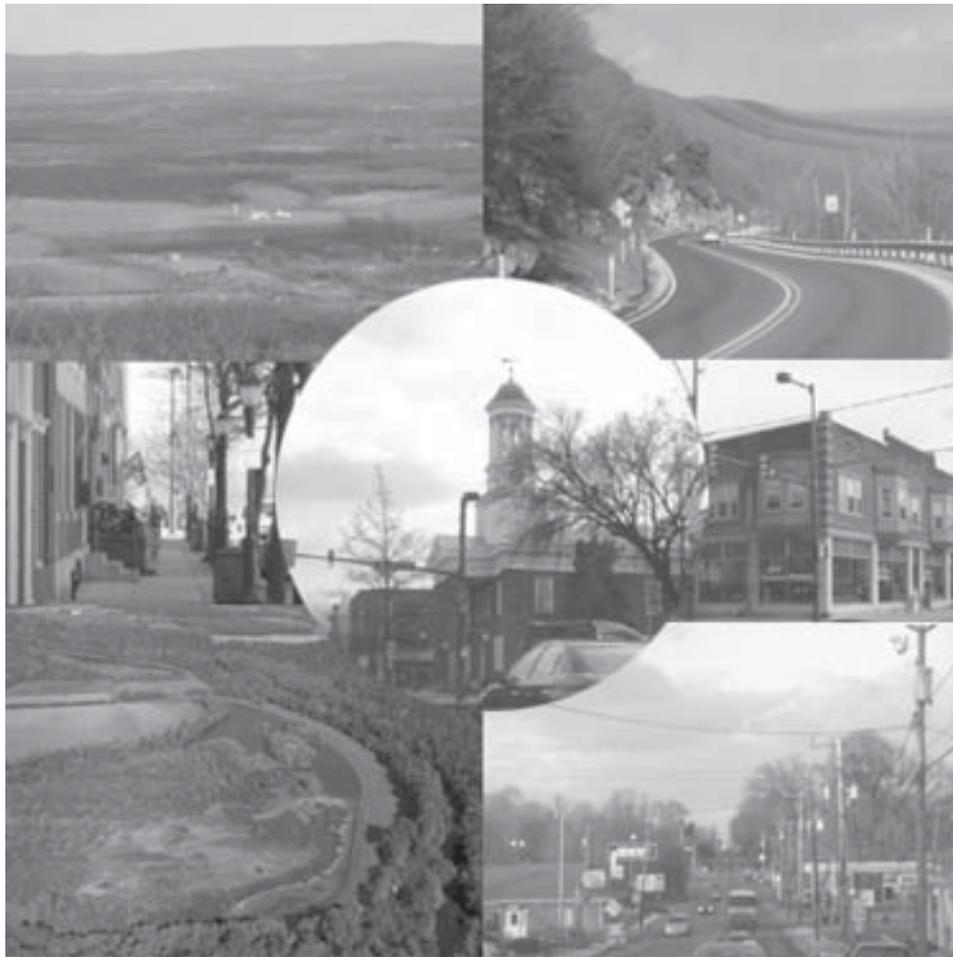




Cumberland County Planning Commission



2005 ANNUAL REPORT



CUMBERLAND COUNTY PLANNING COMMISSION

1 Courthouse Square
Carlisle, PA 17013-3387
Fax (717) 240-6517
www.ccpa.net/planning

Planning
(717) 240-6377
(717) 240-6171
(717) 240-5381

Open Space Preservation
(717) 240-5383

Tri-County Regional
Planning Commission
(717) 234-2639

Dear Commissioners Barclay, Eichelberger, and Rovegno:

The Cumberland County Planning Commission is pleased to present you with the Annual Report to inform the Board of Commissioners and the public of our 2005 activities. More detailed information on the Commission's activities can be found in the official minutes of our regularly scheduled meetings.

The Planning Commission's 2005 activities include both new and ongoing initiatives that are consistent with the Commissioners' countywide strategic plan and focus on municipal technical assistance, economic development, transportation, environmental protection, and farmland and open space preservation. The Commission launched its first ever municipal training program in 2005 by sponsoring training sessions on subdivision plan review, farmland, stormwater management, and transportation planning. Land Partnerships, the county's inaugural open space preservation grant program, was developed and approved by the Commissioners in December. The Commission's members and staff teamed up to develop a nutrient trading concept that is being considered by the Department of Environmental Protection for funding as part of the Chesapeake Bay Strategy.

In addition to the new activities, the Commission continued to implement its core planning programs. Commission staff reviewed over 350 subdivision and land development plans and logged over 600 hours of municipal technical assistance. With the inclusion of 6 new farms, the farmland preservation program eclipsed the 10,000 acre mark in the number of acres preserved through our conservation easement program.

Whether new or ongoing, the activities of the Commission serve the common purpose of promoting and protecting Cumberland County's best assets for the public benefit. These activities would not be possible if it were not for the dedicated service of the Commission's members. These tireless volunteers provide guidance and direction to the talented Commission staff who transform ideas and concepts into practices and programs.

The Commission stands ready to embrace organizations working to facilitate regional cooperation in a effort to protect and improve the quality of life for all residents of Cumberland County. As we look forward to 2006 to further enhance and promote a cooperative effort in achieving common goals, the Cumberland County Planning Commission greatly appreciates the support and ongoing assistance of the Board of Commissioners.

Sincerely,

Jackie Eakin, Chairman
Cumberland County Planning Commission

Contents

Members and Staff	1
Administration.....	2
County/Regional Projects.....	3
Transportation Planning.....	7
Subdivision and Land Development Activity.....	9
Developments of Regional Impact Map, 2005.....	11
Table 1: Major Final Subdivisions and Land Developments, 2005	12
Table 2: Summary of Plan Submissions, 2005	17
Table 3: Number of Proposed Lots / Units by Land Use Type for Final Plans, 2005.....	18
Subdivision and Land Development Activity Map, 2005	19
Zoning and Subdivision Amendment Review.....	20
Table 4: Zoning and Subdivision Ordinance Reviews, 2005.....	20
Table 5: Municipal Plans and Ordinances, 2005.....	24
Building Permit Survey Results	25
Table 6: Greatest Number of Building Permits Issued, 2005.....	25
Table 7: Total New Dwelling Units, 1996-2005.....	27
Table 8: Building Permits Issued, 2005.....	28
Table 9: New Residential Unit Construction Costs, 2005.....	29
Table 10: Commercial/Industrial Construction Costs, 2005.....	30

Cumberland County Planning Commission Members and Staff - 2005

Board of Commissioners

Bruce Barclay, Chairman
Gary Eichelberger
Richard L. Rovegno

Planning Commission

Jackie Eakin, Chairman	Bruce Rosendale
William Forrey, Vice-Chairman	Jack Blair
Allan Williams, Secretary	Michael D'Altilio
Rose Dillner	Bud Brown
	Ron Glesner

Cumberland County Planning Commission Staff

Executive Director.....	Kirk D. Stoner, AICP
Deputy Director	Jeffrey S. Kelly, AICP*
Greenway and Open Space Coordinator	Stephanie J. Williams
Agricultural Land Preservation Coordinator	Sam Simmons ¹
	Maria Misner ²
Staff Planner II.....	Jennifer Nolan Straub*
Office Manager.....	Brenda Donahue ³

*Tri-County Regional Planning Commission staff

Tri-County Regional Planning Commission Staff

Executive Director.....	James Szymborski, AICP
Associate Director.....	Timothy Reardon, AICP
Staff Planner III.....	Omar Syed, AICP
	Diane Myers-Krug, AICP
	Janine M. Park
Staff Planner II.....	Carl "Chip" L. Millard, III
	Jason R. Finnerty
	Alfred P. Sundara, AICP
Staff Planner I.....	Brian W. Dickson
	Sara M. Henke
GIS Manager.....	Jessi B. Carter
Planning Technician III.....	George E. Hubleby, Jr.
Planning Technician I.....	Timothy R. Jones
Administrative Coordinator.....	Patty L. Buggy
Administrative Assistant/Receptionist.....	Donna L. Clay

1 Left March, 2005.

2 Hired May, 2005; Left December, 2005.

3 Hired February, 2005.

Administration

Membership

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

Staff support for the Planning Commission is provided through the Cumberland County Planning Department and Tri-County Regional Planning Commission.

Meetings

The Planning Commission meets the third Thursday of each month at 7:00 a.m. The meetings are held at Business Central, 18 N. Hanover Street, Suite 102, Carlisle, PA.

Offices

Tri-County Regional Planning Commission
Dauphin County Veterans Memorial Building
112 Market Street, 2nd floor
Harrisburg, PA 17101-2015
Telephone: (717) 234-2639

Cumberland County Planning Commission
18 N. Hanover Street, Suite 102
Carlisle, PA 17013
Telephone: (717) 240-5381 or 240-6377



County / Regional Projects

Land Partnerships

During 2005, the planning staff, in coordination with the Open Space Preservation Steering Committee, continued strategic planning and public participation for Cumberland County's draft open space preservation plan, *Land Partnerships*. The Plan is intended to be a tool to help the County, its municipalities and residents achieve a healthy balance between preservation and development, ensuring a high quality of life for all residents of Cumberland County. The four key planning components of *Land Partnerships* include: Farmland Preservation, Natural Resource Protection, Parks, Greenways and Trails, and Livable Communities.

The Open Space Preservation Steering Committee met five times during the year to revise and reorganize the plan. Each chapter was revised to address comments and input received on the draft plan. The membership of the steering committee was also expanded to include representatives from the building and development community. In addition to plan revision, the planning staff spent an extensive amount of time conducting education and outreach on the core areas of the plan. *Land Partnerships* is expected to be released in early 2006 for public review and comment. Adoption of the plan is expected in April 2006.



Land Partnerships Grant Program

The planning process for *Land Partnerships*, revealed the need for additional open space and smart growth planning if we are to maintain and improve the quality of life in the County. In October 2005, the Cumberland County Board of Commissioner's announced a pilot program to offer grants for land preservation and smart growth planning to the communities of Cumberland County. This pilot program will assist the Commissioners in identifying interest in open space preservation and the types of projects that should be pursued after the *Land Partnerships* planning process is completed.

The *Land Partnerships* Grant Program will be initiated with \$1 million of bond funding. The Program will provide financial assistance to municipalities and not for profit organizations in Cumberland County for the purpose of land acquisition, park and trail development, ordinance assistance and comprehensive planning. Grant awards are expected to be announced in spring 2006.

Agricultural Land Preservation Program

The Cumberland County Agricultural Land Preservation Board was established in 1989 by the Board of Commissioners to oversee and administer the County’s Agricultural Conservation Easement Program. The Program was developed to strengthen the County’s agricultural economy and to protect prime farmland. The Agricultural Conservation Easement Program incorporates the use of local, county, state and federal funds to purchase agricultural conservation easements (sometimes called development rights) on prime agricultural land from willing landowners.

Cumberland County preserved approximately 800 acres of working farmland in 2005 through the Program. The average easement value was approximately \$3,000 per acre. Since the Program’s inception, 81 easements have been acquired, preserving 10,300 acres of farmland countywide. See the table below for a summary of preserved farmland by municipality for acres preserved, total cost and average cost per acre.

In 2005, for the first time in the Program’s history, Cumberland County partnered with South Middleton Township to purchase an agricultural conservation easement on the historic Cala-J Farm. James K. and Arlene L. Adams, general partners of Cala-J Farm, LP sold the easement at a greatly reduced cost. The farm is significant for its agricultural, historical and natural resource value. The manor house, icehouse and spring house date to the 1730s. The brick end barn was constructed in the 1860s, and the Yellow Breeches Creek flows across the property.

Summary of Preserved Farms by Municipality, 1989-2005			
Municipality	Total Acres Preserved	Total Cost	Average Cost/Per Acre
Dickinson Township	1,159.40	\$ 2,697,485.73	\$ 2,326.63
Middlesex Township	127.98	\$ 338,565.00	\$ 2,645.45
Monroe Township	1,693.10	\$ 5,209,364.30	\$ 3,076.83
North Middleton Township	99.99	\$ 225,879.60	\$ 2,259.02
North Newton Township	379.20	\$ 558,179.00	\$ 1,471.98
Penn Township	1,849.94	\$ 3,245,271.44	\$ 1,754.26
Shippensburg Township & Southampton Township	229.21	\$ 716,328.00	\$ 3,125.20
South Middleton Township	632.77	\$ 1,207,727.00	\$ 1,908.64
South Middleton Township & Dickinson Township	459.90	\$ 1,100,984.00	\$ 2,393.96
Southampton Township	1,306.73	\$ 2,802,193.00	\$ 2,144.43
Upper Allen Township	108.74	\$ 374,590.00	\$ 3,444.82
West Pennsboro Township	1,887.66	\$ 3,399,810.00	\$ 1,801.07
West Pennsboro Township & Penn Township	373.04	\$ 574,582.00	\$ 1,540.27
Total Countywide	10,307.65	\$ 22,450,959.07	\$ 2,178.09

Shippensburg Borough & Township Joint Comprehensive Plan

The Shippensburg Borough and Township Joint Comprehensive Plan is the first multi-municipal comprehensive plan completed in Cumberland County. Adoption of the plan by both municipalities, in June and July of 2005, was the culmination of a long comprehensive planning process that began in 2003. The Cumberland County Planning Commission applied for and was awarded a grant from the Department of Community and Economic Development's Shared Municipal Services Program on behalf of the municipalities.

The steering committee included representatives from the borough council, the township board of supervisors, each of the municipality's respective planning commissions, Shippensburg University, the Shippensburg Area School District, local business leaders, Cumberland County Planning Commission staff, and a consulting team from Spotts, Stevens, and McCoy of Reading. Recognizing the benefits of regional cooperation among this broad range of stakeholders, a recommendation of the Joint Comprehensive Plan was to establish a permanent Regional Planning Committee to monitor consistency issues between the comprehensive plan and municipal ordinances.

The Joint Comprehensive Plan provides recommendations for future land use, transportation, economic development, community facilities including open space and recreation, and natural and historic resource protection. Several of the major recommendations include: accommodating future growth in areas that are logical extensions of existing concentrations of development, promoting research and technology and professional office uses for the area around Exit 29 of I-81, protecting the Dykeman Spring area, extending the existing trail along Burd Run, coordinating access management programs along the principal road corridors, and pursuing an intermunicipal approach to mitigate congestion in the downtown.

Local Planning Assistance Program

Planning Commission staff provides professional services to municipalities through the Local Planning Assistance program (LPA). Services provided through the program include attending municipal planning commission meetings and providing technical advice regarding comprehensive plan development, zoning matters, subdivision and land development plans, and other miscellaneous planning related assistance. The LPA program is provided at no cost to the municipality. The service is funded by the County.

Through the LPA program, County planning staff spent 647 hours providing planning services and attending municipal meetings in 2005. During 2005, the staff provided professional planning services by entering into agreements with the following 29 municipalities:

Camp Hill Borough	Lower Mifflin Township	North Middleton Township	South Newton Township
Cooke Township	Mechanicsburg Borough	North Newton Township	Upper Allen Township
Dickinson Township	Middlesex Township	Penn Township	Upper Mifflin Township
East Pennsboro Township	Monroe Township	Shippensburg Borough	West Pennsboro Township
Hampden Township	Mt Holly Springs Borough	Shippensburg Township	Wormleysburg Borough
Lemoyne Borough	New Cumberland Borough	Silver Spring Township	
Lower Allen Township	Newburg Borough	Southampton Township	
Lower Frankford Township	Newville Borough	South Middleton Township	

GIS Zoning Project

The Cumberland County Planning Commission staff use geographic information system (GIS) as a tool for numerous daily activities including but not limited to: subdivision and land development plan reviews, zoning map change reviews, sewerage module reviews, comprehensive planning, agricultural preservation planning, and general requests for information. Municipal zoning is a vital component to factor into recommendations on land use, transportation, and various other planning concerns. However, very few municipalities in the county had already converted their paper zoning maps into a digital format compatible for use with GIS. In 2005, the Planning Commission made it a priority to pursue creating a composite digital zoning map out of the individual hard copy zoning maps on file. The Planning Commission and GIS Department staff were able to collaborate to tackle the task.

Since zoning regulations are established by the municipalities, feedback and cooperation from the municipal zoning officials and other staff has been vital to the progress of the project. As drafts of the digital maps have been completed, municipal staff have been reviewing draft maps and meeting with county planning and GIS staff to recommend necessary changes. This will help to ensure that the new GIS maps accurately represent the originals. A process is being established to ensure that updates can be made concurrent with municipal map changes. This will allow the county to make available to the municipalities the most current GIS data and mapping of their zoning districts. The GIS layer and draft maps have been completed for all 33 of the municipalities and several have been finalized. County planning and GIS staff will continue to contact and coordinate with the remaining municipalities in 2006 with the goal of finalizing them by the end of the year.

County Outreach Program

The Cumberland County Planning Commission members and staff meet quarterly with municipal officials to discuss planning issues through the County Outreach Program. The purpose of the program is to promote open discussion and encourage coordination between municipalities and the County. The municipalities are grouped geographically and the County has met regularly with each group since the program began in 1995.

During 2005, the Outreach meetings concentrated on the following planning issues:

- County's draft Open Space Plan and Land Partnership Grant Program
- I-81 Interchange Study
- Regional Transportation Plan update
- Farmland Preservation Program
- Liquid Fuels Funds

In addition, several guest speakers attended the Outreach meetings. Topics of discussion included: services provided by the Pennsylvania Environmental Council, the County's economic development and tourism plans, 800 mhz emergency radio communication system, and GIS department services. Approximately 230 municipal and county officials attended the 12 outreach meetings held in 2005.

Transportation Planning

Major Transportation Planning Involvements and Projects

The Cumberland County Planning Commission, as a member of the Harrisburg Area Transportation Study (HATS), was involved in various transportation projects and studies during 2005. This was done in coordination with the staff of Tri-County Regional Planning Commission (HATS lead staff agency) and other member agencies.

Major Transportation Planning Involvements in 2005:

1. Cumberland / Perry Counties Congestion Management Study – Task Force and subcommittees continuing work on implementation
2. I-81 Corridor Integrated Land Use, Transportation, and Economic Development Study – Completed detailed study of Exits 29, 48, and 49
3. I-81 Widening Study (from Maryland state line to PA 581) – Final report completed
4. Susquehanna Regional Transportation Partnership – In Progress
5. I-81 Exit 44 Improvements – Preliminary engineering completed, Final design started
6. Western Cumberland County COG Transportation Study – Initiated study and established review committee
7. Intelligent Transportation Systems (ITS) Regional Architecture - Implementing
8. Regional Goods Movement Study – In progress
9. Corridor One Regional Rail Preliminary Engineering Study – Preliminary engineering completed, awaiting dedicated State operating subsidy to proceed to final design

Major Projects Scheduled for Construction in 2005:

1. Cumberland Valley Rail Trail – Construction of 3.5 miles, Newville to Oakville
2. US 11 & 21st Street – Widen, add turning lanes, improve intersection
3. Carlisle Pike – Repair base, guide rail, drainage, minor bridge repair, I-81 to Pa 114
4. Wertzville Rd Bridge – Replace bridge over Simmons Run, Silver Spring
5. Center St Bridge – Deck repairs and overlay on bridge over Conodoguinet Creek
6. Enola Dr – Base repair, drainage and overlay from Pa 944 to US 11/15
7. Park Dr – Pave shoulders, overlay, update drainage and guide rail, Pa 34 to Petersburg Rd
8. Baltimore Rd Bike/Pedestrian Bridge – Construct bike/ped bridge over railroad tracks, Shippensburg
9. Pine Grove Rd Bridge – Replace bridge over Tagg Run

I-81 Corridor Study

The final phase of this study was completed in August, 2005 and recommended certain land use patterns and transportation improvements near three I-81 interchanges. These interchanges included Exit 29 near Shippensburg and Exits 48 and 49 near Carlisle. The study was initiated in 2003 by the County Planning Commission to address accelerated development in the Interstate 81 corridor. The corridor's location, through the center of the County, has had an impact on almost every municipality in Cumberland County. The purpose of the study was to examine the County's nine interchanges and develop a regional approach for development at those locations, with the intent of integrating land use and transportation planning.

The study was completed in two phases. The first phase, completed in 2004, reviewed each interchange and surrounding road systems to determine their ability to accommodate future traffic. That phase produced an Interchange Policy Plan to guide future planning efforts at each interchange. The first phase also identified three interchanges for further detailed study – Exit 29 near Shippensburg, and Exits 48 and 49, the half interchanges near Carlisle. The final phase of the study was a detailed land use and transportation analysis of Exits 29, 48 and 49. Some of the major recommendations are listed below.

Exit 29 Region Recommendations

- Encourage office development near the interchange
- Reduce allowable building coverage requirements
- Widen and redesign Exit 29
- Consider connector road between US 11 and Walnut Bottom Rd

Exit 48 and 49 Region Recommendations

- Encourage small scale commercial
- Discourage intensive industrial
- Limit sewer/water service extensions to the east
- Consider connections between Exits 48 and 49
- Strengthen existing agricultural zoning

Implementation of the land use recommendations are now being considered by the municipalities. Implementation of the transportation recommendations have begun. Improvements to Exit 48 and 49 are currently listed on PennDOT's Transportation Improvement Program. The proposed improvements to Exit 29 were assigned a high priority by Cumberland County during the Regional Transportation Plan update.



Rt. 641 at Exit 49 of I-81

Subdivision and Land Development Activity

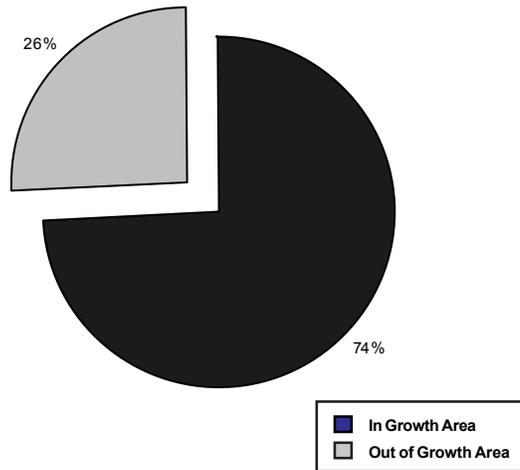
Monitoring Growth in Cumberland County

During 2005, approximately 1,467 acres were proposed for development, based on final subdivision and land development plans submitted to the County. This is an increase of 472 acres (47% increase) compared to the amount of acres proposed for development in 2004.

A goal of the County Comprehensive Plan is to focus the majority of development in areas designated as Planned Growth Areas. These growth areas are those areas provided with public services such as

sewer, water, transit, and highway access. Most of the proposed development in 2005 occurred within designated growth areas. Approximately 1,087 acres (74%) were located within a growth area and 380 acres (26%) were located outside a growth area. This is a substantial increase in the percentage of new development located in growth areas compared to 2004 (67%).

Development In and Out of Growth Areas -2005

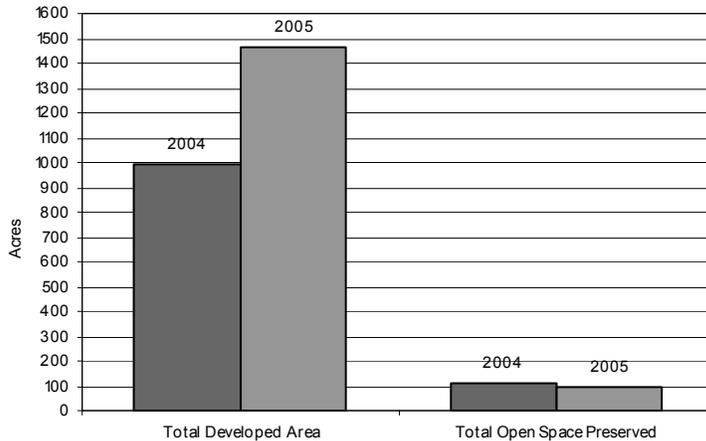


The preserved open space for 2005 represents the amount of acreage set aside for recreation and open

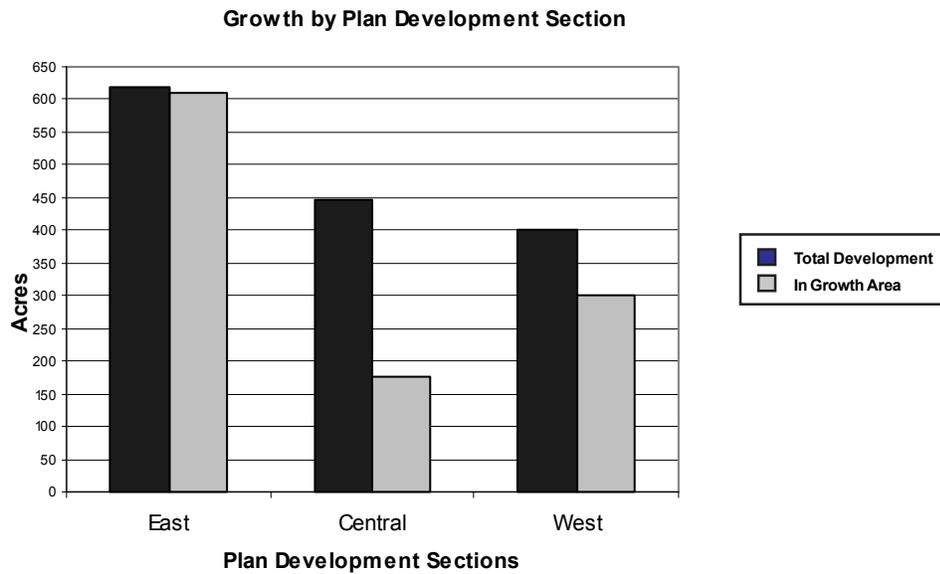
space, as delineated on subdivisions and land development plans.

Stormwater facilities were not considered preserved open space and not included in the open space acreage total. In 2005, for every 15 acres proposed for development, approximately 1 acre of open space was proposed. This is a decrease in the amount of open space being preserved per acre developed compared to 2004.

Land Development and Open Space Preservation



For planning purposes, the County is divided into three Plan Development Sections – East, Central, and West. The East section of the County proposed the greatest amount of acreage for development (621 acres), the Central section was next (446 acres), and the West section was third (400 acres). In the East and West sections most of the proposed development was focused in growth areas (99% and 75%, respectively). In the Central section, 39% of the acreage proposed for development was within growth areas.



Developments of Regional Impact

The Cumberland County Planning Commission has implemented a policy to notify governing bodies of major development projects proposed in neighboring municipalities. The intent is to provide up-to-date information to municipalities for use in planning efforts and to enhance regional coordination.

Developments of regional impact are subdivisions and land developments that may have regional impacts on traffic, housing, infrastructure, environment, employment, or schools. These types of developments are identified in Table 1 with an asterisk (*) and mapped on the following page.

When a plan has been submitted to the County Planning Commission for review, the following criteria are used as a general basis for notifying adjacent municipalities.

- 25 or more dwelling units proposed
- 20,000 sq. ft. or more of floor area for commercial / industrial uses

A letter of notification, describing the development and mapping the location, is sent to impacted municipalities and posted on the County Planning Commission web site – www.ccpa.net/planning.

Developments of Regional Impact - 2005

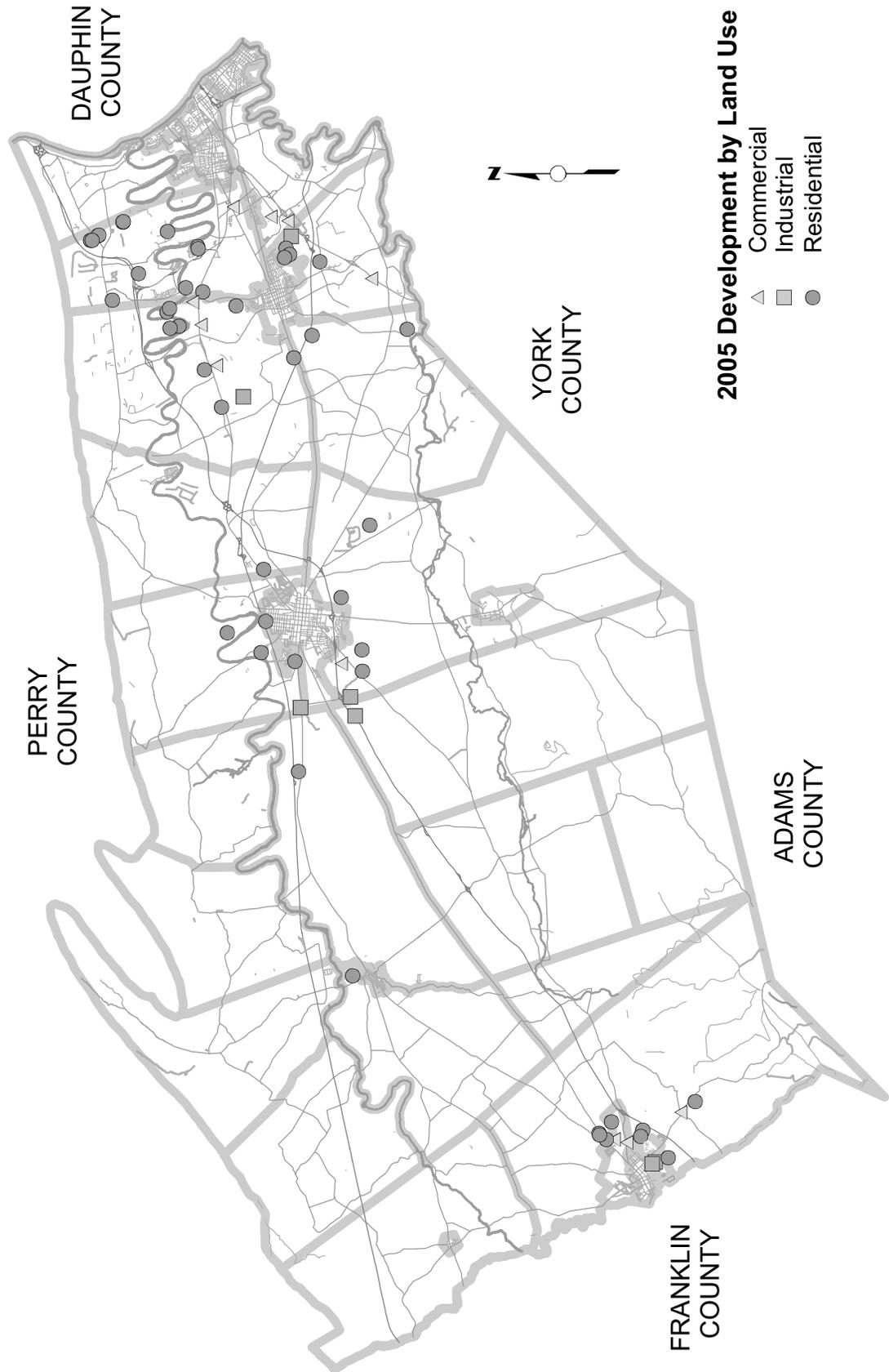


Table 1
Major Final Subdivisions and Land Developments - 2005

The Cumberland County Planning Commission reviewed a total of 360 subdivision and land development plans during 2005. Table 1 below identifies the major final plan submissions for 2005 (5 or more lots or units) and all commercial and industrial applications. Multi-family uses are listed by number of units. A summary of the number of plan submissions, by municipality, is shown in Table 2. Table 3 separates all final plans by land-use type.

Municipality/Development	#Lots/Units	Land Use Type
Camp Hill Borough		
Hilltop Village	14	SF
Carlisle Borough		
Dauphin Oil Station No. 1	1	CM
Campus Door Inc.	1	IND
Carlisle Mechanical & Welding Inc.	1	IND
Molly Pitcher Hotel	9	Mu-F
The Courtyards of Carlisle*	26	Mu-F
Dickinson Township		
Nicholas Manor Phase 2	27	SF
East Pennsboro Township		
Westwood Hills Phase VI	21	TH
Shady Lane Apartments	9	TH
The Townes at Bungalow	7	TH
Penn Valley Phase VI	11	SF
Laurel Woods	15	SF
Sherman St. Townhomes	11	TH
Floribunda Phase 1, Section 9	7	TH
Types of Land Use:	SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park	
*Denotes Plans of Regional Impact		

Municipality/Development	#Lots/Units	Land Use Type
Hampden Township		
Silver Brook Phase 3*	32	SF
5221 E. Simpson Ferry Rd.	1	CM
Hunter's Gate	19	SF
Quigley Estates*	66	TH
Good Hope Farms PhaseXIII*	26	SF
Party City 6023 Carlisle Pike	1	CM
Silver Creek at Hampden Phase 2*	40/29	Mu-F/TH
Laurel Ridge Estates Phase 1*	83	TH
The Coliseum*	1	CM
Hampden Summit Phase 3	18	SF
Hawks Landing*	53	SF
Grand Meadows*	35	SF
The Village of Brandywine Lot 122C*	67	TH
Bramble Arms*	80	Mu-F
Dung T. Duong & Tran T. Pham	1	CM
Patton Properties – Lynndale Court	1	IND
RB Mechanicsburg Shopping Center Outparcel	1	CM
Trindle Spring Heights Phase 1*	60	TH
Rite Aid Pharmacy	2	CM
Carrabba's Italian Grill	1	CM
Sass Salon & Day Spa	1	CM
Capitol Self Storage	1	CM
3801 Market St.	1	CM
Lemoyne Borough		
New Commerce Bank Branch	1	CM
Copper Ridge Phase 2	78	TH
Lower Allen Township		
Tressler Lutheran Site*	1	CM
Ellis Office Building	1	CM
4103 Gettysburg Rd.	1/4	CM/TH
Yamaha of Camp Hill	1	CM
Bortek Industries	1	CM
Marriott Courtyard*	1	CM
Cedar Run Apartments	20	Mu-F
Heights of Beacon Hill Phase 3*	25/28	SF/TH
Liberty Point	16	SF
Progressive	1	CM
Types of Land Use:	SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park	
*Denotes Plans of Regional Impact		

Municipality/Development	#Lots/Units	Land Use Type
Mechanicsburg Borough		
Autobodies by Lucas	1	CM
Robert Banzhoff	1	CM
Richard Hart	1	CM
Middlesex Township		
IdleAire Install at Petro	1	CM
Stover Industrial Park Lot 5	1	IND
Monroe Township		
Goodhart Farm	8	SF
The Meadows of Ashcombe*	21/84	SF/TH
New Cumberland Borough		
Integrity Bank	1	CM
North Middleton Township		
Meadowbrook Farms	16	SF
The Village of Cross Creek Phase D	11	SF
The Village of Cross Creek Phase E	12	SF
Lehman's Crossing	127	TH
Logisticcenter at Carlisle Lot 7*	1	IND
Sico Property	15	TH
Hillcrest Farms West Phase 2	8	SF
Shillington Phases 1 & 2*	6/26	SF/TH
North Newton Township		
W. Irvin Nelson & Jason E. Garner	9	SF
North Newton Hills Phase 3*	29	SF
Penn Township		
Robert D. Henry III	7	SF
Shippensburg Borough		
Schreiber Foods Inc.*	1	IND
Turkey Hill Minit Market	1	CM
Schreiber Foods Expansion*	1	IND
B&B Rentals	1	CM
7-13 E. King St. Seneca Realty	1	CM
Types of Land Use:	SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park	
*Denotes Plans of Regional Impact		

Municipality/Development	#Lots/Units	Land Use Type
Shippensburg Township		
Wendy's	1	CM
Members 1 st Federal Credit Union	1	CM
Rutters Farm Store No. 31	1	CM
T/L Shedlosky Lots 1-5*	3	CM
Meadowsgreen Phase 1*	84	TH
Silver Spring Township		
Country Club Estates Phase 1*	45	SF
Walnut Point Phase 3*	40	SF
Willow Mill Veterinary Hospital	1	CM
Rivendell Phase 2	48	SF
Carmella On Woods Phase 1	72	TH
The Preserve at Simmons Creek	10	SF
Waterford Square Phase 2*	142	Mu-F
Sun Motor Cars*	2	CM
Trindle Flats*	29	SF
Bent Creek Lot 14	1	CM
Silver Spring Market Square*	1	CM
Fry Communications*	1	IND
Rite Aid Pharmacy	1	CM
Milfording Highlands Phase 1*	29	SF
Cumberland Valley Motors	1	CM
Silver Spring Square*	1	CM
Types of Land Use:	SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park	
*Denotes Plans of Regional Impact		

Municipality/Development	#Lots/Units	Land Use Type
South Middleton Township		
McCoy Interstate Park West Lot 3A*	1	IND
Walnut Bottom Medical Center Lots	1	CM
Lot 11 McCoy Business Center	1	CM
Harold S. & Debra S. Swarner	5	SF
Netherby Phase 2*	28	SF
Boiling Springs Animal Hospital	1	CM
Red Robin	1	CM
West Shore Properties	1	CM
Summerfield Phases 4 & 5*	61	TH
Carlisle Crossing Lot 1	1	CM
Spring Court	11	TH
Carlisle Med 2	1	CM
Carlisle Regional Medical Offices*	1	CM
Wheatstone Phase 1*	23	SF
PFS Capital Investments LLC	1	CM
Indian Hills Section 4*	28	SF
East Gate Professional Center	1	CM
Southampton Township		
Villages at Orchard Hills Phase 1*	106	SF
Timberland Estates Phase 1	17	SF
Shippensburg Village Phase 2*	36	SF
Wayne Shirk	1	CM
Mountainview Phase Q	7	SF
Jay P. Martin	1	CM
Brimdon Hill*	256/231	SF/TH
Upper Allen Township		
Fulton Financial Corp.	1	CM
Geneva Greens*	64	Mu-F
Kensington Place Phase 1*	69	TH
Mountain View Office Park*	1	CM
George Sullenburger	1	CM
Fisher Road Associates	1	CM
Valley Supply*	1	IND
Upper Frankford Township		
Bryant G. & Donna K. Minnich	5	SF
Types of Land Use:	SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park	
*Denotes Plans of Regional Impact		

TABLE 2
CUMBERLAND COUNTY PLANNING COMMISSION
Summary of Plan Submissions - 2005

MUNICIPALITY	PRELIMINARY	P/F	FINAL	TOTAL
CAMP HILL BOROUGH	0	1	2	3
CARLISLE BOROUGH	1	3	7	11
COOKE TOWNSHIP	0	0	0	0
DICKINSON TOWNSHIP	3	4	4	11
EAST PENNSBORO TOWNSHIP	0	7	11	18
HAMPDEN TOWNSHIP	4	16	18	38
HOPEWELL TOWNSHIP	0	1	5	6
LEMOYNE BOROUGH	0	1	3	4
LOWER ALLEN TOWNSHIP	1	7	18	26
LOWER FRANKFORD TOWNSHIP	0	0	2	2
LOWER MIFFLIN TOWNSHIP	0	0	5	5
MECHANICSBURG BOROUGH	1	6	4	11
MIDDLESEX TOWNSHIP	1	2	2	5
MONROE TOWNSHIP	2	4	7	13
MT. HOLLY SPRINGS BOROUGH	1	0	4	5
NEW CUMBERLAND BOROUGH	0	0	2	2
NEWBURG BOROUGH	0	0	0	0
NEWVILLE BOROUGH	0	0	0	0
NORTH MIDDLETON TOWNSHIP	3	2	13	18
NORTH NEWTON TOWNSHIP	2	1	7	10
PENN TOWNSHIP	1	2	5	8
SHIPPENSBURG BOROUGH	1	0	10	11
SHIPPENSBURG TOWNSHIP	2	3	10	15
SHIREMANSTOWN BOROUGH	0	1	1	2
SILVER SPRING TOWNSHIP	10	5	25	40
SOUTH MIDDLETON TOWNSHIP	3	3	32	38
SOUTH NEWTON TOWNSHIP	0	0	3	3
SOUTHAMPTON TOWNSHIP	7	1	16	24
UPPER ALLEN TOWNSHIP	3	7	5	15
UPPER FRANKFORD TOWNSHIP	1	0	3	4
UPPER MIFFLIN TOWNSHIP	0	0	6	6
WEST PENNSBORO TOWNSHIP	2	1	3	6
WORMLEYSBURG BOROUGH	0	0	0	0
COUNTY TOTALS	49	78	233	360

SOURCE: CCPC Files/Minutes

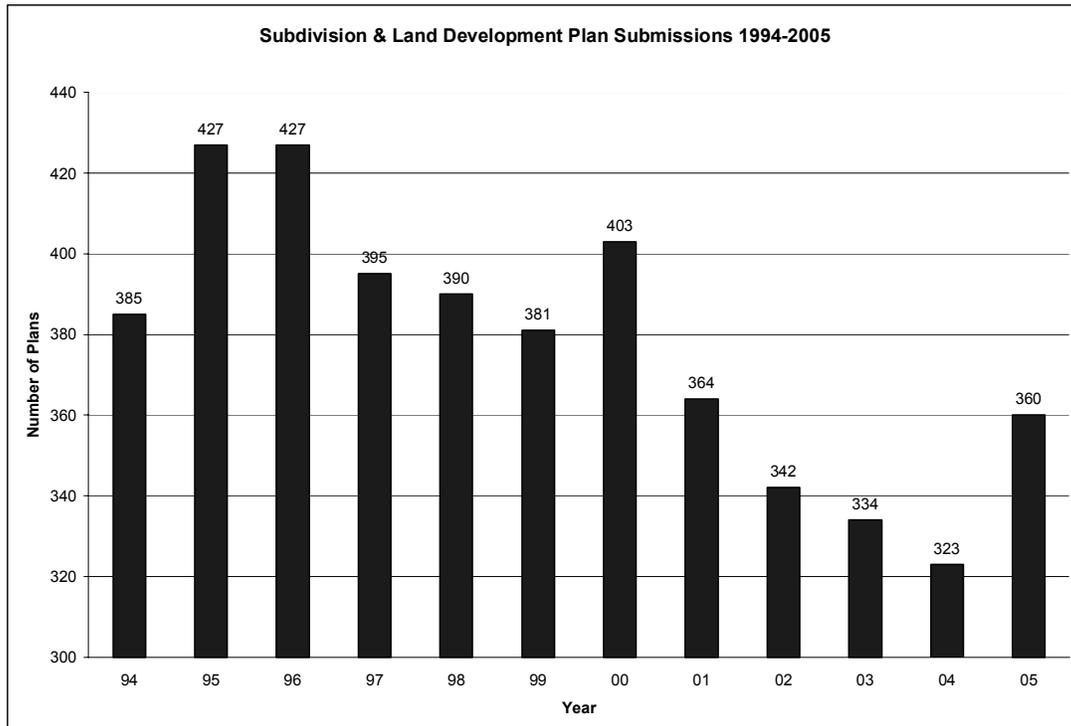


TABLE 3
CUMBERLAND COUNTY PLANNING COMMISSION
Number of Proposed Lots / Units by Land Use Type for Final Plans - 2005

MUNICIPALITY	LOTS	SF	MU-F	TH	CM	IND	OTHER	ACREAGE
CAMP HILL BOROUGH	16	14	0	1	0	0	1	3.06
CARLISLE BOROUGH	11	0	35	2	1	2	4	8.48
COOKE TOWNSHIP	0	0	0	0	0	0	0	0.00
DICKINSON TOWNSHIP	35	32	0	0	0	1	2	80.09
EAST PENNSBORO TOWNSHIP	107	38	0	65	1	0	10	85.80
HAMPDEN TOWNSHIP	597	214	120	502	12	1	21	365.47
HOPEWELL TOWNSHIP	7	5	0	0	0	0	2	61.24
LEMOYNE BOROUGH	4	0	0	78	2	0	1	21.28
LOWER ALLEN TOWNSHIP	133	76	20	32	8	1	18	136.21
LOWER FRANKFORD TOWNSHIP	2	1	0	0	0	0	1	12.00
LOWER MIFFLIN TOWNSHIP	10	7	0	0	0	0	3	130.58
MECHANICSBURG BOROUGH	10	1	0	2	4	0	3	23.82
MIDDLESEX TOWNSHIP	7	1	0	0	1	2	3	15.11
MONROE TOWNSHIP	136	51	0	84	1	0	0	149.29
MT. HOLLY SPRINGS BOROUGH	7	4	0	0	1	0	2	2.05
NEW CUMBERLAND BOROUGH	2	0	0	0	1	1	0	1.00
NEWBURG BOROUGH	0	0	0	0	0	0	0	0.00
NEWVILLE BOROUGH	0	0	0	0	0	0	0	0.00
NORTH MIDDLETON TOWNSHIP	107	61	0	168	0	1	3	202.99
NORTH NEWTON TOWNSHIP	47	40	0	0	1	0	6	244.47
PENN TOWNSHIP	21	12	0	0	0	0	9	182.76
SHIPPENSBURG BOROUGH	15	16	0	0	4	3	2	75.07
SHIPPENSBURG TOWNSHIP	123	0	0	84	20	0	19	243.45
SHIREMANSTOWN BOROUGH	2	1	2	0	0	0	0	0.20
SILVER SPRING TOWNSHIP	269	206	142	72	9	1	39	562.52
SOUTH MIDDLETON TOWNSHIP	194	102	0	74	11	1	18	317.87
SOUTH NEWTON TOWNSHIP	5	4	0	0	0	0	1	13.59
SOUTHAMPTON TOWNSHIP	677	428	0	231	3	0	15	267.29
UPPER ALLEN TOWNSHIP	15	3	64	69	4	1	3	50.01
UPPER FRANKFORD TOWNSHIP	9	6	0	0	0	0	3	20.31
UPPER MIFFLIN TOWNSHIP	6	3	0	0	0	0	3	121.17
WEST PENNSBORO TOWNSHIP	12	9	0	0	0	0	3	98.33
WORMLEYSBURG BOROUGH	0	0	0	0	0	0	0	0.00
COUNTY TOTALS	2586	1335	383	1464	84	15	195	3495.51

SF - Single Family

MU-F - Multiple Family Units

TH - Townhouse

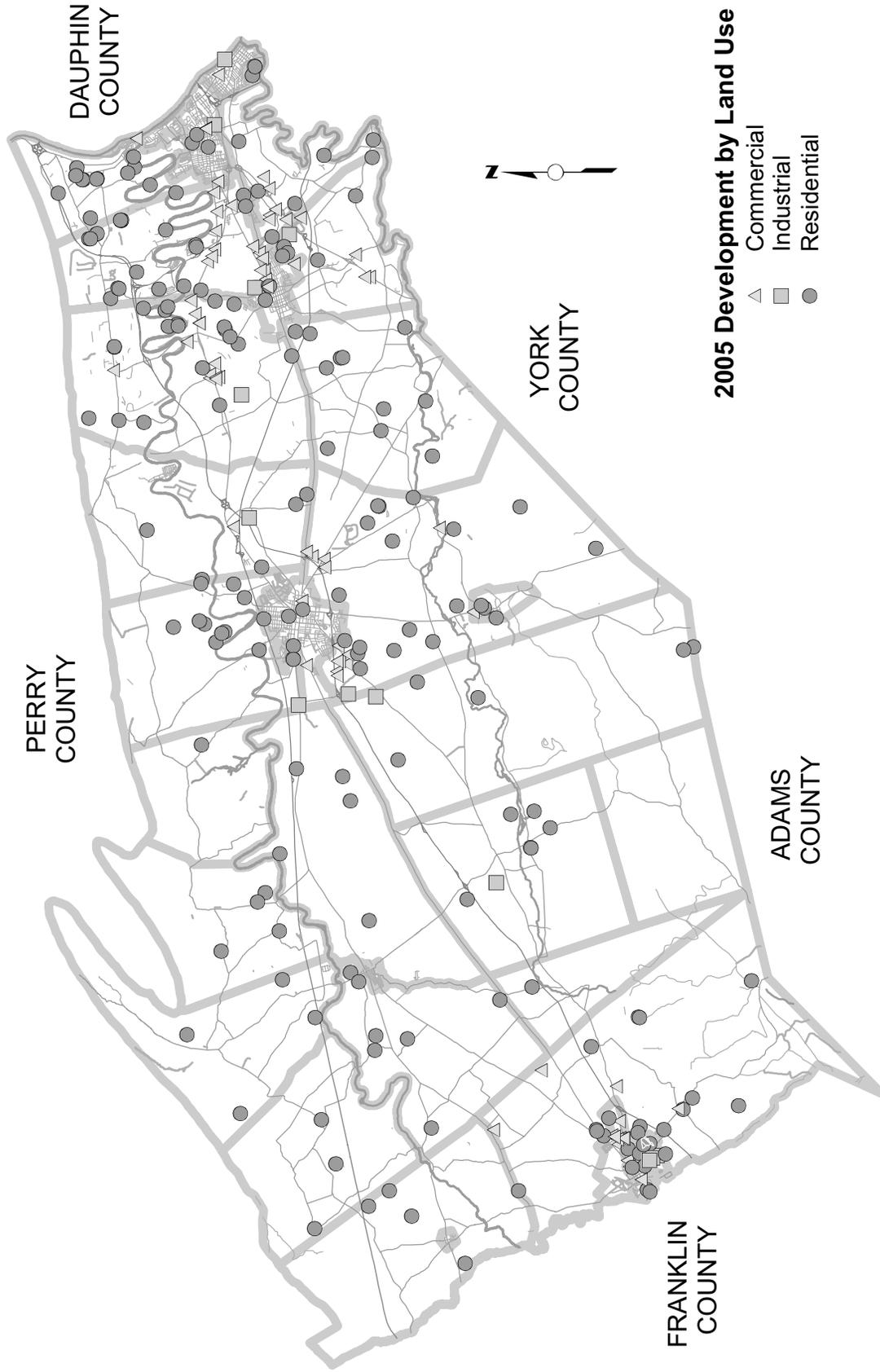
IND - Industrial

CM - Commercial

OTHER - Lot Add/ Recreational/Stormwater

SOURCE: CCPC Files/Minutes

Subdivision and Land Development Activity - 2005



Zoning and Subdivision Amendment Review

As required by the Pennsylvania Municipalities Planning Code, Act 247, the County Planning Commission reviewed and commented on 48 proposed amendments to local zoning and subdivision and land development ordinances in 2005.

Table 4 lists the zoning and subdivision ordinance reviews, recommended action, and date of review.

Table 4
Zoning and Subdivision Ordinance Reviews - 2005

Date of Review	Municipality	Type of Amendment	Recommendation
01-20-05	Carlisle	Zoning Map change – I-3 to R-2, N. College St.	Approval
	Lower Allen	Zoning Ordinance amendment – Allow Clubs, Lodges, Fraternal Organizations in C-3 Zone	Approval
	Silver Spring	Zoning Map change- C-2 to R-2, Waterford Square II, Carlisle Pike	Disapproval
	Upper Allen	Revised Subdivision & Land Development Ordinance, Stormwater Management Ordinance	Approval
02-17-05	Carlisle	Zoning Ordinance change – Permit procedures, Car wash requirements, Allow convention/exposition centers in I-3 zone	Approval with conditions
	Dauphin County	Draft Comprehensive Plan	Approval
	Shippensburg Township	Zoning Map change – R-1 to Commercial General, U.S. Rte. 11	Disapproval
03-17-05	Dickinson	Subdivision & Land Development and Zoning Ordinance amendments – Panhandle lot provisions, definitions	Approval
	Penn	Draft Zoning Ordinance	Approval
	Silver Spring	Zoning Map change – R-1 to Interchange Commercial, Old Willow Mill Rd.	Approval
	South Middleton	Zoning Ordinance amendment – Neighborhood Commercial Zone	Forward Comments

Date of Review	Municipality	Type of Amendment	Recommendation
04-21-05	Hampden	Zoning Ordinance amendment – Reconstruction of nonconforming buildings	Approval
	Lower Allen	Subdivision & Land Development Ordinance amendment – Delete section regarding Country Lane	Approval
	Mt. Holly Springs	Zoning Ordinance amendment – Revised sign regulations	Approval
	Shippensburg Borough / Shippensburg Township	Draft Joint Comprehensive Plan	Approval
	Shiremanstown	Zoning Ordinance amendment – Allow Bed & Breakfasts in R-ST Zone	Approval
05-19-05	Hampden	Zoning Ordinance amendment – Definition of Professional Office	Approval with comments
	Lower Mifflin	Zoning Ordinance amendment – Communication tower regulations	Approval
	Mechanicsburg	Zoning Ordinance amendment – Definition for Doctor's offices and medical center, parking requirements	Approval with comments
	Silver Spring	Subdivision Ordinance amendment – Fee-in-lieu of dedication provisions	Approval
06-16-05	Hampden	Zoning Map change – Apartment Office Limited to Commercial Limited, 38 th St.	Approval
07-21-05	Hampden	Zoning Map change – Residential Suburban to Commercial Limited, Oak Ave.	Approval as AOL zone
	Lower Mifflin	Zoning Map change – Agricultural Holding to R-1, Meeting House Rd.	Approval
	Upper Allen	Draft Subdivision & Land Development Ordinance	Approval
	Carlisle	Zoning Map change – R-4 to Institutional, College St.	Approval
	Carlisle	Zoning Ordinance amendment – Permit Billboards in I-2, I-C zones; Prohibit in all others; Billboard area and size requirements	Approval
	Mechanicsburg	Zoning Ordinance amendment – Allow Bed & Breakfasts in certain zones	Approval with comments
	Newville	Zoning Ordinance amendment – Regulate portable car ports	Approval with conditions

Date of Review	Municipality	Type of Amendment	Recommendation
08-18-05	Hampden	Zoning Ordinance amendment – Maximum plat coverage, maximum lot coverage, Apartment Office zone	Disapproval
	Monroe	Zoning Ordinance amendment – Group care facilities requirements	Approval
	North Middleton	Zoning Ordinance amendment – Campus Industrial (I-1) to Commercial Highway, Cavalry Rd.	Disapproval
	Silver Spring	Zoning Map change – R-1 to Commercial Highway, Carlisle Pike and Village Rd.	Disapproval
	South Middleton	Zoning Ordinance change – Minimum lot size, Woodland Conservation zone	Disapproval
09-15-05	Middlesex	Zoning Map change – Village to Commercial Highway; Commercial Highway to Village, Harrisburg Pike	Approval
	South Middleton	Zoning Ordinance change – Allow active adult residential community in Residential Medium Density (RM) zone	Disapproval
10-20-05	Hampden	Zoning Ordinance amendment – Plat/Lot Coverage, RT zone, Apartment Office zone, Apartment Office Limited zone	Approval
	Hampden	Zoning Ordinance amendment – Front setback reduction	Approval
	North Middleton	Zoning Ordinance amendment – Cluster development and Village Overlay zone	Disapproval
	Wormleysburg	Zoning Ordinance amendment – Permit and regulate townhouses in R-1 and C-1 zones	Disapproval
11-17-05	Hampden	Subdivision & Land Development Ordinance change – Recreation fee rate	Approval
	Hampden	Subdivision & Land Development Ordinance amendment – Grading slope limitations	Approval
	North Middleton	Zoning Ordinance amendment – Group care facility as conditional use in Conservation and Agricultural zones	Approval
	Silver Spring	Zoning Ordinance amendment – Increase density of “Rural clusters” – Rural residential zone	Approval with comments
	Silver Spring	Zoning Ordinance amendment – Allow tractor trailer maintenance, repair, fueling in Highway Commercial zone	Disapproval
	South Middleton	Zoning Ordinance amendment – Allow restaurants in Village zone; Restaurant, Taverns, Nightclubs in I-3 zone	Approval

Date of Review	Municipality	Type of Amendment	Recommendation
1-5-06	Mechanicsburg	Subdivision & Land Development Ordinance amendments – Dedication of land or payment of fee, traffic impact studies, archaeological studies, wetland studies, stormwater management	Approval
	North Middleton	Zoning Map change – Agricultural Holding to R-1, North Middleton Rd.	Approval
	Silver Spring	Zoning Ordinance amendment (revised) – Allow tractor trailer maintenance, repair, fueling in Highway Commercial zone	Disapproval

Sewage Module Review – The Cumberland County Planning Commission reviews modules and sends comments to municipalities. In 2005, the Commission reviewed a total of 44 sewer modules and 3 Act 537 Sewage Facilities Plans.

Cumberland County Training Program

A priority activity for the Cumberland County Planning Commission in 2005 was to develop and deliver a slate of training sessions that respond to current planning issues and needs in Cumberland County. The following training sessions were conducted in 2005.

NPDES Phase II Stormwater Management Regulations – The CCPC partnered with the Cumberland County Conservation District, Dawood Engineering, Salzmann Hughes, and the Department of Environmental Protection to sponsor this workshop that focused on new regulations on stormwater management. The workshop was attended by approximately 75 individuals representing municipal elected officials, municipal staff, watershed organizations and private sector engineering firms.

Regional Transportation Plan and Transportation Improvement Plan – CCPC staff partnered with Harrisburg Area Transportation Study staff to deliver 2 workshops that provided attendees with information on the transportation planning process in the county and how local project sponsors could ultimately have their projects considered for federal and state funding. A total of 20 individuals representing 14 municipalities attended the workshops.

Basic Course in Subdivision and Land Development – The CCPC partnered with the Pennsylvania State Association of Boroughs and the Department of Community and Economic Development to deliver a 10-hour course on the subdivision and land development process in the Pennsylvania. The course was attended by 30 individuals representing municipal planning commissions and municipal staff.

Agricultural Land Preservation Program – CCPC staff held a pre-application informational workshop to describe the program, its guidelines, and the application and selection processes. Thirty-five interested parties attended the workshop.

Given the success of the 2005 training program, the CCPC will offer several annual training sessions on various planning related topics.

TABLE 5
CUMBERLAND COUNTY PLANNING COMMISSION
Municipal Plans and Ordinances - 2005

Municipality	Comprehensive Plan	Zoning Ordinance	Subdivision Ordinance
<i>Boroughs</i>			
Camp Hill Borough	1972	1987	1993
Carlisle Borough	2002	1997	1989
Lemoyne Borough	1975	1992	1986
Mechanicsburg Borough	1971	1991	1968
Mt. Holly Springs Borough	1970	2001	2000
Newburg Borough	*	1987	1987
New Cumberland Borough	1993	1981	1997
Newville Borough	1995	2000	1973
Shippensburg Borough	2005	1995	1988
Shiremanstown Borough	1975	1975	1973
Wormleysburg Borough	1971	1998	1998
<i>Townships</i>			
Cooke Township	2000	*	2004
Dickinson Township	1990	1994	1997
East Pennsboro Township	1989	1999	1999
Hampden Township	1994	1998	1995
Hopewell Township	1990	1998	2001
Lower Allen Township	1986	1997	1986
Lower Frankford Township	1991	1994	1993
Lower Mifflin Township	1992	1993	1978
Middlesex Township	2003	1991	1990
Monroe Township	1994	1998	1998
North Middleton Township	1995	1999	1986
North Newton Township	1973	*	2001
Penn Township	1997	Draft Pending	1999
Shippensburg Township	2005	1990	1991
Silver Spring Township	1995	2003	2003
South Middleton Township	1999	1999	2001
South Newton Township	1971	1987	1997
Southampton Township	1989	2004	1994
Upper Allen Township	1999	2004	1993
Upper Frankford Township	1992	*	1993
Upper Mifflin Township	*	*	1990
West Pennsboro Township	1991	1993	1998

* None adopted

Building Permit Survey Results

Municipalities having issued the greatest number of permits in 2005:

Development activity has been predominant in certain municipalities in the County. According to the building permit survey for 2005, Hampden and Silver Spring Townships both ranked in the top four for both commercial / industrial permits and residential permits. Approximately 38% of the commercial and industrial permits for 2005 were issued in these two municipalities. Hampden Township, alone, comprised over 19% of the residential permits issued for the year.

Table 6
Greatest Number of Permits Issued - 2005

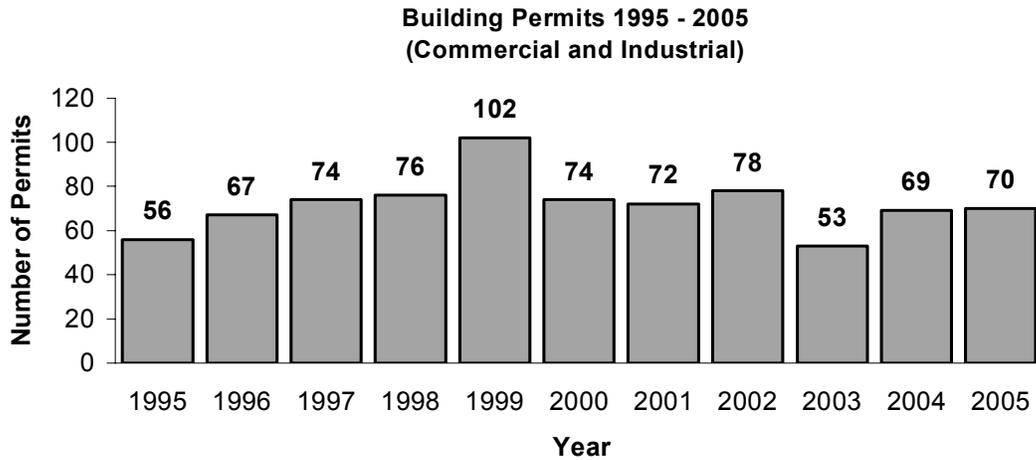
Commercial and Industrial Permits Issued in 2005		Residential Permits Issued in 2005	
Municipality	Number of Permits	Municipality	Number of Permits
Silver Spring Twp.	20	Hampden Twp.	288
S. Middleton Twp.	14	Upper Allen Twp.	263
Hampden Twp.	7	N. Middleton Twp.	138
Camp Hill Boro.	7	Silver Spring Twp.	125



Carlisle Crossings Shopping Center Construction, South Middleton Township

Commercial and Industrial Development

Municipalities issued permits for a total of 70 new commercial and industrial businesses in 2005 (68 commercial and 2 industrial). Compared to 2004, there was one more new commercial and industrial permit issued in 2005. Annual totals of new commercial and industrial building permits issued are provided in the following bar chart:



Residential Development Activity

Based on the building permit survey, approximately 1,502 new dwelling units were scheduled for construction in 2005. Overall, there were 95 more units scheduled for construction in 2005 than in 2004. Annual totals of residential building permits issued are provided in the following bar chart:

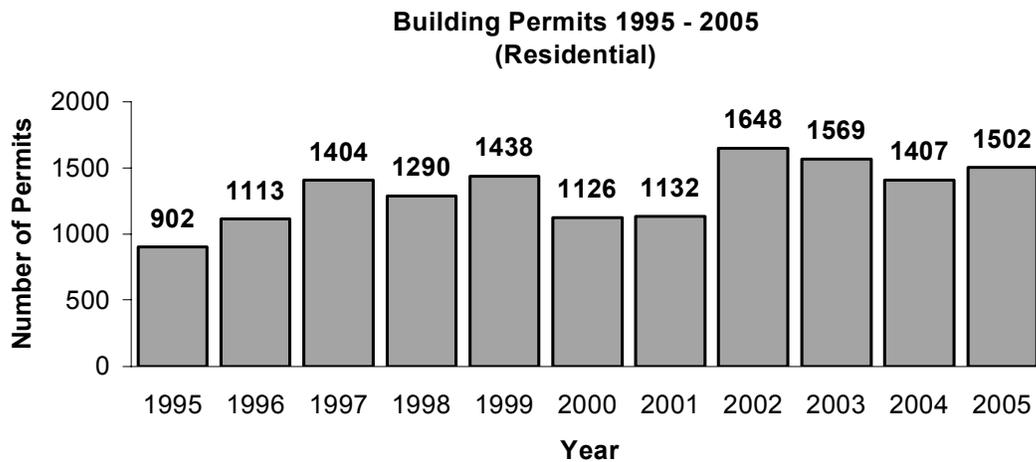


TABLE 7
CUMBERLAND COUNTY PLANNING COMMISSION
Total New Residential Dwelling Units - 1996-2005

MUNICIPALITY	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
CAMP HILL BOROUGH	11	6	0	*	7	1	3	3	1	1
CARLISLE BOROUGH	8	21	28	112	30	35	55	61	128	59
COOKE TOWNSHIP	3	1	3	1	8	1	3	5	4	3
DICKINSON TOWNSHIP	34	27	51	46	35	42	42	46	59	40
EAST PENNSBORO TOWNSHIP	103	105	114	146	130	159	197	207	118	65
HAMPDEN TOWNSHIP	156	373	349	349	170	164	192	197	229	288
HOPEWELL TOWNSHIP	20	13	15	18	8	*	8	*	9	7
LEMOYNE BOROUGH	10	10	3	6	22	13	15	*	20	14
LOWER ALLEN TOWNSHIP	71	17	73	15	20	29	323	42	32	31
LOWER FRANKFORD TOWNSHIP	13	4	11	6	5	4	5	4	4	6
LOWER MIFFLIN TOWNSHIP	1	8	9	10	*	13	21	21	8	12
MECHANICSBURG BOROUGH	7	7	5	12	3	6	2	3	12	3
MIDDLESEX TOWNSHIP	31	27	26	26	15	21	19	25	35	31
MONROE TOWNSHIP	11	23	13	42	31	32	23	28	21	27
MT. HOLLY SPRINGS BOROUGH	5	2	7	8	3	5	5	2	3	4
NEW CUMBERLAND BOROUGH	3	11	0	1	1	2	3	0	18	0
NEWBURG BOROUGH	1	0	0	1	0	0	0	0	0	0
NEWVILLE BOROUGH	1	3	0	9	0	0	0	0	2	0
NORTH MIDDLETON TOWNSHIP	35	66	62	38	26	39	58	78	96	138
NORTH NEWTON TOWNSHIP	34	16	20	12	18	10	15	11	16	21
PENN TOWNSHIP	21	19	23	17	22	20	20	12	12	29
SHIPPENSBURG BOROUGH	73	131	1	2	40	21	6	10	11	5
SHIPPENSBURG TOWNSHIP	23	17	68	0	3	29	2	57	5	7
SHIREMANSTOWN BOROUGH	0	0	1	0	1	1	1	2	2	2
SILVER SPRING TOWNSHIP	84	57	60	187	202	129	177	261	162	125
SOUTH MIDDLETON TOWNSHIP	121	113	86	113	125	96	118	154	99	119
SOUTH NEWTON TOWNSHIP	10	9	9	7	*	4	5	4	5	1
SOUTHAMPTON TOWNSHIP	52	69	67	83	64	56	73	94	117	101
UPPER ALLEN TOWNSHIP	121	190	116	104	95	153	208	188	119	263
UPPER FRANKFORD TOWNSHIP	9	20	21	14	11	9	12	15	24	29
UPPER MIFFLIN TOWNSHIP	8	7	9	7	9	14	9	6	9	7
WEST FAIRVIEW BOROUGH	4	0	**	**	**	**	**	**	**	**
WEST PENNSBORO TOWNSHIP	27	27	40	46	23	24	25	31	27	62
WORMLEYSBURG BOROUGH	2	5	1	0	0	0	3	2	0	2
COUNTY TOTALS	1,113	1,404	1,291	1,438	1,127	1,132	1,648	1,569	1,407	1,502

SOURCE: Annual Building Permit Surveys

* No Response

** Merged with East Pennsboro

**TABLE 8
CUMBERLAND COUNTY PLANNING COMMISSION
Building Permits Issued - 2005**

MUNICIPALITY	NEW RESIDENTIAL UNITS													NET TOTAL RESIDENTIAL UNITS	NEW COMMERCIAL ESTABLISHMENTS	NEW INDUSTRIAL ESTABLISHMENTS	NEW PUBLIC SEMI-PUBLIC ESTABLISHMENTS	
	SINGLE FAMILY	SEMI-DETACHED	MULTI-FAMILY	TOWN-HOUSES	APARTMENT CONVERSIONS	MOBILE HOMES	REHABILITATED DWELLINGS	TOTAL NEW RESIDENTIAL	DEMOLISHED	DWELLINGS	NEW COMMERCIAL ESTABLISHMENTS	NEW INDUSTRIAL ESTABLISHMENTS	NEW PUBLIC SEMI-PUBLIC ESTABLISHMENTS					
CAMP HILL BOROUGH	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	7	0	0
CARLISLE BOROUGH	29	6	0	18	0	0	0	0	0	0	0	6	59	0	0	4	0	0
COOKE TOWNSHIP	3	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0
DICKINSON TOWNSHIP	39	0	0	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0
EAST PENNSBORO TOWNSHIP	43	0	0	22	0	0	0	0	0	0	0	0	65	4	61	2	0	0
HAMPDEN TOWNSHIP	139	0	0	141	0	0	0	0	0	0	0	0	288	0	288	7	0	0
HOPEWELL TOWNSHIP	6	0	0	0	0	0	0	0	0	0	0	0	7	0	7	0	0	0
LEMOYNE BOROUGH	2	0	0	12	0	0	0	0	0	0	0	0	14	0	14	0	1	1
LOWER ALLEN TOWNSHIP	30	0	0	0	0	0	0	0	0	0	0	0	31	1	30	2	0	0
LOWER FRANKFORD TOWNSHIP	1	0	0	0	0	0	0	0	0	0	0	0	6	0	6	0	0	0
LOWER MIFFLIN TOWNSHIP	6	0	0	0	0	0	0	0	0	0	0	0	12	0	12	0	0	0
MECHANICSBURG BOROUGH	0	0	0	3	0	0	0	0	0	0	0	0	3	0	3	0	0	0
MIDDLESEX TOWNSHIP	22	0	0	4	0	0	0	0	0	0	0	0	31	6	25	1	0	0
MONROE TOWNSHIP	27	0	0	0	0	0	0	0	0	0	0	0	27	2	25	0	0	0
MT. HOLLY SPRINGS BOROUGH	3	0	0	0	0	0	0	0	0	0	0	0	4	1	3	0	0	0
NEW CUMBERLAND BOROUGH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
NEWBURG BOROUGH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NEWVILLE BOROUGH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NORTH MIDDLETON TOWNSHIP	85	12	0	19	0	0	0	0	0	0	0	0	138	6	132	2	1	1
NORTH NEWTON TOWNSHIP	18	0	0	0	0	0	0	0	0	0	0	0	21	0	21	0	0	0
PENN TOWNSHIP	28	0	0	0	0	0	0	0	0	0	0	0	29	0	29	0	0	0
SHIPPENSBURG BOROUGH	4	0	0	0	0	0	0	0	0	0	0	0	5	0	5	4	0	0
SHIPPENSBURG TOWNSHIP	0	0	0	0	0	0	0	0	0	0	0	0	7	0	7	3	0	1
SHIREMANSTOWN BOROUGH	1	0	0	0	0	0	0	0	0	0	0	0	2	1	1	0	0	0
SILVER SPRING TOWNSHIP	89	0	0	30	0	0	0	0	0	0	0	0	125	14	111	20	0	0
SOUTH MIDDLETON TOWNSHIP	93	0	0	21	0	0	0	0	0	0	0	0	119	0	119	14	0	0
SOUTH NEWTON TOWNSHIP	1	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0
SOUTHAMPTON TOWNSHIP	95	0	0	0	0	0	0	0	0	0	0	0	101	1	100	0	0	0
UPPER ALLEN TOWNSHIP	80	98	85	0	0	0	0	0	0	0	0	0	263	0	263	0	0	0
UPPER FRANKFORD TOWNSHIP	4	0	0	0	0	0	0	0	0	0	0	0	29	0	29	0	0	0
UPPER MIFFLIN TOWNSHIP	7	0	0	0	0	0	0	0	0	0	0	0	7	1	6	0	0	0
WEST PENNSBORO BOROUGH	20	37	0	0	0	0	0	0	0	0	0	0	62	0	62	0	0	0
WORMLEYSBURG BOROUGH	1	0	0	0	0	0	0	0	0	0	0	0	2	1	1	1	0	0
COUNTY TOTALS	877	153	85	270	0	104	13	1502	38	1464	68	2	3					

SOURCE: Municipality Building Permit Survey 2005

TABLE 9
CUMBERLAND COUNTY PLANNING COMMISSION
New Residential Unit Construction Costs - 2005

MUNICIPALITY	SINGLE FAMILY		SEMI-DETACHED		APARTMENTS		TOWNHOUSES		APARTMENT CONVERSIONS		MOBILE HOMES		REHABILITATED DWELLING		TOTAL NEW RESIDENTIAL CONSTRUCTION	
	TOTAL COST	AVG COST	TOTAL COST	AVG COST	TOTAL COST	AVG COST	TOTAL COST	AVG COST	TOTAL COST	AVG COST	TOTAL COST	AVG COST	TOTAL COST	AVG COST	TOTAL COST	AVG COST
CAMP HILL BORO	\$ 239,720	\$ 239,720	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 239,720
CARLISLE BORO	\$ 4,101,051	\$ 141,416	\$ 561,243	\$ 93,541	\$ -	\$ -	\$ 1,054,000	\$ 58,556	\$ -	\$ -	\$ -	\$ -	\$ 633,176	\$ 105,529	\$ -	\$ 6,349,470
COOKE TWP	\$ 477,000	\$ 477,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 477,000
DICKINSON TWP	\$ 8,490,000	\$ 217,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ 8,490,000
EAST PENNSBORO TWP	\$ 6,641,187	\$ 200,958	\$ -	\$ -	\$ -	\$ -	\$ 1,737,950	\$ 78,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,379,137
HAMPDEN TWP	\$ 39,662,732	\$ 285,343	\$ -	\$ -	\$ -	\$ -	\$ 24,414,145	\$ 173,150	\$ -	\$ 217,000	\$ 27,125	\$ -	\$ -	\$ -	\$ -	\$ 64,293,877
HOPEWELL TWP	\$ 964,000	\$ 160,667	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,000	\$ 61,000	\$ -	\$ -	\$ -	\$ -	\$ 1,025,000
LEMOYNE BORO	\$ 344,000	\$ 172,000	\$ -	\$ -	\$ -	\$ -	\$ 1,872,000	\$ 156,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,216,000
LOWER ALLEN TWP	\$ 6,983,037	\$ 232,768	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,020	\$ 44,020	\$ -	\$ -	\$ -	\$ -	\$ 7,027,057
LOWER FRANKFORD TWP	\$ 110,000	\$ 110,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ 260,000
LOWER MIFFLIN TWP	\$ 750,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,000	\$ 58,000	\$ -	\$ -	\$ -	\$ -	\$ 1,098,000
MECHANICSBURG BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,000	\$ 52,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,000
MIDDLESEX TWP	\$ 5,096,622	\$ 231,665	\$ -	\$ -	\$ -	\$ -	\$ 316,400	\$ 79,100	\$ -	\$ 95,100	\$ 31,700	\$ -	\$ 54,000	\$ 27,000	\$ -	\$ 5,562,122
MONROE TWP	\$ 5,576,200	\$ 206,526	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,576,200
MT. HOLLY SPRINGS BORO	\$ 298,000	\$ 99,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 298,000
NEW CUMBERLAND BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEWBURG BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEWVILLE BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NORTH MIDDLETON TWP	\$ 13,885,493	\$ 163,359	\$ 2,813,000	\$ 234,417	\$ -	\$ -	\$ 1,466,260	\$ 77,172	\$ -	\$ 1,839,779	\$ 83,626	\$ -	\$ -	\$ -	\$ -	\$ 20,004,532
NORTH NEWTON TWP	\$ 1,356,605	\$ 75,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,500	\$ 45,833	\$ -	\$ -	\$ -	\$ -	\$ 1,494,105
PENN TWP	\$ 3,743,500	\$ 133,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ 3,753,500
SHIPPENSBURG BORO	\$ 744,000	\$ 186,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000	\$ -	\$ 762,000
SHIPPENSBURG TWP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 521,837	\$ 74,548	\$ -	\$ -	\$ -	\$ -	\$ 521,837
SHIREMANSTOWN BORO	\$ 141,000	\$ 141,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000	\$ 80,000	\$ -	\$ 221,000
SILVER SPRING TWP	\$ 18,888,820	\$ 212,234	\$ -	\$ -	\$ -	\$ -	\$ 3,447,000	\$ 114,900	\$ -	\$ 162,400	\$ 27,067	\$ -	\$ -	\$ -	\$ -	\$ 22,498,220
SOUTH MIDDLETON TWP	\$ 18,310,721	\$ 196,899	\$ -	\$ -	\$ -	\$ -	\$ 1,886,400	\$ 89,829	\$ -	\$ 161,980	\$ 32,396	\$ -	\$ -	\$ -	\$ -	\$ 20,359,101
SOUTH NEWTON TWP	\$ 106,500	\$ 106,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,500
SOUTHAMPTON TWP	\$ 9,543,275	\$ 100,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,500	\$ 25,083	\$ -	\$ -	\$ -	\$ -	\$ 9,693,775
UPPER ALLEN TWP	\$ 21,511,123	\$ 268,889	\$ 10,073,307	\$ 102,789	\$ 6,302,000	\$ 74,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,886,430
UPPER FRANKFORD TWP	\$ 818,300	\$ 204,575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083,000	\$ 83,320	\$ -	\$ -	\$ -	\$ -	\$ 2,901,300
UPPER MIFFLIN TWP	\$ 619,500	\$ 88,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 619,500
WEST PENNSBORO TWP	\$ 3,423,535	\$ 171,177	\$ 842,854	\$ 22,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,482	\$ 32,086	\$ -	\$ -	\$ -	\$ -	\$ 4,426,871
WORMLEYSBURG BORO	\$ 352,174	\$ 352,174	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,174
COUNTY TOTALS	\$ 175,178,095	\$ 199,747	\$ 14,290,404	\$ 93,401	\$ 6,302,000	\$ 74,141	\$ 36,350,155	\$ 134,630	\$ -	\$ 6,142,598	\$ 59,063	\$ -	\$ 140,200	\$ 70,100.00	\$ -	\$ 238,403,452

SOURCE: Municipality Building Permit Survey 2005

TABLE 10
 CUMBERLAND COUNTY PLANNING COMMISSION
 Commercial / Industrial Construction Costs - 2005

MUNICIPALITY	COMMERCIAL						INDUSTRIAL					
	NEW ESTABLISHMENTS			IMPROVEMENTS/EXPANSIONS			NEW ESTABLISHMENTS			IMPROVEMENTS/EXPANSIONS		
	No.	TOTAL COST	AVG COST	No.	TOTAL COST	AVG COST	No.	TOTAL COST	AVG COST	No.	TOTAL COST	AVG COST
CAMP HILL BORO	7	\$ 3,000,000.00	\$ 428,571.43	12	\$ 1,097,000.00	\$ 91,416.67	0	\$ -	\$ -	0	\$ -	\$ -
CARLISLE BORO	4	\$ 22,641,274.00	\$5,660,318.50	14	\$ 3,172,438.00	\$ 226,602.71	0	\$ -	\$ -	0	\$ -	\$ -
COOKE TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
DICKINSON TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
EAST PENNSBORO TWP	2	\$ 640,882.00	\$ 320,441.00	48	\$ 4,829,478.00	\$ 100,614.13	0	\$ -	\$ -	0	\$ -	\$ -
HAMPDEN TWP	7	\$ 8,344,468.00	\$1,192,066.86	53	\$ 8,005,904.00	\$ 151,054.79	0	\$ -	\$ -	1	\$ 400,000.00	\$ 400,000.00
HOPEWELL TOWNSHIP	0	\$ -	\$ -	1	\$ 6,700.00	\$ 6,700.00	0	\$ -	\$ -	0	\$ -	\$ -
LEMOYNE BORO	0	\$ -	\$ -	16	\$ 631,790.00	\$ 39,486.88	1	\$ 208,808.00	\$ 208,808.00	1	\$ 412,339.00	\$ 412,339.00
LOWER ALLEN TWP	2	\$ 2,077,000.00	\$1,038,500.00	109	\$ 12,401,421.00	\$ 113,774.50	0	\$ -	\$ -	0	\$ -	\$ -
LOWER FRANKFORD TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
LOWER MIFFLIN TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
MECHANICSBURG BORO	0	\$ -	\$ -	2	\$ 34,500.00	\$ 17,250.00	0	\$ -	\$ -	0	\$ -	\$ -
MIDDLESEX TWP	1	\$ 3,161,600.00	\$3,161,600.00	11	\$ 154,759.00	\$ 14,069.00	0	\$ -	\$ -	6	\$ 283,976.00	\$ 47,329.33
MONROE TWP	0	\$ -	\$ -	6	\$ 1,494,400.00	\$ 249,066.67	0	\$ -	\$ -	0	\$ -	\$ -
MT. HOLLY SPRINGS BORO	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	1	\$ 667,000.00	\$ 667,000.00
NEW CUMBERLAND BORO	1	\$ 860,000.00	\$ 860,000.00	4	\$ 55,640.00	\$ 13,910.00	0	\$ -	\$ -	2	\$ 1,200.00	\$ 600.00
NEWBURG BORO	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
NEWVILLE BORO	0	\$ -	\$ -	5	\$ 34,200.00	\$ 6,840.00	0	\$ -	\$ -	0	\$ -	\$ -
NORTH MIDDLETON TWP	2	\$ 317,567.00	\$ 158,783.50	1	\$ 1,000,000.00	\$ 1,000,000.00	1	\$ 15,000,000.00	\$ 15,000,000.00	4	\$ 1,809,125.00	\$ 452,281.25
NORTH NEWTON TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
PENN TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	1	\$ 5,000.00	\$ 5,000.00
SHIPPENSBURG BORO	4	\$ 2,950,000.00	\$ 737,500.00	6	\$ 241,789.00	\$ 40,298.17	0	\$ -	\$ -	1	\$ 67,200.00	\$ 67,200.00
SHIPPENSBURG TWP	3	\$ 1,642,000.00	\$ 547,333.33	2	\$ 23,160.00	\$ 11,580.00	0	\$ -	\$ -	0	\$ -	\$ -
SHIREMANSTOWN BORO	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
SILVER SPRING TWP	20	\$ 19,155,225.00	\$ 957,761.25	18	\$ 2,773,256.00	\$ 154,069.78	0	\$ -	\$ -	0	\$ -	\$ -
SOUTH MIDDLETON TWP	14	\$ 19,946,420.00	\$1,424,744.29	29	\$ 3,491,393.00	\$ 120,392.86	0	\$ -	\$ -	0	\$ -	\$ -
SOUTH NEWTON TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
SOUTHAMPTON TWP	0	\$ -	\$ -	3	\$ 127,000.00	\$ 42,333.33	0	\$ -	\$ -	0	\$ -	\$ -
UPPER ALLEN TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	28	\$ 5,921,441.00	\$ 211,480.04
UPPER FRANKFORD TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
UPPER MIFFLIN TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
WEST PENNSBORO TWP	0	\$ -	\$ -	1	\$ 25,000.00	\$ 25,000.00	0	\$ -	\$ -	0	\$ -	\$ -
WORMLEYSBURG BORO	1	\$ 5,000.00	\$ 5,000.00	6	\$ 43,985.00	\$ 7,330.83	0	\$ -	\$ -	0	\$ -	\$ -
COUNTY TOTAL	68	\$ 84,741,436.00	\$1,246,197.59	347	\$ 39,643,813.00	\$ 114,247.30	2	\$ 15,208,808.00	\$ 7,604,404.00	45	\$ 9,567,281.00	\$ 212,606.24

SOURCE: Municipality Building Permit Survey 2005