in 2011.
4	PA 34 and PA 174 intersection improvements	Signalize intersection and provide left turn lanes.	Project let for construction.	Scheduled for completion in 2011.
5	Lebo Road Bridge	Replace bridge over Yellow Breeches Creek on Lebo Road	Construction completed.	N/A
6	Shippensburg Signals Project	Upgrade and synchronize signals throughout downtown Shippensburg	Completion of preliminary engineering and final design.	Scheduled for completion in 2011.

TRANSPORTATION

MAJOR TRANSPORTATION PROJECTS 2010



Numbers correspond to Major Transportation Projects table on Page 6.

County Bridge Program

The Planning Department continued its management of the county's Bridge Maintenance and Replacement Program in 2010 by managing the maintenance and replacement of appropriate bridges in the county's stock of 28 bridges.

The Planning Department leveraged \$750,000 for the replacement of Craighead Bridge through an appropriation request in the federal Transportation and Community and System Preservation Program (TCSP). This funding infusion accelerated the Craighead Bridge replacement project and allowed preliminary engineering to begin in 2010. Preconstruction activities are expected to be completed in 2012 with construction work beginning in 2013. Craighead Bridge is a 111-year old bridge that has a sufficiency rating of 2 on a scale from 1-100, which makes it the worst bridge in Southcentral Pennsylvania and the 15th worst in the state's 6500 municipally owned bridges in Pennsylvania.

General maintenance activities were performed on 16 of the county-owned bridges. Emergency repairs were completed on Wolf Bridge, Bernheisel Bridge and Middle Spring Road Bridge as the result of accidents that damaged those bridges. The Wolf Bridge damage required a \$200,000 repair project that included a 5-month closure.

Wolf Bridge



South Mountain Partnership

In 2010, the Planning Department coordinated with the South Mountain Partnership and other regional stakeholders to organize two major outreach events in Cumberland County; a Municipal Summit and a Regional Trail Summit.

The Municipal Summit was held on February 19th at the Penn Township Fire Hall, with approximately 125 individuals attending. The target audience was municipal officials, community organizations and place based businesses. The purpose of the event was to educate local stakeholders on the importance of the natural, cultural and recreational resources of South Mountain and to engage stakeholders in the activities of the South Mountain Partnership.

The Regional Trail Summit was held November 3rd at the Comfort Suites in downtown Carlisle, with approximately 120 individuals attending. The morning sessions incorporated a keynote speech by the Pennsylvania Department of Conservation and Natural Resources as well as technical presentations on trail development. The afternoon session grouped participants by region and provided opportunities to collaborate and prioritize proposed trail projects and current trail needs.

The South Mountain Partnership is a unified group of private citizens, business, not for profit organizations and governmental officials working to protect, preserve and enhance the South Mountain Landscape in Central Pennsylvania. To learn more about the South Mountain Partnership go to <http://www.southmountaincli.blogspot.com/>.



SOUTH MOUNTAIN
PARTNERSHIP

TreeVitalize Grant Program

In 2010, the Planning Department received a \$31,000 grant from the Pennsylvania Department of Conservation and Natural Resources to continue administration of the TreeVitalize program in Cumberland County. TreeVitalize is a program aimed at restoring tree cover along urban streets and in parks and other public spaces. To implement the program, the Planning Department provides matching grants to local communities to conduct tree planting projects. The program also includes a strong educational component with a goal of building capacity among local governments to understand, protect and restore their urban trees. Cumberland County provided grants to five municipalities in 2010 as detailed below. Since the program's inception in 2009, nearly 1,000 trees have been planted in communities across the county with TreeVitalize funding.

Grantee	Number of Trees to be planted	Grant Award
Lemoyne Borough	40	\$4,334
Mechanicsburg Borough	50	\$10,000
New Cumberland Borough	20	\$2,460
Shippensburg Township	25	\$2,667
Silver Spring Township	30	\$3,065

Mount Holly Marsh Preserve

In 2010, the Planning Department was awarded a grant from the South Mountain Partnership to fund trail improvements and to increase outreach and promotions at the Mount Holly Marsh Preserve. The existing 7 mile trail system will be improved by replacing the deteriorated trail guideposts located at trail intersections. The existing guideposts were installed in the early 1990's and are in need of replacement. To increase and improve outreach and promotion at the Mount Holly Marsh Preserve, the Planning Department will prepare and distribute a new trail guide, update the existing trailhead display board and enhance available information on the County website about the Preserve. The project is expected to be complete by summer 2011.

GROWTH TRENDS—Plan Submissions

Plan Submissions

The Cumberland County Planning Commission monitors growth trends through the submission of final subdivision and land development plans to our office. Information includes number of plans submitted, developments of regional impact, number of proposed dwelling units, proposed acreage developed, open space preserved, and proposed development in Growth Areas.

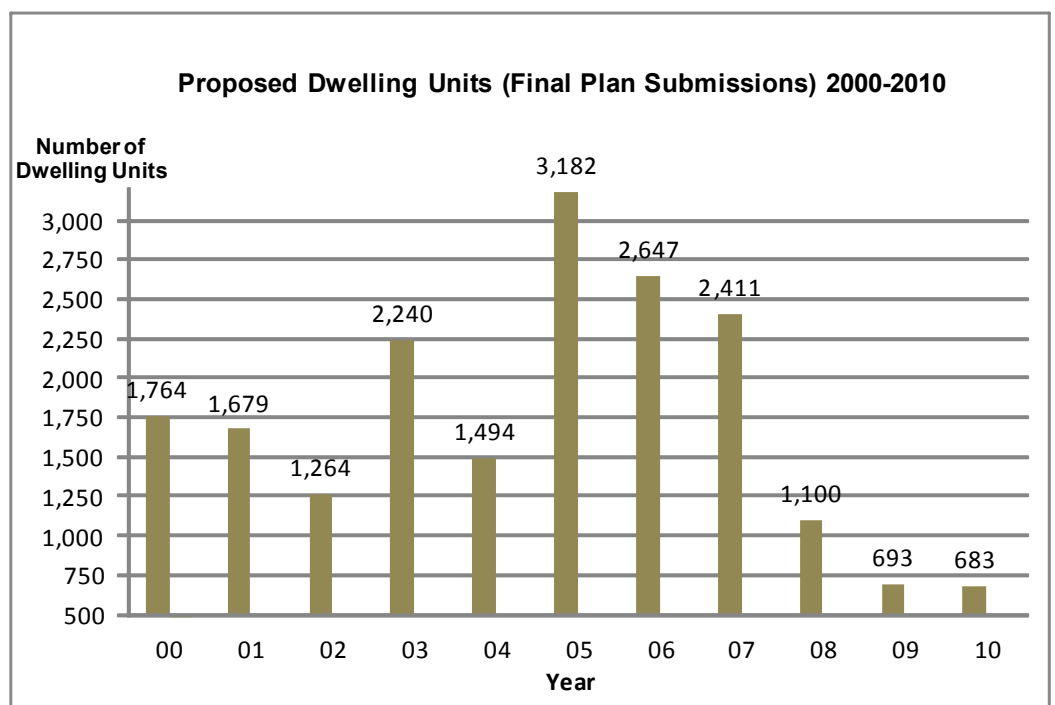
Plans Submitted & Development of Regional Impact

In 2010, 151 subdivision and land development plans were submitted. This included 22 plans identified as developments of regional impact. Developments of regional impact are plans proposing 25 or more dwelling units or 20,000 sq. ft. or more of floor area for commercial, industrial, or institutional uses.

Development of Regional Impact			
	EAST	CENTRAL	WEST
RESIDENTIAL	4	6	1
COMMERCIAL	0	2	0
INSTITUTIONAL	1	0	2
INDUSTRIAL	1	4	1
TOTAL	6	12	4

Proposed Dwelling Units

In 2010, the number of proposed dwelling units decreased by 1.4% from 2009. The number of dwelling units proposed for development in 2010 (683) is the lowest on record. It continues the decreasing trend since a high in 2005.



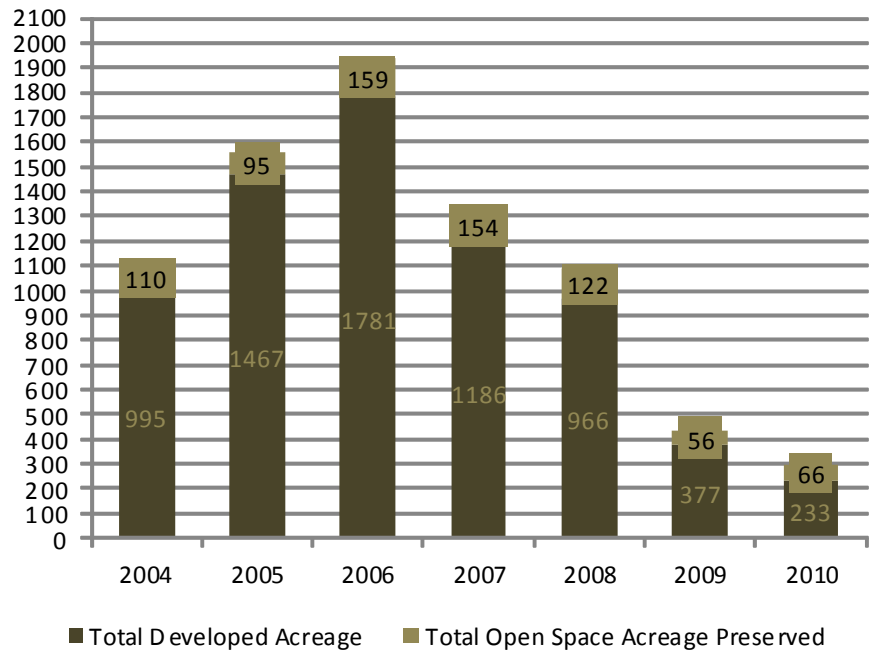
GROWTH TRENDS—Plan Submissions

Acres Developed and Preserved

Approximately 233 acres were proposed for development in 2010, based on final plan submissions. This is a decrease of 144 acres from 2009 (38% decrease) and continues the trend of decreasing development acreage.

Approximately 66 acres of preserved open space was proposed in 2010 through final plan submissions. This is an increase of 10 acres (18% increase) from 2009. In 2010, 1 acre of open space was proposed for preservation for every 4 acres proposed for development. In 2009, 1 acre of open space was proposed for every 7 acres proposed for development.

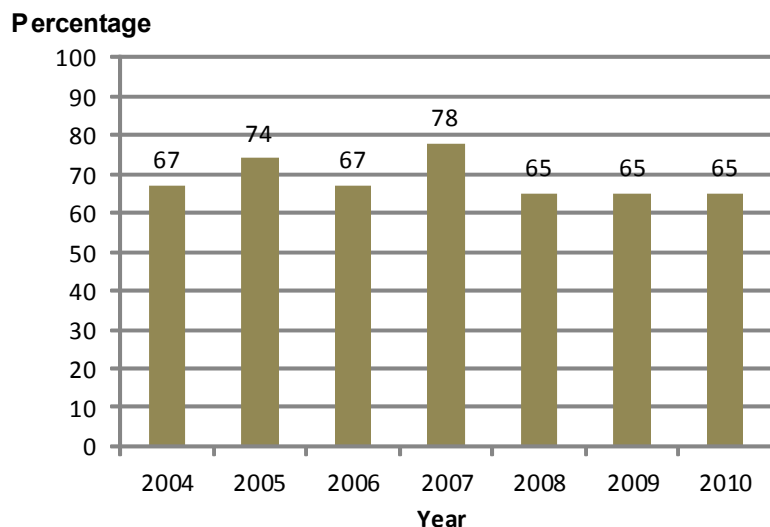
**Proposed Acres Developed and Open Space Preserved
2004 - 2010**



Acreage In Growth Areas

In 2010, the majority of acres proposed for development (65%) occurred in Growth Areas as designated by the County Comprehensive Plan. Growth Areas are regions targeted for development which provide public services such as sewer, water, transit, and highway access. The percentage of development occurring in Growth Areas has remained consistent during the last 3 years, even though the number of developed acres decreased.

**Percent of Proposed Development In Growth Areas
2004-2010**



GROWTH TRENDS—Plan Submissions

Number of Proposed Lots/Units by Land Use Type

Final plan submissions by land use type are presented below. Data is provided by municipality and includes types of uses and acreage proposed by subdivisions and land developments.

Number of Proposed Lots/Units by Land Use Type – Final Plans 2010										
MUNICIPALITY	LOTS	SF	MU-F	TH	CM	IND	AG	P/SP	ADD	ACRE-
CAMP HILL BOROUGH	3	0	0	0	1	0	0	0	2	0.60
CARLISLE BOROUGH	16	0	0	0	4	2	0	3	7	12.14
COOKE TOWNSHIP	2	0	0	0	0	0	2	0	0	203.60
DICKINSON TOWNSHIP	4	1	0	0	0	0	0	0	3	28.90
EAST PENNSBORO TOWNSHIP	10	4	0	20	1	0	0	1	3	33.47
HAMPDEN TOWNSHIP	42	32	0	10	4	0	0	0	5	30.78
HOPEWELL TOWNSHIP	5	2	0	0	0	0	2	0	1	69.82
LEMOYNE BOROUGH	3	0	0	0	0	0	0	0	3	3.41
LOWER ALLEN TOWNSHIP	12	5	0	0	4	0	0	1	2	6.61
LOWER FRANKFORD TOWNSHIP	1	1	0	0	0	0	0	0	0	1.41
LOWER MIFFLIN TOWNSHIP	3	1	0	0	0	0	0	1	1	3.55
MECHANICSBURG BOROUGH	1	0	0	0	0	0	0	0	1	0.03
MIDDLESEX TOWNSHIP	6	2	0	0	1	1	0	0	2	12.31
MONROE TOWNSHIP	62	41	0	20	1	0	0	0	0	23.81
MT. HOLLY SPRINGS BOROUGH	2	0	0	0	0	0	0	0	2	0.25
NEW CUMBERLAND BOROUGH	0	0	0	0	0	0	0	0	0	0.00
NEWBURG BOROUGH	0	0	0	0	0	0	0	0	0	0.00
NEWVILLE BOROUGH	6	3	10	0	1	0	0	0	1	1.30
NORTH MIDDLETON TOWNSHIP	2	1	0	32	0	0	0	0	0	5.95
NORTH NEWTON TOWNSHIP	12	3	0	0	2	0	1	0	6	37.12
PENN TOWNSHIP	5	3	0	0	0	0	1	0	1	33.36
SHIPPENSBURG BOROUGH	4	0	0	0	1	1	0	1	1	4.08
SHIPPENSBURG TOWNSHIP	4	2	0	0	0	0	1	0	1	4.91
SHIREMANSTOWN BOROUGH	0	0	0	0	0	0	0	0	0	0.00
SILVER SPRING TOWNSHIP	66	25	0	49	13	1	0	1	25	42.40
SOUTH MIDDLETON TOWNSHIP	101	74	0	16	5	0	0	1	6	71.30
SOUTH NEWTON TOWNSHIP	5	3	0	0	0	0	1	0	1	39.85
SOUTHAMPTON TOWNSHIP	23	10	180	72	2	0	0	1	9	132.56
UPPER ALLEN TOWNSHIP	42	27	0	23	1	2	0	4	7	59.45
UPPER FRANKFORD TOWNSHIP	4	4	0	0	0	0	0	0	0	37.29
UPPER MIFFLIN TOWNSHIP	2	1	0	0	0	0	0	0	1	98.30
WEST PENNSBORO TOWNSHIP	11	5	0	0	0	0	1	1	4	204.02
WORMLEYSBURG BOROUGH	0	0	0	0	0	0	0	0	0	0.00
COUNTY TOTALS	459	250	190	242	41	7	9	15	95	1202.58
SF=single family, MU-F=multifamily, TH=townhouse, CM=commercial, IND=Industrial, AG=agriculture, P/SP=Public/ Semi Public, ADD=lot addition										

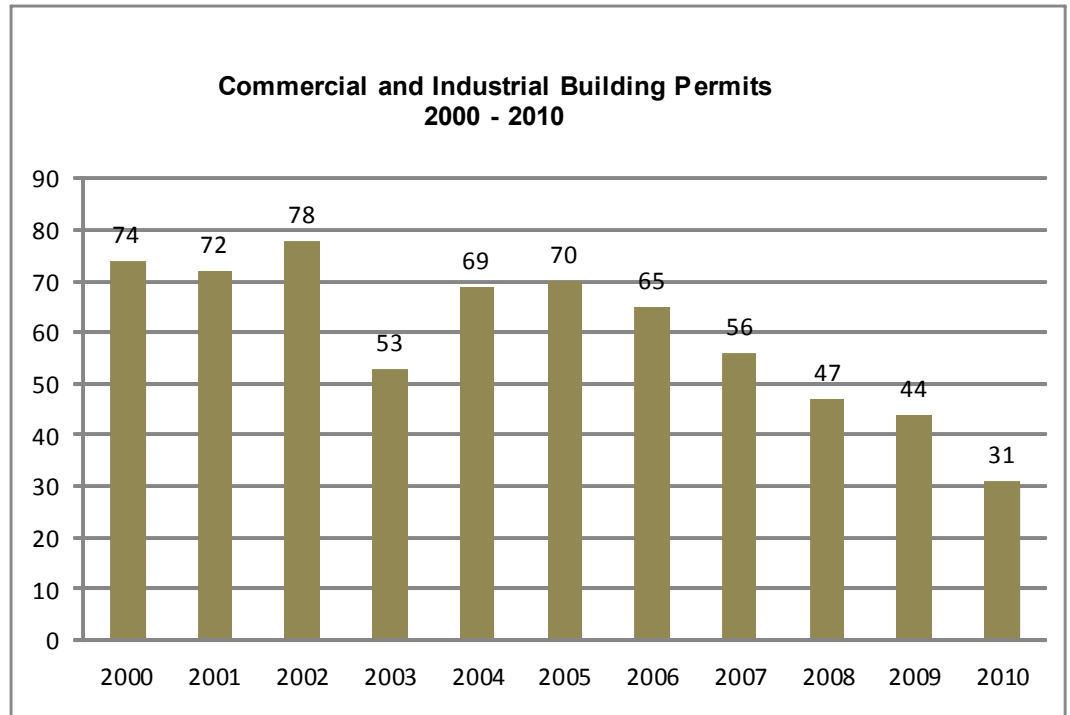
GROWTH TRENDS—Building Permits

Building Permits

The Cumberland County Planning Commission conducts a building permit survey each year to monitor growth trends and identify locations where development is actually occurring. The survey includes the number and type of permits issued by municipality, as well as, the estimated construction costs. The following data is from the 2010 building permit survey.

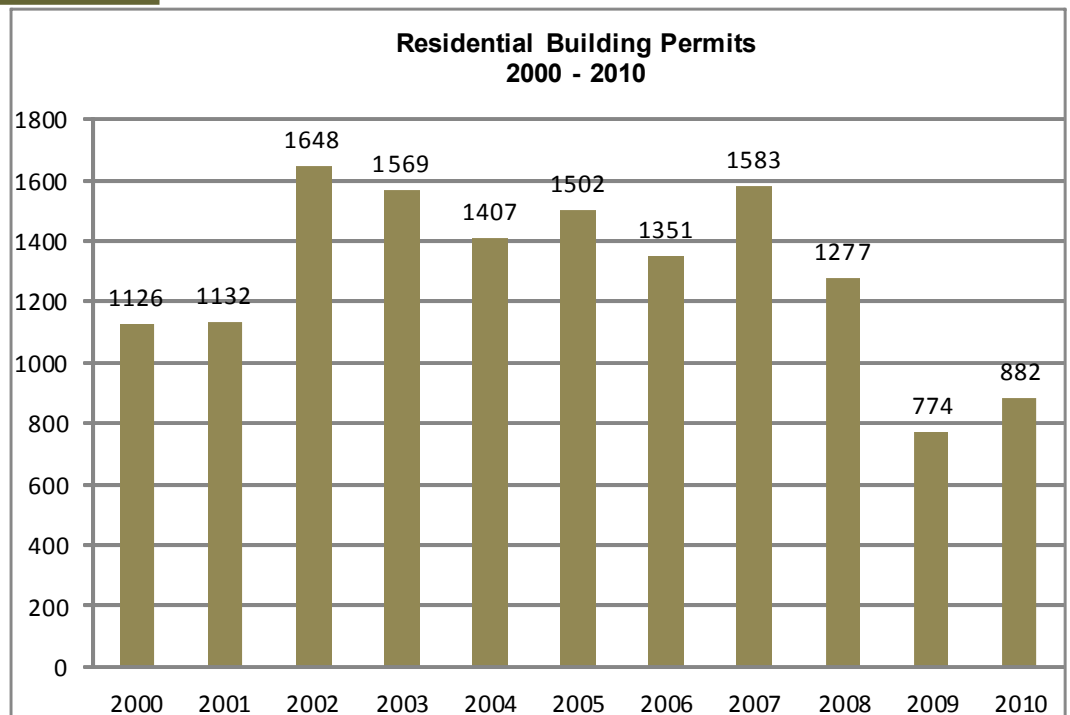
Commercial and Industrial Development Activity

The number of commercial and industrial permits continued to decline in 2010. Commercial and Industrial building is at its lowest in over 10 years.



Residential Development Activity

The number of residential building permits issued in 2010 increased by over 100, or 14% from 2009. It reverses the declining trend from 2007 and the large drop in residential building permits in 2009.



GROWTH TRENDS—Building Permits

Total Permits for New Dwelling Units

The number of residential building permits issued by each municipality during the last 11 years is shown below. During that period, the greatest number of permits was issued by Hampden Township (2,177), followed by Silver Spring Township (1,811), and Upper Allen Township (1,655).

TOTAL NEW DWELLING UNITS 2000-2010											
MUNICIPALITY	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
CAMP HILL BOROUGH	7	1	3	3	1	1	3	17	31	1	6
CARLISLE BOROUGH	30	35	55	61	128	59	106	27	82	102	94
COOKE TOWNSHIP	8	1	3	5	4	3	0	1	0	0	0
DICKINSON TOWNSHIP	35	42	42	46	59	40	41	18	15	9	16
EAST PENNSBORO TOWNSHIP	130	159	197	207	118	65	77	56	40	45	13
HAMPDEN TOWNSHIP	170	164	192	197	229	288	241	253	188	132	123
HOPEWELL TOWNSHIP	8	*	8	*	9	7	6	10	9	9	6
LEMOYNE BOROUGH	22	13	15	*	20	14	4	18	20	0	11
LOWER ALLEN TOWNSHIP	20	29	323	42	32	31	36	78	34	20	23
LOWER FRANKFORD TOWNSHIP	5	4	5	4	4	6	6	7	2	2	3
LOWER MIFFLIN TOWNSHIP	*	13	21	21	8	12	13	9	6	3	4
MECHANICSBURG BOROUGH	3	6	2	3	12	3	8	2	4	4	2
MIDDLESEX TOWNSHIP	15	21	19	25	35	31	49	57	44	6	41
MONROE TOWNSHIP	31	32	23	28	21	27	21	16	18	18	22
MT. HOLLY SPRINGS BOROUGH	3	5	5	2	3	4	6	5	6	1	3
NEW CUMBERLAND BOROUGH	1	2	3	0	18	0	0	7	3	16	5
NEWBURG BOROUGH	0	0	0	0	0	0	2	2	0	0	0
NEWVILLE BOROUGH	0	0	0	0	2	0	0	2	3	2	2
NORTH MIDDLETON TOWNSHIP	26	39	58	78	96	138	134	75	43	40	46
NORTH NEWTON TOWNSHIP	18	10	15	11	16	21	12	16	11	14	5
PENN TOWNSHIP	22	20	20	12	12	29	22	10	12	5	2
SHIPPENSBURG BOROUGH	40	21	6	10	11	5	11	14	3	12	30
SHIPPENSBURG TOWNSHIP	3	29	2	57	5	7	6	194	114	4	4
SHIREMANSTOWN BOROUGH	1	1	1	2	2	2	2	1	0	0	0
SILVER SPRING TOWNSHIP	202	129	177	261	162	125	101	151	203	127	173
SOUTH MIDDLETON TOWNSHIP	125	96	118	154	99	119	114	112	66	59	49
SOUTH NEWTON TOWNSHIP	*	4	5	4	5	1	8	2	3	4	5
SOUTHAMPTON TOWNSHIP	64	56	73	94	117	101	102	199	152	49	69
UPPER ALLEN TOWNSHIP	95	153	208	188	119	263	148	184	124	71	93
UPPER FRANKFORD TOWNSHIP	11	9	12	15	24	29	36	13	10	12	13
UPPER MIFFLIN TOWNSHIP	9	14	9	6	9	7	3	8	3	4	5
WEST PENNSBORO TOWNSHIP	23	24	25	31	27	62	31	19	17	3	13
WORMLEYSBURG BOROUGH	0	0	3	2	0	2	2	0	11	0	1
COUNTY TOTALS	1,127	1,132	1,648	1,569	1,407	1,502	1,351	1,583	1,277	774	882
* No Data Provided Source: Annual Building Permit Surveys											

GROWTH TRENDS—Building Permits

Building Permits Issued in 2010

The number and type of building permits issued by municipality is shown below. In 2010, Silver Spring Township issued the most permits for new residential units (173). Carlisle Borough issued the most permits for new commercial/industrial development (12).

BUILDING PERMITS ISSUED 2010													
NEW RESIDENTIAL UNITS													
MUNICIPALITY	Single Family	Semi-Detached	Multi-Family Apts	Town-houses	Apart-ment Conversions	Mobile Homes	Rehabili-tated Dwellings	Total New Residen-tial	Dwellings Demol-ished	Net Total Residen-tial	New Com-mercial Establish-ments	New Industrial Establish-ments	New Pub-lic/Semi-Public Establish-ments
CAMP HILL BOROUGH	2	0	1	0	3	0	0	6	0	6	1	0	0
CARLISLE BOROUGH	7	2	68	16	0	0	1	94	1	93	9	3	0
COOKE TOWNSHIP	0	0	0	0	0	0	0	0	0	0	0	0	0
DICKINSON TOWNSHIP	15	0	0	0	0	1	0	16	6	10	0	0	0
EAST PENNSBORO TOWNSHIP	9	0	0	4	0	0	0	13	5	8	0	0	0
HAMPDEN TOWNSHIP	67	4	0	46	0	6	0	123	9	114	1	0	0
HOPEWELL TOWNSHIP	5	0	0	0	0	1	0	6	0	6	1	0	0
LEMOYNE BOROUGH	1	0	0	10	0	0	0	11	1	10	0	0	0
LOWER ALLEN TOWNSHIP	23	0	0	0	0	0	0	23	2	21	1	0	0
LOWER FRANKFORD TOWNSHIP	3	0	0	0	0	0	0	3	0	3	0	0	0
LOWER MIFFLIN TOWNSHIP	3	0	0	0	0	1	0	4	1	3	1	0	0
MECHANICSBURG BOROUGH	1	0	0	0	0	0	1	2	1	1	0	0	0
MIDDLESEX TOWNSHIP	4	0	10	27	0	0	0	41	1	40	1	0	0
MONROE TOWNSHIP	15	0	0	6	0	1	0	22	0	22	1	0	0
MT. HOLLY SPRINGS BOROUGH	3	0	0	0	0	0	0	3	0	3	0	0	0
NEW CUMBERLAND BOROUGH	2	0	0	0	0	0	3	5	0	5	0	0	0
NEWBURG BOROUGH	0	0	0	0	0	0	0	0	1	-1	0	0	0
NEWVILLE BOROUGH	1	0	0	0	0	1	0	2	0	2	0	0	0
NORTH MIDDLETON TOWNSHIP	11	12	0	17	0	6	0	46	0	46	0	0	0
NORTH NEWTON TOWNSHIP	5	0	0	0	0	0	0	5	0	5	1	1	0
PENN TOWNSHIP	2	0	0	0	0	0	0	2	0	2	0	0	0
SHIPPENSBURG BOROUGH	1	0	24	4	1	0	0	30	2	28	0	0	0
SHIPPENSBURG TOWNSHIP	0	0	0	0	1	3	0	4	0	4	0	0	0
SHIREMANSTOWN BOROUGH	0	0	0	0	0	0	0	0	0	0	0	0	0
SILVER SPRING TOWNSHIP	118	8	0	46	0	1	0	173	3	170	2	0	0
SOUTH MIDDLETON TOWNSHIP	34	0	0	10	0	5	0	49	8	41	5	0	0
SOUTH NEWTON TOWNSHIP	5	0	0	0	0	0	0	5	2	3	0	0	1
SOUTHAMPTON TOWNSHIP	63	0	4	0	0	2	0	69	0	69	3	0	0
UPPER ALLEN TOWNSHIP	44	0	0	48	0	1	0	93	1	92	0	0	0
UPPER FRANKFORD TOWNSHIP	9	0	0	0	0	4	0	13	0	13	0	0	0
UPPER MIFFLIN TOWNSHIP	5	0	0	0	0	0	0	5	0	5	0	0	0
WEST PENNSBORO TOWNSHIP	8	0	0	0	0	5	0	13	2	11	0	0	0
WORMLEYSBURG BOROUGH	0	0	0	0	0	0	1	1	1	0	0	0	0
COUNTY TOTALS	466	26	107	234	5	38	6	882	47	835	27	4	1

Source: Municipality Building Permit Survey 2010

Agricultural Land Preservation

► Mission Statement

The purpose of the Cumberland County Agricultural Land Preservation Board is to protect viable agricultural lands by acquiring agricultural conservation easements that prevent the development or improvement of land for any purpose other than agricultural production. Further, it is the purpose of the Agricultural Land Preservation Board to:

- Encourage landowners to make a long-term commitment to agriculture by offering them financial incentives and security of land use;
- Protect normal farming operations in agricultural areas from incompatible non-farming uses that may render farming impracticable;
- Protect normal farming operations from complaints of public nuisance;
- Assure conservation of viable agricultural lands in order to protect the agricultural economy of this Commonwealth;
- Provide compensation to landowners in exchange for their relinquishment of the right to develop private property;
- Maximize agricultural easement purchase funds and protect the investment of taxpayers in agricultural conservation easements.

► Board Membership

The Cumberland County Agricultural Land Preservation Board is comprised of seven volunteer members who serve terms of three years. Appointments to the Agricultural Land Preservation Board are made by the County Commissioners. The Board includes three active farmers, one contractor, one township supervisor and two at large members.

In addition to the seven regular members, the Agricultural Land Preservation Board has three advisory members. Advisory members provide representation from the County Commissioners, Conservation District and the Penn State Cooperative Extension. Advisory members may not vote.

► Meetings

The Agricultural Land Preservation Board meets the second Wednesday of each month at 7:30 a.m. Meetings are open to the public and held at Business Central, Suite 105, 18 North Hanover Street, Carlisle, PA.

► Board Members

Vince DiFilippo, Chairman	Township Representative
Donald Mowery, Vice-Chairman	Contractor Representative
Diane Stamy, Secretary	Farmer Representative
Kingsley Blasco	At Large Member
Geoffrey Clymer	At Large Member
Denny McCullough	Farmer Representative
Boyd Weary	Farmer Representative

Staff support for Cumberland County Agricultural Land Preservation Board is provided through the Cumberland County Planning Department.

Robert G. Frey, serves as the Board's Solicitor

Advisory Members

Rick Rovegno, Cumberland County Board of Commissioners	Carl Goshorn, Cumberland County Conservation District
David Swartz, Penn State Cooperative Extension	

Agricultural Land Preservation

Cumberland County Agricultural Conservation Easement Purchase Program

The Agricultural Conservation Easement Purchase Program was developed to strengthen Pennsylvania's agricultural economy and to protect prime farmland. The Program incorporates the use of county, state, federal and local funds to purchase agricultural conservation easements on prime agricultural land from willing landowners. The Program is administered by the Commonwealth through the State Agricultural Land Preservation Board and the Pennsylvania Department of Agriculture, Bureau of Farmland Preservation. The Cumberland County Agricultural Land Preservation Board was established in 1989 by the Cumberland County Board of Commissioners to oversee and administer the County's Agricultural Conservation Easement Purchase Program.

The Agricultural Conservation Easement Purchase Program works by paying the farmer to place certain restrictions upon the land to maintain and permanently preserve high quality, functional farmland. The land continues to be the farmer's private property and the farmer retains all privileges of land ownership, except the ability to sell the land for non-agricultural development or to develop the land for non-agricultural purposes. An agricultural conservation easement is permanent; therefore, if a landowner wishes to sell the land, the easement is transferred and the new landowner must continue to use the property exclusively for agriculture.

Participation in the Program is completely voluntary and very competitive. Farmers interested in the Program must meet several minimum requirements. In order to be eligible for the Program, the farm must contain at least 50 acres and be enrolled in an Agricultural Security Area. Then, farms are ranked against other eligible farms according to the Farmland Ranking System outlined below. Each property is given a numerical score, and the farms with the highest score receive funding for easement purchase.

CUMBERLAND COUNTY 2010 Farmland Ranking System	
Land Evaluation (40%)	Points
Soil quality, as per the NRCS Soil Survey	40
Site Assessment (60%)	
Development Potential Factors (10%)	
Extent of non-agricultural land use in area	4
Road frontage	4
Availability of public water	1
Availability of public sewer	1
Farmland Potential Factors (25%)	
Size of farm	8.75
Percent of tract in agriculture production	8.75
Tenure of ownership – removed for 2010	
Conservation practices/Stewardship of land	5
Historic, scenic and environmental qualities	2.5
Cluster Potential Factors (25%)	
Proximity to other preserved farms	10
Proximity to Agricultural Security Areas	7.5
Consistency with the County planning and development map	7.5
TOTAL	100

Agricultural Land Preservation

2010 Program Funding

Funding for the Cumberland County Agricultural Conservation Easement Program totaled \$1.4 million in 2010. These funds are to be used exclusively for easement purchases. This amount includes \$250,000 from the County, which was derived from the general fund and interest collected from 2009 Clean and Green rollback tax penalties. The remaining funds were a combination of state and federal funds. In 2010, nearly \$20 million was available from the Pennsylvania Department of Agriculture for distribution statewide. State funds are derived from cigarette tax revenues and Growing Greener 2. Federal funds were awarded from the Federal Farm and Ranchland Protection Program.

2010 Application Round

Applications for the 2010 round of funding were received by staff between January 1, 2009 and December 31, 2009. Back-logged applications and new applications were eligible for consideration in 2010. 50 applications, totaling 5,675 acres of farmland, were submitted for consideration. During the first quarter of 2010, staff ranked all applications eligible for the program according to the approved farmland ranking system and reviewed the results with the Board Ranking Committee.

From the 50 applications, the top four ranking farms were selected by the Board for appraisal and easement purchase consideration. The four farms selected totaling over 400 acres are expected to proceed to closing in 2011. The Board offered land-owners 89% of the appraised easement value or an amount not to exceed \$4,000/acre. The Board cap is \$4,000/acre. See the table below for a summary of County Board offers.

Summary of 2010 County Board Offers					
Name	Township	Acres	Board Offer/ Acre	Total Easement Value	Application Status
Strock	Monroe	111	\$4,000.00	\$ 444,000.00	Settlement pending
Shirk	South Newton	102.67	\$3,569.00	\$ 366,429.00	Settlement pending
Hair	Penn	98.25	\$3,578.00	\$ 351,539.00	Settlement pending
VanScyoc	North Newton	94	NA	NA	Withdrew application
Shughart	Penn	91.79	3,373.00	\$309,608.00	Settlement pending
		Average/ Acre	\$3,630.00	\$ 1,471,576	

Agricultural Land Preservation

County Program Status

Between 1989 and 2010, 14,332 acres of farmland have been preserved countywide through 117 easements. The additional four easements selected in 2010 containing 404 acres of farmland are pending settlement. Refer to the back cover for a location map of all final and pending easements. The table below shows a summary of preserved and pending farmland by municipality. A total investment of \$36.7 million in federal, state, county and local funding was utilized to purchase these easements with an additional \$1.47 million pending settlement of four farms.

Summary of Preserved Farms by Municipality		
Municipality	Acres Preserved	Acres Pending
Dickinson Township	2,009	0
Middlesex Township	238	0
Monroe Township	1,788	111
North Middleton Township	248	0
North Newton Township	379	0
Penn Township	3,016	190
Shippensburg Township	84	0
South Middleton Township	1,395	0
South Newton	90	103
Southampton Township	2,182	0
Upper Allen Township	214	0
West Pennsboro Township	2,689	0
Total Countywide	14,332	404
Total Cost	\$36.7M	\$1.47 M

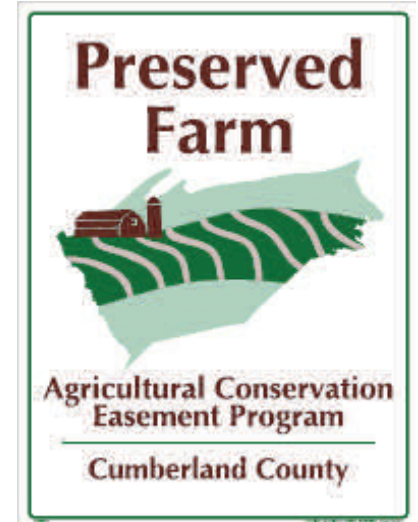
Farmland Preservation Statewide

- Pennsylvania is a leader in farmland preservation and #1 in the nation for total acres of farmland protected.
- 57 of the 67 counties in Pennsylvania participate in the Agricultural Conservation Easement Purchase Program.
- 444,647 acres of farmland are permanently protected statewide through 4,096 agricultural conservation easements.
- Cumberland County ranks 9th in the State for acres preserved through the Program.

Agricultural Land Preservation

Signage Program

A voluntary signage program has been established for preserved farms. Signs and sign posts are available at no cost to easement owners. Please contact our office if you would like a sign for your farm.



Program Guideline Amendments

In 2010, the Agricultural Land Preservation Board approved the following changes to the Program Guidelines, which will be effective for the 2011 Program:

- Section 104 Farmland Ranking System and Appendix D Score Sheet
 - Added percentage of farm offered for easement purchase criteria (2.5 points max)
 - Added family farm criteria. Property is operated by the owner or immediate family member. (2.5 points max)
 - Reduced points by 2.5 from both size of farm and percent of tract in agricultural production criterion.
 - Amended proximity to other preserved farms criteria to reduce distance from a preserved farm from 2, 1 mile and adjacent to 1, 1/2, and adjacent.
 - Amended Planning Map-Appendix H to generate clusters around two or more easements and be consistent with the County Comprehensive Plan and Future Land Use Map.

Annual Inspections

During the second quarter of 2010, the staff, in cooperation with the Cumberland County Conservation District and Natural Resource Conservation Service (NRCS) inspected all farms preserved through the program. The County Board and staff are working with landowners to achieve full compliance on all farms. The table below shows a summary of inspections completed in 2008, 2009, and 2010:

Summary of Inspections			
Status	2008	2009	2010
Farm Inspections Completed	122	125	130
Full Compliance	105 (86%)	115 (92%)	124 (96%)
Farms Requiring Conservation Plan Updates	7 (6%)	3 (2%)	3 (2%)
Farms Requiring Corrective Deed Language	10 (8%)	7 (6%)	3 (2%)

Agricultural Land Preservation

Agricultural Security Areas

Currently, there are approximately 72,709 acres of land enrolled in Agricultural Security Areas (ASAs) throughout 17 municipalities. This represents approximately 20% of the Cumberland County landscape. An agricultural security area (ASA) is a tract of agricultural land that has been officially designated as an agricultural district by the local municipality. ASAs are intended to promote more permanent and viable farming operations by strengthening the farming community's sense of security in land use and the right to farm. ASAs do not provide permanent farmland protection. Refer to Figure 1 (back page) for a map of Agricultural Security Areas in Cumberland County.

Farmland Preservation Donation Program

The Cumberland County Board of Commissioners enacted the Farmland Preservation Donation Program in 2008. The purpose of the program is to protect prime farmland by acquiring agricultural conservation easements through voluntary donation for the benefit of the general public. Since 2008, 40 acres of farmland on one easement have been preserved through this program. Applications are accepted any time during the year and will be considered on a case by case basis. Preservation of the farmland tract must be consistent with municipal land use plans and the Cumberland County Comprehensive Plan. All applications will be reviewed by the County Agricultural Land Preservation Board, who will make a recommendation to the Board of Commissioners regarding the donation.



Claycomb Farm, Middlesex Township

Events

In 2010, the Agricultural Land Preservation Board organized and/or hosted four educational opportunities:



Farmers on the Square Market, Carlisle Borough

◆ Press Event and Release of the Local Food, Farm & Outdoor Attractions Guide in the Cumberland Valley

In June 2010, the Cumberland County Board of Commissioners and the Planning Department held a press event to launch the release of *Local Food, Farm & Outdoor Attractions in the Cumberland Valley* at the Farmers On The Square market in Carlisle. The guide includes a directory of farmers markets, roadside stands, pick your own operations, farm stays, other agri-tourism locations, and outdoor recreation opportunities available in the Cumberland Valley. The goal of the guide was to promote local agricultural operations and outdoor recreation locations and to educate the public on the importance of agriculture and our abundant natural resources to the quality of life of the County. The guide was funded in part by the South Mountain Partnership and was a collaborative effort with the following partners: Cumberland County Planning Department, Cumberland Valley Visitors Bureau, Capital Resource Conservation & Development Area Council, and the Cumberland County Economic Development Corporation.

Agricultural Land Preservation

♦ Clean & Green Informational Meeting

In July 2010, the Board in conjunction with the PA Department of Agriculture, Cumberland County Partners for Excellence in Agriculture, Tax Assessment, and Penn State Cooperative Extension hosted an information meeting for county residents to explain the Clean & Green Program. Presentations included calculations and crop yield values used to determine Clean & Green values as well as an opportunity for questions. Over 40 residents attended the meeting.

♦ Farm Tour

In October 2010, the Planning Department and Penn State Cooperative Extension sponsored the Cumberland County Farm Tour. Free tours of Cumberland County farms and agriculture related businesses were available to the public the first Saturday of October. Two innovative dairy farms, an ice cream shop, trout farm, and an educational farm were featured in this year's farm tour. Creekside Dairy, a preserved farm, offered tours of their new robotic milking system. The purpose of the Farm Tour was to promote agriculture in Cumberland County and educate the general public on the environmental, financial, and societal benefits of agriculture. Over 400 people participated in the event.



Fulton's Dairy, Ritner Highway, Shippensburg

♦ Pre-Application Workshop

The Board hosted an informational meeting in November 2010 for all farmers interested in the Agricultural Conservation Easement Purchase Program. The purpose of the workshop was to provide an overview of the program and review the provisions of the deed of easement, farmland ranking system and the application process. Eight landowners attended the meeting.

Partners for Excellence in Agriculture

Cumberland County Partners for Excellence in Agriculture (Ag Partners)

The Ag Partners was initiated by Penn State Cooperative Extension in early 1990s. The original group included mostly internal county organizations with agriculture focus. Membership has since grown to include county agencies and a number of external agriculture stakeholders. In January and February 2010, Judy Chambers, extension educator from Adams County, facilitated two meetings to discuss the roles and structures for the organization. The concept of Ag Partners was developed along with a mission statement and objectives as follows:

- Mission: To assure that the agricultural industry in Cumberland County continues to be a major contributor to the economic development of the county and maintains a competitive position in the global economy while conserving and respecting the natural resources in the area.
- Objectives:
 - * Preserving the farmland and environment
 - * Retaining and expanding the agricultural industry
 - * Connecting consumers and the public with agriculture

The Ag Partners will develop an annual work program that includes educational, conservative, and agritourism initiatives.

CUMBERLAND COUNTY AGRICULTURAL CONSERVATION EASEMENTS

