



Cumberland County Planning Commission



2002 ANNUAL REPORT



CUMBERLAND COUNTY PLANNING COMMISSION

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Planning Commission
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Dear Commissioners:

We are pleased to transmit this Annual Report on the activities of the Cumberland County Planning Commission. The purpose of this report is to inform you and the general public of our activities during the 2002 calendar year. Detailed information can be obtained from the official minutes of the Commission's twelve monthly meetings.

With the welcome arrival of Stephanie Williams assuming the County position of Greenway and Open Space Coordinator, the County Planning Commission then selected the firm of Yost Strodoski Mears to assist in the development of the County's Open Space Preservation Plan. The County Planning Commission was also fortunate to obtain the services of Jennifer Nolan Straub, a staff planner employed by the Tri-County Regional Planning Commission.

The efforts and direction of the Cumberland County Planning Commission can perhaps best be described by reflection upon our mission statement.

The mission of the Cumberland County Planning Commission is to investigate, coordinate, and administer all matters that have direct and/or indirect impact upon Cumberland County so as to maintain the highest quality of life for its inhabitants, maintain a balance between urban centers and rural areas, and meet the needs of the County's present population without compromising the needs of future generations.

The Commission's functions shall include:

- Providing advice to the Commissioners of Cumberland County on all matters relevant to the mission of the Cumberland County Planning Commission;
- Developing a County Comprehensive Plan with ongoing updates;
- Interfacing with county agencies and adjacent county planning agencies to enhance regional planning and cooperation;

- Providing advice, review and recommendations to local officials concerning all matters relevant to local and regional planning;
- Fostering cooperative efforts of its citizens and communities so as to promote the overall quality of life and betterment of the County.

The Commission's goals shall include:

- The protection and preservation of our natural and cultural heritage to include open space, greenways and farmland preservation;
- The revitalization of our urban communities;
- The development of our communities so as to afford a high quality of living standard;
- The maintenance of a sustainable economy;
- The mobilization and investment in the talents of our human resources;
- The promotion of strong planning leadership, awareness, responsibility, and involvement in county and community planning issues;
- The coordination of planning priorities for transportation, economic development, tourism and other planning organizations within the County.

The Cumberland County Planning Commission greatly appreciates the support and assistance from the Board of County Commissioners throughout the year, and we look forward to our continued cooperative effort to achieve our common goals.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Paul L. Zeigler', with a long horizontal flourish extending to the right.

Paul L. Zeigler, Chairman
Cumberland County Planning Commission

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Cumberland County Planning Commission Members and Staff - 2002

Board of Commissioners

Nancy A. Besch, Chairman
Earl R. Keller
Richard L. Rovegno

Planning Commission

Paul Zeigler, Chairman	Bruce Barclay
Jackie Eakin, Vice-Chairman	Kenneth Bishop
Allan Williams, Secretary	Michael D'Altilio
Rose Dillner, Treasurer	William Forrey
	Fred Potzer

Cumberland County Planning Commission Staff

Greenway and Open Space Coordinator... Stephanie J. Williams¹

Tri-County Regional Planning Commission Staff

Executive Director	James W. Szymborski, AICP
Associate Director	Timothy P. Reardon, AICP
Staff Planner III	Omar A. Syed, AICP Jeffrey S. Kelly, AICP Diane Myers-Krug, AICP Janine M. Park
Staff Planner II.....	Andrew J. Thompson Carl "Chip" L. Millard, III Cristyl A. Fluck ²
Staff Planner I.....	Alfred P. Sundara Tara A. Herman ³ Pam S. Wike ⁴ Jennifer Nolan Straub ⁵ Charles J. Urso ⁶
GIS Manager	Jessi B. Carter
Planning Technician III	George E. Hubley, Jr.
Planning Technician I	Timothy R. Jones
Administrative Coordinator	Patty L. Buggy
Administrative Assistant/Receptionist	Donna L. Clay ⁷

1 Hired April, 2002.

2 Left October, 2002.

3 Hired January, 2002.

4 Hired March, 2002; Left August, 2002.

5 Hired October, 2002.

6 Hired November, 2002.

7 Hired November, 2002.

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 Tri-County Regional Planning Commission (TCRPC) and the Cumberland County Greenway and Open Space Coordinator.

Meetings

The Planning Commission meets the third Thursday of each month at 7:00 a.m.

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
1 Courthouse Square
Carlisle, PA 17013
Telephone: (717) 240-6377 or 240-6171

Local Planning Assistance

The Commission staff provides professional services to municipalities who enter into Local Planning Assistance Agreements (LPA). In providing this service, the staff attends regularly scheduled meetings of local planning commissions or the service can be provided on an on-call basis. The scope of services includes technical advice pertaining to comprehensive plan development, zoning matters, subdivision and land development plans, and other miscellaneous planning related assistance. Through the LPA Program the professional planning staff of TCRPC provided planning assistance by attending a total of 423 meetings, comprising 1,078 hours for the Tri-County area. The LPA Program is funded by the County.

During 2002, the Commission Staff provided professional planning services by entering into agreements with the following municipalities:

Camp Hill Borough
Cooke Township
Dickinson Township
East Pennsboro Township
Hampden Township
Lemoyne Borough
Lower Allen Township
Lower Frankford Township
Lower Mifflin Township

Mechanicsburg Borough
Middlesex Township
Monroe Township
Mt Holly Springs Borough
New Cumberland Borough
Newville Borough
North Middleton Township
North Newton Township
Shippensburg Borough

Shippensburg Township
Silver Spring Township
South Middleton Township
South Newton Township
Southampton Township
Upper Allen Township
Upper Mifflin Township
West Pennsboro Township
Wormleysburg Borough

Comprehensive Planning

Cumberland County Comprehensive Plan

During 2002, the County planning staff completed a draft version of the Comprehensive Plan. The County Planning Commission established a review committee to conduct a detailed assessment of the revised plan. Certain chapters have also been reviewed by various county agencies for completeness. Comments from the committee and agencies are currently being addressed.

Several chapters of the Comprehensive Plan were completed in 2002, including the Transportation Plan, Community Facilities Plan, Natural and Historic Resources Plan, and Plan Implementation. In addition, existing information regarding transportation and housing issues was updated. The format of the Plan was also revised and includes an executive summary.

Throughout 2002, revisions continued to be made to the draft Future Land Use Map. Of the nine land-use categories identified, three are new categories – agricultural/rural, commercial office, and village/mixed use. Farmland preservation was identified as a high priority and the draft Plan recommends that new development be strictly limited in areas with prime farmland soils.

The Comprehensive Plan has been closely coordinated with the development of the Tri-County Regional Growth Management Plan. The Cumberland County Comprehensive Plan is scheduled to be adopted in the fall of 2003.

Regional Growth Management Plan

The Tri-County Regional Planning Commission (TCRPC) completed the draft of the Regional Growth Management Plan in 2002. The Regional Growth Management Plan (RGMP) is a growth strategy plan for Cumberland, Dauphin, and Perry Counties. The RGMP is based on the Land Needs Concept, managing for future growth focused around logical public infrastructure.

Transit and transportation routes, as well as, public sewer and water infrastructure were used as the foundation in determining Community Service Areas. These areas currently have public services available and

are logical areas where new, in-fill and redevelopment should occur to support the future projected population.

The Community Service Areas, in addition to a review of vacant buildable lands within each county, have allowed TCRPC to determine the potential growth areas of the region and the individual counties. Vacant buildable areas were determined using the individual county tax assessment office databases and eliminating those areas that are considered environmentally sensitive.

see Growth Management on page 5

Environment

Open Space Preservation Plan

Cumberland County is fortunate to have many unique natural and cultural resources. Preserving them, however, is a major challenge. Some special places have already been lost or severely altered. Action needs to be taken soon to avoid losing the remaining resources to the pressures of development. In order to protect these local treasures, they need to be identified and evaluated in a way that helps both the County and municipalities plan for their preservation.

On December 30, 2002, the Cumberland County Commissioners awarded a contract to the consulting team of Yost Strodoski Mears, Toole Recreation Planning, and Gannett Fleming to complete a countywide Open Space Preservation Plan. This Plan follows from the 2000 Greenway Study, which identified a need for the County to address the broader issue of loss of open space.

The Cumberland County Open Space Preservation Plan will address preservation of open space, protection of natural resources, farmland protection, and development of a comprehensive greenway network. The Plan will inventory and examine the County's open-space and develop strategies for long-term open-space preservation. Financing, operation, and management of open space will also be studied. The final product of this Open Space Plan will include a formal document with recommendations and implementation steps for the County and municipalities. The Cumberland County Open Space Preservation Plan is expected to be complete in approximately 18 months and is partially funded by a grant from the Pennsylvania Department of Conservation and Natural Resources.

Pilot Greenway Project - Conodoguinet Creek Water Trail

One recommendation of the Greenway Study was to develop a County sponsored pilot greenway project. With the guidance of the Open Space Preservation Steering Committee, the Cumberland County Planning Commission decided to create a water trail on the Conodoguinet Creek as the County's first greenway project. The goal of the Conodoguinet Creek Water Trail is to highlight existing public recreation facilities and to encourage stewardship and recreation of the Conodoguinet Creek.

Water trails are comprised of access points, boat launches, and day use sites. Water trail guides indicate "trailhead" (boat-launch and take-out points) and provide background on the scenic, historic, and geologic points of interest along the trail. The Conodoguinet Creek Water Trail will utilize existing public recreation facilities to access the creek.

The Trail project will provide the public with trailhead signs and trail maps. Funding for the

see Pilot Greenway Project on page 5

Growth Management *continued from page 3*

The Commission will continue to hold public presentations of the Plan to municipal officials and citizens of the region through events such as the Cumberland County Planning Commission's Outreach Program. Comments on the draft document are welcomed at any time, as this is an evolving plan. Full adoption of the plan is expected at the July 2003 Full Commission meeting. TCRPC staff intends to work with any municipality or groups of

municipalities to implement the concept of the RGMP into their ordinances and comprehensive plans. Concepts from the RGMP have been incorporated during the process of updating the Cumberland County Comprehensive Plan.

Please take a moment to look at the draft plan on the Tri-County Regional Planning Commission website, www.tcrpc-pa.org.



Conodoguinet Creek

Pilot Greenway Project *continued from page 4*

development and purchase of trail maps and signs has been obtained by the County through a grant from the PA Department of Conservation and Natural Resources (DCNR). The total cost to complete the project is estimated to be approximately \$15,000-\$20,000.

While the pilot project is being initiated by the Cumberland County Planning Commission, the water trail will be a cooperative effort on the part of state, county and local government. The

PA Fish and Boat Commission will provide technical assistance and expertise throughout the project. Municipal support and cooperation at each trailhead will be essential to the success of the project. The goal is to have the local municipalities install and maintain the trail head signs in their respective parks. In return, residents of each community will benefit from the many opportunities the water trail will provide.

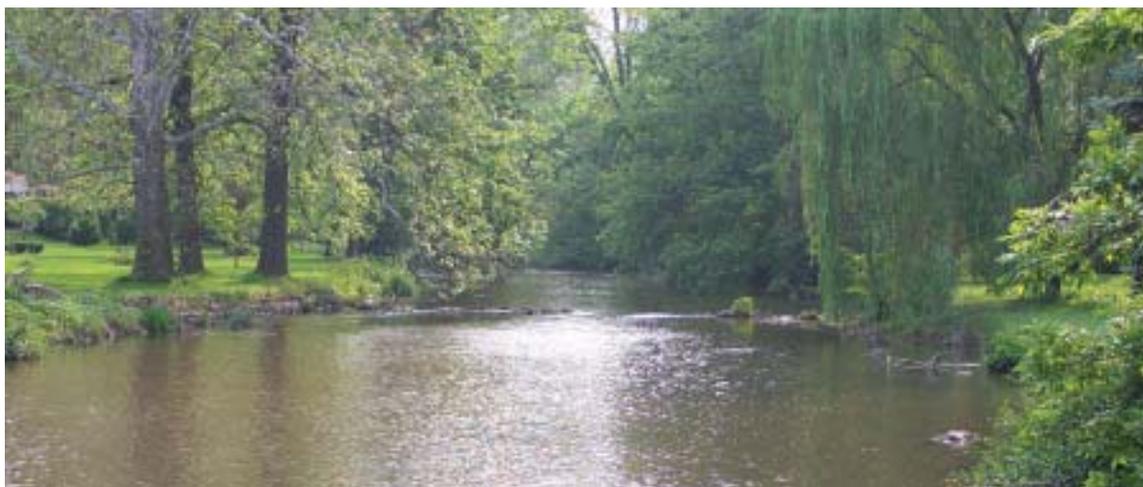
Cedar Run Watershed Study

This study was undertaken to control flooding in the heavily developed watershed. The watershed study includes a model stormwater ordinance to be adopted by the municipalities in the watershed. In May 2002 the study was approved by DEP as being in compliance with the Pa. Stormwater Management Act (Act 167).

The Study includes groundwater-recharge requirements and water quality Best Management Practices (BMPs). These requirements reflect a change in policy by DEP. When this study was initiated, controlling

the quantity of stormwater from a site was the main concern. As the study progressed, the State's policy changed to place more emphasis on water quality. The final report requires that water-quality standards be part of any stormwater management ordinance developed under Act 167.

Since DEP approval, most of the municipalities in the watershed have adopted regulations consistent with the approved Cedar Run Stormwater Management Plan.



Yellow Breeches

Upper Yellow Breeches Watershed Study

This study, like the Cedar Run study, was done in accordance with the Pa. Stormwater Management Act. The goals of the study are to reduce flood damage, maintain water quality, and provide consistent stormwater regulations throughout the watershed.

The study area extends from the headwaters in Southampton Township to Mountain Creek in South Middleton Township. Six municipalities are in the watershed. Other agencies involved in the study were the State

Forest District, Fish Hatchery, and Norfolk-Southern Corporation.

The Upper Yellow Breeches Stormwater Plan was adopted by the County in 2001 and approved by the DEP in May 2002. It includes groundwater-recharge and water-quality requirements. Of the six municipalities in the watershed, four have adopted stormwater regulations that are consistent with the study's model ordinance.

County / Regional Projects

Central Cumberland Task Force

The Task Force was formed by seven municipalities in 1997. The elected officials appoint representatives to the Task Force and both the Cumberland County and Tri-County Planning Commissions participate as associate members. The Task Force meets monthly and serves as an advisory group to the municipal governing bodies.

The Task Force completed a major study in 2000 of the I-81 Exit 44 area. The study was one of the first in the region to integrate land use and transportation planning issues. The purposes of the study were to plan for coordinated development around the interchange and road improvements based on projected traffic. Coordinating land use control at the interchange is complicated by the fact that five municipalities are located near the site. The study recommended specific road improvements and zoning changes to control land use.

In 2002, the Task Force continued to implement the recommendations of the I-81 Exit 44 Study. A consulting firm was selected to begin preliminary engineering. Engineering concentrated on the redesign of the I-81 interchange to accommodate traffic projections and a historic survey was developed to determine if structures in the study area are eligible for inclusion on the National Register. Also in 2002, two municipalities – Carlisle Borough and Dickinson Township – considered the zoning recommendations of the Exit 44 Study. Both municipalities developed zoning amendments that address certain recommendations. The amendments are expected to be adopted in 2003. Other issues discussed by the Task Force in 2002 included, the proposed Army Heritage Center, farmland preservation, and the Cumberland County I-81 Corridor Land Use, Transportation, and Economic Development Study.



Exit 44

Cumberland / Perry Congestion Management Study

The volume of residents commuting to work between Perry and Cumberland Counties has created congestion and safety problems along major traffic corridors. The Cumberland / Perry Congestion Management Study began in 2000 to address current traffic concerns and mitigate future impacts based upon consideration of existing and expected land development close to major corridors. Public involvement has been important to the success of the Study. The Cumberland / Perry Counties Joint Task Force on Transportation and Planning has been integrally involved in the study and includes representatives from seventeen municipalities in Perry County and four from Cumberland County including the following:

East Pennsboro Township
Hampden Township
Middlesex Township
Silver Spring Township

The Study, which was completed in 2002, provided a prioritized list of recommendations for transportation improvements as well as land use recommendations to manage growth in adjacent areas. The redesign and reconstruction of the intersection of Sunnyside Drive and Route 34 at

Sterretts Gap was included as part of an improvement package identified as the number one priority by the Study. The number two priority identified by the study recommended improvements to Route 944 between Sunnyside Drive and Route 114 to resolve sight distance deficiencies and deal with heavy traffic volumes and turning movements along this corridor. Please refer to the Tri-County Regional Planning Commission web site (www.tcrpc-pa.org/hats.htm) for more detailed information on the Study.



Rt. 114 approaching Rt. 944

County Outreach Program

The Board of Commissioners and County Planning Commission members meet quarterly with municipal officials to discuss planning issues. The County has been divided into four regions in order to group municipalities with similar concerns. The purpose of the program is to promote open discussions between municipalities and the County.

During 2002, these meetings focused on updating the municipalities on various County projects. These included the County Comprehensive Plan update, the Cumberland County I-81 Corridor Land Use, Transportation, and Economic Development Study, the Open Space Plan, the Farmland Preservation Program, stormwater studies, and transportation project priorities.

Transportation Planning

The Cumberland County Planning Commission, as a member of the Harrisburg Area Transportation Study (HATS), reviewed and commented on various transportation projects and studies during 2002. 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 Projects Reviewed in 2002:

1. Cumberland/Perry Counties Congestion Management Study – completed November 2002
2. I-81 Corridor Integrated Land Use, Transportation, and Economic Development Study – Phase 1 funded
3. I-81 Widening Study (from Maryland state line to PA 581) – initiated
4. CAT CorridorOne Transitional Analysis – completed
5. Congested Corridor Improvement Program (US 15 from I-81 to Turnpike; Carlisle Pike from Camp Hill to PA 114) - studies completed
6. I-83 Master Plan Study – initiated
7. 2030 Regional Transportation Plan – initiated
8. Susquehanna Regional Transportation Partnership – continuing
9. PA 581 / US 15 Interchange Improvement Project – programmed through construction

Major Projects Begun in 2002*:

1. Lisburn Road Interchange
2. Noise-wall installation – PA 581
3. Bloserville Road-Bridge replacement

*No major projects were completed by PennDOT in 2002.



Carlisle Pike

Cumberland County Transportation Authority

During 2002, the Cumberland County Transportation Authority researched and implemented the following actions:

1. Designated a member of the CCTA to serve as a liaison with the CCPC to facilitate information exchange and initiative coordination.
2. Supported the Carlisle Airport's ongoing efforts to improve service and enhance their facilities.
3. Monitored Capital Area Transit's *CORRIDORone* commuter rail study and expressed their support for multimodal commuting alternatives in the county.
4. Examined the feasibility of using the Cumberland County Transportation Department's shared ride bus service to supplement existing public transit service in the county.
5. Coordinated with Norfolk Southern to consider commuter use of the Shippensburg Secondary track for the *CORRIDORone* commuter rail system.
6. Continued their ongoing support of the preliminary engineering and construction of improvements at Exit 44 of Interstate 81.
7. Provided constructive comment on the transportation element of the Cumberland County Comprehensive Plan.
8. Provided review and comment on current transportation initiatives such as the Cumberland Perry Congestion Management Study and the Interstate 81 Land Use, Transportation, and Economic Development Study.
9. Initiated a strategic internal review process that will result in an improved capacity for the CCTA to monitor and guide the multimodal transportation resources of the county.
10. Partnered with municipalities to identify and review transportation projects for possible inclusion on the Transportation Improvement Plan and Long Range Transportation Plan.

Subdivision and Land Development Activity

The Cumberland County Planning Commission reviewed a total of 342 plans during 2002. 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.

Table 1 below identifies the major final plan submissions for 2002 (5 or more lots or units) and all commercial and industrial applications. Multi-family uses are listed by number of units.

Table 1
Major Final Subdivisions and Land Developments - 2002

Municipality/Development	# Lots/Units	Land Use Type
Camp Hill Borough		
Integrity Bank	1	CM
Carlisle Borough		
Dennis A. Knaub	1	CM
Applebee's at Carlisle Commons	1	CM
The Courtyards of Carlisle, Ph.3	48	Mu-F
M.J. Community Center, LLC	1	CM
Exel, Inc.	1	IND
Hite Electric @ Ritner Highway	1	CM
Dickinson Township		
Lot #11 Enola Construction Co.	1	CM
F.R. Acquisitions, Lots C & D	1	CM
Denise Meadows	14	SF
East Pennsboro Township		
MJT Keworks	1	CM
Camp Hill Office Center	1	CM
Sherwood Court Lots 2-A, 2-J	8	TH
Whelan Crossing Ph. XI	16	SF
West Wood Hills Ph. 5	39	SF
Summerdale Plaza	1	CM
Enola Dial Office	1	CM
Magaro Hills Subdivision	14	SF
West Shore Corporate Center	1	IND
H. Glenn Steager	6	SF
Types of Land Use: SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park.		

Municipality/Development	# Lots/Units	Land Use Type
Hampden Township		
Fairwinds Ph. 4	35	SF
Ph.1 Dartmouth Green Lots 28-32	5	SF
Sun Motor Cars	1	CM
Nextel Partnership, Inc.	1	CM
Robert & Karen Miay	1	CM
Lot 8 Cumberland Tech. Park	1	CM
Hampden Station Ph.2	15	SF
Phase 3 Dartmouth Green	35	SF
Cumb. Tech. Park Tech. Parkway	1	IND
Wentworth Estates Ph.1	35	SF
Animal House & Company, Inc.	1	CM
Harry F. Christie	1	CM
Spera Grass	1	CM
St. John's Center	1	CM
Pinehurst Hills Villas	30	TH
Giant Food Store @ Mechanicsburg Plaza	1	CM
Ph.2 Dartmouth Green Lots 59-61, 65-66	5	SF
Purina Mills, L.L.C.	1	CM
Chop Express	1	IND
Good Hope Farm South Ph.8	18	SF
Herre Bros., Inc.	1	CM
Changes Salon & Day Spa	1	CM
Cumberland Tech. Park Lot 9A	1	CM
Signal Hill Tract 1, Ph.4	12	SF
Trindle Spring Apts.	8	Mu-F
Townes @ Cross Creek Ph.3	34	SF
Hopewell Township		
Henry Nolt	5	SF
Lemoyne Borough		
Heritage Office Center	1	CM
Lower Allen Township		
4700 Old Gettysburg Road	1	CM
Adcom Realty Warehouse Facility	1	IND
Dept. of Corrections	1	CM
Lam Systems, Inc.	1	IND
Ritter Tract Business Center	1	IND
Liberty Excavators	1	CM
Duty's Lock & Key	1	CM
Manor at Fair Oaks	21	SF
Mechanicsburg Borough		
Keystone Fleet Service	1	CM
Mechanicsburg Commons	22	SF/TH
Types of Land Use: SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park.		

Municipality/Development	# Lots/Units	Land Use Type
Middlesex Township		
Eastern Terminal Exp. Building	1	IND
Ritner Steel	1	IND
Lot 6 Pine Hill Industrial Park	1	IND
Robert Ruth	1	CM
ABF Freight System Inc.	1	IND
Quality Inn Bldg. Add. & Express Mart	1	CM
Monroe Township		
Duffield Crossing	6	SF
Mt. Holly Springs Borough		
Eric & Annan Hollinger	1	CM
New Cumberland Borough		
Dye-It-Rite Subdivision	1	CM
Hunt Minor Subdivision	2	CM
Newville Borough		
Agway Inc.	1	IND
North Middleton Township		
Hillcrest Farms West Ph.2	25	SF
Members 1 st Fed.Credit Union	1	CM
Hillcrest Farms East	13	SF
North Ridge Ph.3	28	SF/TH
Ph. A of Village of Cross Creek	48	SF
North Newton Township		
Mahlon N. Zimmerman	5	SF
Penn Township		
Edgewood Estates Ph.1 & 2	17	SF
The Short Tract (subdivision)	1	IND
The Short Tract (land devel.)	1	IND
Earl C. & Patricia A. Thumma	6	SF
Shippensburg Borough		
American Legion	1	CM
Shippensburg Township		
Ship Market Place (Giant)	1	CM
Comcast @ Ship.Commerce Park	1	CM
Re-plot of Lands of Bard Townhouses	2	CM
Mountain View G&C Associates	1	CM
CSR Enterprises	60	Mu-F
Types of Land Use: SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park.		

Municipality/Development	# Lots/Units	Land Use Type
Silver Spring Township		
Bent Creek Crossing Final Ph.2	52	TH
M&T Bank – New Kingston	2	CM
Lot 19 Georgetown Cross. @ Bent Creek	64	Mu-F
Associated Products	1	IND
Leah J. Hoke	5	SF
WalMart Silver Spring Commons	1	CM
Lot 2 & 7 Silver Spring Commons	1	CM
Woods Drive Assoc.	2	IND
Evergreen Subdivision Ph.3B	33	SF/TH
Manors @ Carriage Place	49	SF
Turkey Hill Minute Market	1	CM
BPC Partners Mitsubishi	1	CM
Barbara J. Wessels property	1	CM
Bent Creek Lots 2 & 3A	1	CM
Eastern Retail Holdings	1	CM
Motor-vations	1	CM
Giant Food Store Fuel Facility	1	CM
South Middleton Township		
Sunrise Meadows Ph.2	5	SF
Summerfield Ph.1	43	TH
Indian Hills Section No.3	52	SF
Lot 5-A3 Commerce Ave.	1	IND
Types of Land Use: SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park.		

Municipality/Development	# Lots/Units	Land Use Type
Southampton Township		
Rine Estates Ph.7	27	SF
Wayne M. Zimmerman	1	CM
Upper Allen Township		
Weis Markets Store # 199	1	CM
Cocciardi As. Lot 4 Chad Hazam	1	CM
Custom Patio Rms for Central PA	1	CM
Lindenwood Ph.3	12	SF
Ph.9 Georgetown Village	6	SF
Lot 6 for Lee Woodall (subdiv.)	1	CM
Woodall Carwash (land dev.)	1	CM
Allen Glen Ph.2	7	SF
Winding Hill Corporate Ctr.	1	CM
Joe Magaro Lot 4A PNC Bank Tract	1	CM
Aaron Rubin & Sons, Co. (subdiv.)	2	IND
Aaron Rubin & Sons, Co. (land dev.)	2	IND
Grantham Heights Messiah Village	140	SF
Stonehedge Ph.2	82	TH
R. Hart Enterprises, Inc.	5	SF
AmeriChoice Federal Credit Union	1	CM
West Pennsboro Township		
Yiner, Yinger, & Warehime	12	SF
Types of Land Use: SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park.		

TABLE 2
CUMBERLAND COUNTY PLANNING COMMISSION
Summary of Plan Submissions - 2002

MUNICIPALITY	PRELIMINARY	P/F	FINAL	TOTAL
CAMP HILL BOROUGH	3	1	0	4
CARLISLE BOROUGH	5	1	11	17
COOKE TOWNSHIP	0	0	0	0
DICKINSON TOWNSHIP	6	3	11	20
EAST PENNSBORO TOWNSHIP	1	2	19	22
HAMPDEN TOWNSHIP	5	10	27	42
HOPEWELL TOWNSHIP	0	0	11	11
LEMOYNE BOROUGH	0	1	3	4
LOWER ALLEN TOWNSHIP	2	4	11	17
LOWER FRANKFORD TOWNSHIP	0	1	4	5
LOWER MIFFLIN TOWNSHIP	0	0	5	5
MECHANICSBURG BOROUGH	0	1	2	3
MIDDLESEX TOWNSHIP	0	6	4	10
MONROE TOWNSHIP	1	1	6	8
MT. HOLLY SPRINGS BOROUGH	0	1	3	4
NEW CUMBERLAND BOROUGH	0	1	1	2
NEWBURG BOROUGH	0	0	0	0
NEWVILLE BOROUGH	0	0	1	1
NORTH MIDDLETON TOWNSHIP	0	3	9	12
NORTH NEWTON TOWNSHIP	2	0	7	9
PENN TOWNSHIP	1	0	5	6
SHIPPENSBURG BOROUGH	1	0	3	4
SHIPPENSBURG TOWNSHIP	0	2	10	12
SHIREMANSTOWN BOROUGH	0	0	1	1
SILVER SPRING TOWNSHIP	4	1	33	38
SOUTH MIDDLETON TOWNSHIP	3	2	16	21
SOUTH NEWTON TOWNSHIP	0	0	2	2
SOUTHAMPTON TOWNSHIP	0	1	12	13
UPPER ALLEN TOWNSHIP	1	5	17	23
UPPER FRANKFORD TOWNSHIP	1	0	6	7
UPPER MIFFLIN TOWNSHIP	0	0	4	4
WEST PENNSBORO TOWNSHIP	0	0	15	15
WORMLEYSBURG BOROUGH	0	0	0	0
COUNTY TOTALS	36	47	259	342

SOURCE: CCPC Files/Minutes

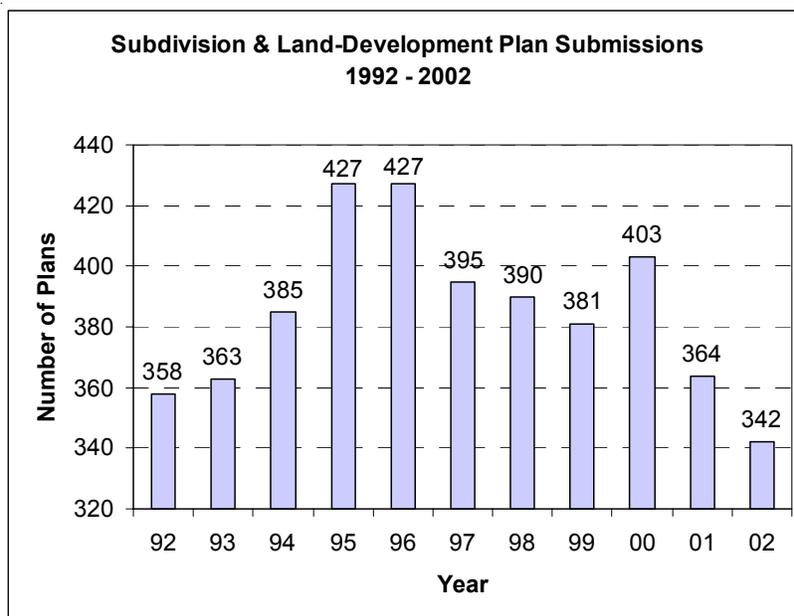


TABLE 3
CUMBERLAND COUNTY PLANNING COMMISSION
Number of Proposed Lots / Units by Land Use Type for Final Plans - 2002

MUNICIPALITY	LOTS	SF	MU-F	TH	CM	IND	OTHER	ACREAGE
CAMP HILL BOROUGH	5	1	0	0	1	0	3	2.02
CARLISLE BOROUGH	25	11	48	2	4	1	6	92.15
COOKE TOWNSHIP	0	0	0	0	0	0	0	0.00
DICKINSON TOWNSHIP	31	19	0	0	2	0	10	327.12
EAST PENNSBORO TOWNSHIP	69	50	0	9	4	2	10	122.76
HAMPDEN TOWNSHIP	229	205	10	30	13	2	6	283.92
HOPEWELL TOWNSHIP	15	11	0	0	0	0	4	140.27
LEMOYNE BOROUGH	2	0	0	0	2	0	0	12.50
LOWER ALLEN TOWNSHIP	45	23	0	0	7	3	12	108.06
LOWER FRANKFORD TOWNSHIP	5	5	0	0	0	0	0	31.05
LOWER MIFFLIN TOWNSHIP	6	3	0	0	0	0	3	31.76
MECHANICSBURG BOROUGH	22	6	0	15	1	0	0	4.08
MIDDLESEX TOWNSHIP	13	3	0	0	2	4	4	134.18
MONROE TOWNSHIP	20	15	0	0	0	0	5	207.58
MT. HOLLY SPRINGS BOROUGH	5	2	0	4	1	0	1	1.96
NEW CUMBERLAND BOROUGH	3	0	0	0	3	0	0	0.46
NEWBURG BOROUGH	0	0	0	0	0	0	0	0.00
NEWVILLE BOROUGH	1	0	0	0	0	1	0	0.46
NORTH MIDDLETON TOWNSHIP	129	113	1	8	1	0	6	136.06
NORTH NEWTON TOWNSHIP	15	10	0	0	0	0	5	188.48
PENN TOWNSHIP	26	24	0	0	0	2	0	612.22
SHIPPENSBURG BOROUGH	4	3	0	0	1	0	0	7.72
SHIPPENSBURG TOWNSHIP	13	2	0	2	5	0	5	77.56
SHIREMANSTOWN BOROUGH	1	0	0	0	0	0	1	0.69
SILVER SPRING TOWNSHIP	124	86	64	63	12	4	9	590.30
SOUTH MIDDLETON TOWNSHIP	123	60	0	43	0	2	18	279.62
SOUTH NEWTON TOWNSHIP	3	1	0	0	0	0	2	102.60
SOUTHAMPTON TOWNSHIP	44	34	0	0	1	0	9	249.81
UPPER ALLEN TOWNSHIP	193	171	0	82	9	4	5	264.51
UPPER FRANKFORD TOWNSHIP	8	5	0	0	0	0	3	93.29
UPPER MIFFLIN TOWNSHIP	5	3	0	0	0	0	2	78.80
WEST PENNSBORO TOWNSHIP	32	17	0	0	0	0	15	113.06
WORMLEYSBURG BOROUGH	0	0	0	0	0	0	0	0.00
COUNTY TOTALS	1216	883	123	258	69	25	144	4295.06

SF - Single Family

Mu-F - Multiple Family Units

TH - Townhouse

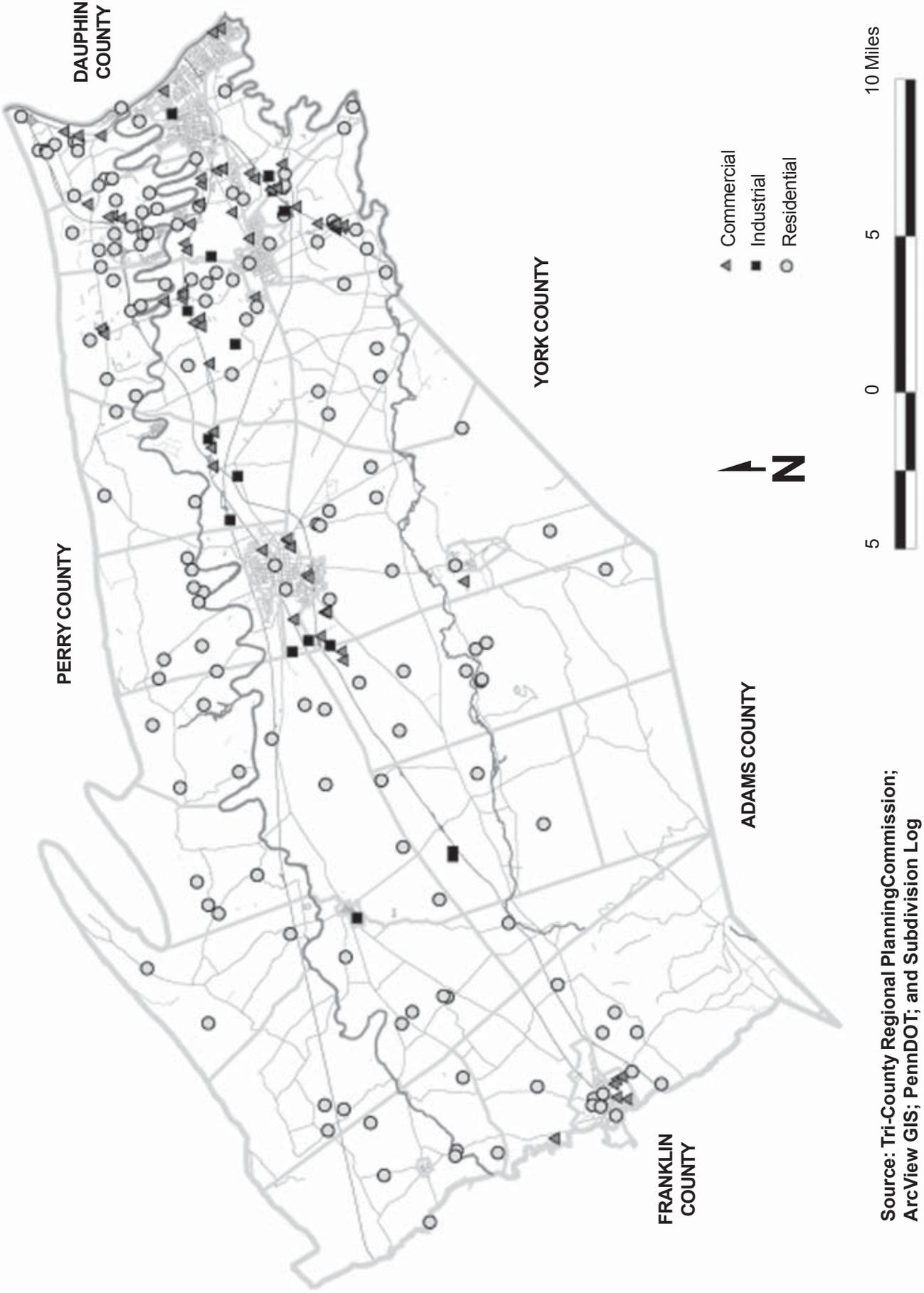
IND - Industrial

CM - Commercial

OTHER - Lot Add/ Recreational/Stormwater

SOURCE: CCPC Files/Minutes

Subdivision and Land Development Activity - 2002



Source: Tri-County Regional Planning Commission;
ArcView GIS; PennDOT; and Subdivision Log

Zoning and Subdivision Amendment Review

As required by the Pennsylvania Municipalities Planning Code, Act 247, the Commission reviewed and commented on 30 proposed amendments to local zoning and subdivision and land development ordinances in 2002.

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

Table 4
Zoning and Subdivision Ordinance Reviews - 2002

Date of Review	Municipality	Type of Amendment	Recommendation
01-17-02		None	
02-21-02	South Middleton	Subdivision & Land Development Ordinance text amendment – minor changes to Sketch Plan procedures	Approval
03-21-02	Lower Allen	Zoning text amendment – Accessory Dwellings, Screening, Steep Slopes, Fence and Wall provisions	Approval with comments
04-18-02	Dickinson	Zoning Ordinance amendment – property in two or more zoning districts	Approval
	Middlesex	Zoning Map change – Residential Suburban to Village Center or Commercial-Highway N. Letort Drive	Approval with comments
	Shippensburg Borough	Draft Zoning Ordinance	Approval
	Shippensburg Township	Zoning Ordinance amendment – revising Permitted Uses in each district, Plan filing procedure	Approval
	South Newton	Draft Zoning Ordinance	Approval
05-16-02	Monroe	Zoning Text amendment – Definitions, Commercial Communication Antennas, Helistop Requirements, Zoning Hearing Board hearings, Historic Houses	Approval
06-20-02		None	
07-18-02	Middlesex	Zoning Map change – Commercial Highway to Industrial General, ABF Freight Systems, U.S. Route 11	Approval
	Silver Spring	Zoning Map change – Light Industrial to General Industrial, Kost Road.	Disapproval
08-15-02		None	

Date of Review	Municipality	Type of Amendment	Recommendation
09-19-02	Carlisle	Zoning Text amendment – Setback Buffers in Industrial Zone	Disapproval
	Middlesex	Zoning Ordinance amendment – Unified Development Area Overlay District	Approval with Comments
	Mount Holly Springs	Zoning Ordinance amendment – payment of sewer tapping fees for issuance of building permit	Disapproval
	Silver Spring	Zoning Map change – R1 to C3, Carlisle Pike, Deercliff Developers	Disapproval
10-17-02	Lower Allen	Subdivision Ordinance amendment – Cedar Run Stormwater Regulations	Approval with Comments
	Lower Mifflin	Zoning Ordinance amendment – Intensive Agricultural Use	Disapproval
	Silver Spring	Zoning Map change – Professional Office to Highway Commercial and High Density Residential, S.R. 0114	Disapproval
	South Middleton	Subdivision Ordinance amendment – Upper Yellow Breeches Stormwater Regulations	Approval with Comments
11-21-02	Camp Hill	Zoning Ordinance amendment – R-2B District allow maximum apartment height of 105 feet; more than 6 units/townhouses; length of townhouse may exceed 100 feet.	Approval with Comments
	Mechanicsburg	Zoning Ordinance amendment – exempt municipal uses from zoning requirements	Approval with Comments
	Silver Spring	Zoning Ordinance amendment – Definitions, permit home occupation in certain zones, no-impact home-based business, forestry activities, amateur radio antennas, vehicular storage	Approval with Comments
11-21-02	Silver Spring	Subdivision Ordinance amendment – Plan Review procedures, Review Fees, Required Improvements	Approval with Comments
	South Middleton	Zoning Ordinance amendment – access to truck terminals located 500 feet from residential zone or use	Disapproval
	West Pennsboro	Zoning Map change – Agricultural to Light Industrial, Opus East	Disapproval (per special meeting 12-12-02)
	Wormleysburg	Zoning Ordinance amendment – no-impact-based businesses	Approval
12-19-02	Dickinson	Zoning Ordinance amendments – Definitions, Parking Landscaping, Essential Services, Building Coverage	Approval
	Dickinson	Subdivision Ordinance amendments – Landscaping, Screening, and Lighting requirements; Upper Yellow Breeches stormwater-management regulations	Approval
	North Middleton	Zoning Map change – R-2 to Highway Commercial, Neville Road and McClures Gap Road	Disapproval
	Shippensburg Borough	Draft Zoning Ordinance (Revised)	Approval
	Upper Allen	Subdivision Ordinance amendment – recreation fees for non-residential uses	Approval with Conditions

Sewage Module Review - The County Planning Commission reviews modules and sends comments to municipalities. In 2002, the Commission reviewed a total of 36 sewer modules.

TABLE 5
CUMBERLAND COUNTY PLANNING COMMISSION
Zoning Ordinance and Subdivision Regulations - 2002

Municipality	Comprehensive Plan	Zoning Ordinance	Subdivision Ordinance	Subdivision Approving Body
BOROUGHES				
CAMP HILL BOROUGH	Yes	Yes	Yes	Municipality
CARLISLE BOROUGH	Yes	Yes	Yes	Municipality
LEMOYNE BOROUGH	Yes	Yes	Yes	Municipality
MECHANICSBURG BOROUGH	Yes	Yes	Yes	Municipality
MT. HOLLY SPRINGS BOROUGH	Yes	Yes	Yes	Municipality
NEWBURG BOROUGH	No	Yes	Yes	Municipality
NEW CUMBERLAND BOROUGH	Yes	Yes	Yes	Municipality
NEWVILLE BOROUGH	Yes	Yes	Yes	Municipality
SHIPPENSBURG BOROUGH	Yes	Yes	Yes	Municipality
SHIREMANSTOWN BOROUGH	Yes	Yes	Yes	Municipality
WORMLEYSBURG BOROUGH	Yes	Yes	Yes	Municipality
TOWNSHIPS				
COOKE TOWNSHIP	Yes	No	Yes	Municipality
DICKINSON TOWNSHIP	Yes	Yes	Yes	Municipality
EAST PENNSBORO TOWNSHIP	Yes	Yes	Yes	Municipality
HAMPDEN TOWNSHIP	Yes	Yes	Yes	Municipality
HOPEWELL TOWNSHIP	Yes	Yes	Yes	Municipality
LOWER ALLEN TOWNSHIP	Yes	Yes	Yes	Municipality
LOWER FRANKFORD TOWNSHIP	Yes	Yes	Yes	Municipality
LOWER MIFFLIN TOWNSHIP	Yes	Yes	Yes	Municipality
MIDDLESEX TOWNSHIP	Yes	Yes	Yes	Municipality
MONROE TOWNSHIP	Yes	Yes	Yes	Municipality
NORTH MIDDLETON TOWNSHIP	Yes	Yes	Yes	Municipality
NORTH NEWTON TOWNSHIP	Yes	No	Yes	Municipality
PENN TOWNSHIP	Yes	No	Yes	Municipality
SHIPPENSBURG TOWNSHIP	Yes	Yes	Yes	Municipality
SILVER SPRING TOWNSHIP	Yes	Yes	Yes	Municipality
SOUTH MIDDLETON TOWNSHIP	Yes	Yes	Yes	Municipality
SOUTH NEWTON TOWNSHIP	Yes	Yes	Yes	Municipality
SOUTHAMPTON TOWNSHIP	Yes	No	Yes	Municipality
UPPER ALLEN TOWNSHIP	Yes	Yes	Yes	Municipality
UPPER FRANKFORD TOWNSHIP	Yes	No	Yes	Municipality
UPPER MIFFLIN TOWNSHIP	No	No	Yes	Municipality
WEST PENNSBORO TOWNSHIP	Yes	Yes	Yes	Municipality

Source: Cumberland County Planning Commission Staff, 2002.

Building Permit Survey Results

Municipalities having issued the greatest number of permits in 2002:

Development activity has been predominant in certain municipalities in the County. According to the building permit survey for 2002, Lower Allen, Upper Allen, and Silver Spring Townships ranked in the top five for both commercial and industrial permits and residential permits. Approximately 70% of the commercial and industrial permits for 2002 were issued in these three municipalities. Lower Allen Township, alone, comprised almost 20% of the residential units approved for the year. Most of those units are part of a proposed retirement community.

Table 6
Greatest Number of Permits Issued - 2002

Commercial and Industrial Permits Issued in 2002		Residential Permits Issued in 2002	
Municipality	Number of Permits	Municipality	Number of Permits
South Middleton Twp.	17	Lower Allen Twp.	323
Upper Allen Twp.	15	Upper Allen Twp.	208
Silver Spring Twp.	13	East Pennsboro Twp.	197
Carlisle Boro.	10	Hampden Twp.	192
Lower Allen Twp. & Shippensburg Twp. ea.	4	Silver Spring Twp.	177

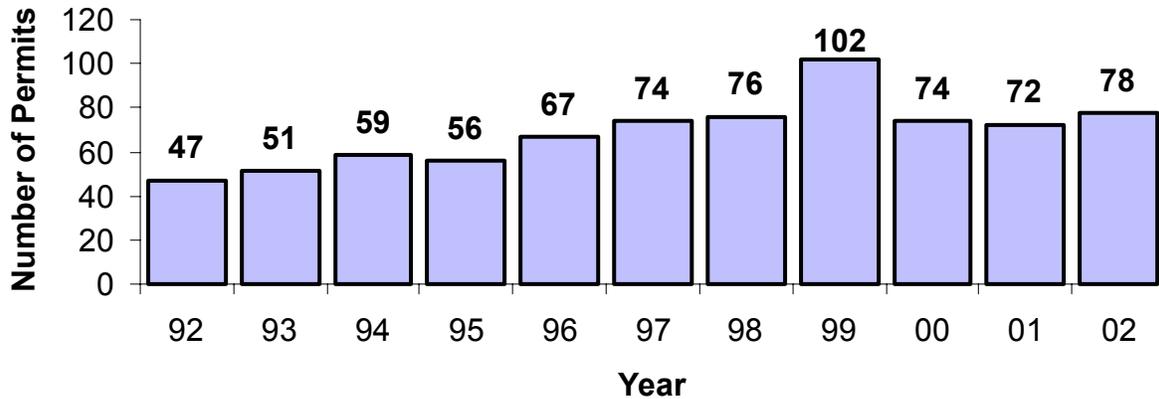


Wormleysburg

Commercial and Industrial Development

Municipalities issued permits for a total of 78 new commercial and industrial businesses in 2002 (76 commercial and 2 industrial). Compared to 2001, there were 6 more new commercial and industrial permits issued in 2002. Annual totals of new commercial and industrial building permits issued are provided in the following bar chart:

**Building Permits 1992 - 2002
(Commercial and Industrial)**



Residential Development Activity

Based on the building permit survey, approximately 1,648 new dwelling units were scheduled for construction in 2002. Overall, there were 516 more units scheduled for construction in 2002 than in 2001. Annual totals of residential building permits issued are provided in the following bar chart:

**Building Permits 1992 - 2002
(Residential)**

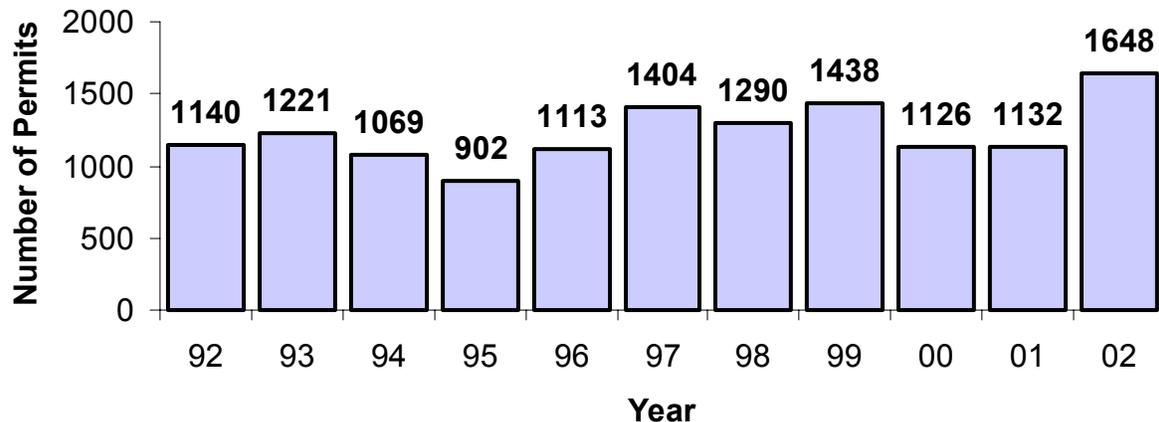


TABLE 7
CUMBERLAND COUNTY PLANNING COMMISSION
Total New Residential Dwelling Units - 1992-2002

MUNICIPALITY	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002
CAMP HILL BOROUGH	4	0	1	1	11	6	0	*	7	1	3
CARLISLE BOROUGH	41	41	17	2	8	21	28	112	30	35	55
COOKE TOWNSHIP	5	2	3	0	3	1	3	1	8	1	3
DICKINSON TOWNSHIP	47	48	43	56	34	27	51	46	35	42	42
EAST PENNSBORO TOWNSHIP	117	151	208	75	103	105	114	146	130	159	197
HAMPDEN TOWNSHIP	209	185	161	154	156	373	349	349	170	164	192
HOPEWELL TOWNSHIP	20	14	22	13	20	13	15	18	8	*	8
LEMOYNE BOROUGH	5	6	6	8	10	10	3	6	22	13	15
LOWER ALLEN TOWNSHIP	57	54	17	24	71	17	73	15	20	29	323
LOWER FRANKFORD TOWNSHIP	19	19	13	7	13	4	11	6	5	4	5
LOWER MIFFLIN TOWNSHIP	5	8	1	7	1	8	9	10	*	13	21
MECHANICSBURG BOROUGH	0	3	1	16	7	7	5	12	3	6	2
MIDDLESEX TOWNSHIP	61	56	45	35	31	27	26	26	15	21	19
MONROE TOWNSHIP	26	18	14	15	11	23	13	42	31	32	23
MT. HOLLY SPRINGS BOROUGH	4	8	26	21	5	2	7	8	3	5	5
NEW CUMBERLAND BOROUGH	5	3	1	5	3	11	0	1	1	2	3
NEWBURG BOROUGH	2	6	1	0	1	0	0	1	0	0	0
NEWVILLE BOROUGH	5	2	1	5	1	3	0	9	0	0	0
NORTH MIDDLETON TOWNSHIP	18	19	13	30	35	66	62	38	26	39	58
NORTH NEWTON TOWNSHIP	28	18	16	12	34	16	20	12	18	10	15
PENN TOWNSHIP	30	29	21	15	21	19	23	17	22	20	20
SHIPPENSBURG BOROUGH	6	4	7	4	73	131	1	2	40	21	6
SHIPPENSBURG TOWNSHIP	7	4	7	2	23	17	68	0	3	29	2
SHIREMANSTOWN BOROUGH	0	0	*	4	0	0	1	0	1	1	1
SILVER SPRING TOWNSHIP	117	130	92	51	84	57	60	187	202	129	177
SOUTH MIDDLETON TOWNSHIP	119	81	53	130	121	113	86	113	125	96	118
SOUTH NEWTON TOWNSHIP	6	131	153	3	10	9	9	7	*	4	5
SOUTHAMPTON TOWNSHIP	42	21	5	47	52	69	67	83	64	56	73
UPPER ALLEN TOWNSHIP	71	97	62	90	121	190	116	104	95	153	208
UPPER FRANKFORD TOWNSHIP	12	9	8	13	9	20	21	14	11	9	12
UPPER MIFFLIN TOWNSHIP	8	9	20	11	8	7	9	7	9	14	9
WEST FAIRVIEW BOROUGH	0	0	1	0	4	0	**	**	**	**	**
WEST PENNSBORO TOWNSHIP	44	32	31	44	27	27	40	46	23	24	25
WORMLEYSBURG BOROUGH	0	13	0	2	2	5	1	0	0	0	3
COUNTY TOTALS	1,140	1,221	1,070	902	1,113	1,404	1,291	1,438	1,127	1,132	1,648

SOURCE: Annual Building Permit Surveys

* No Response

** Merged with East Pennsboro

**TABLE 8
CUMBERLAND COUNTY PLANNING COMMISSION
Building Permits Issued - 2002**

MUNICIPALITY	NEW RESIDENTIAL													NET TOTAL RESIDENTIAL UNITS	NEW COMMERCIAL ESTABLISHMENTS	NEW INDUSTRIAL ESTABLISHMENTS	NEW PUBLIC SEMI-PUBLIC ESTABLISHMENTS
	SINGLE FAMILY	SEMI-DETACHED	MULTI-FAMILY APTS	TOWN-HOUSES	APARTMENT CONVERSIONS	MOBILE HOMES	REHABILITATED DWELLINGS	TOTAL NEW RESIDENTIAL	DWELLINGS DEMOLISHED	NET TOTAL	NEW COMMERCIAL ESTABLISHMENTS	NEW INDUSTRIAL ESTABLISHMENTS	NEW PUBLIC SEMI-PUBLIC ESTABLISHMENTS				
CAMP HILL BORO	3	0	0	0	0	0	0	0	0	0	0	3	1	0	0		
CARLISLE BORO	21	4	0	29	0	0	1	55	8	47	9	1	0	0	0		
COOKE TWP	3	0	0	0	0	0	0	3	0	3	0	0	0	0	0		
DICKINSON TWP	42	0	0	0	0	0	0	42	0	42	1	0	0	0	0		
EAST PENNSBORO TWP	110	2	0	85	0	0	0	197	7	190	0	0	0	0	1		
HAMPDEN TWP	144	0	0	42	0	6	0	192	10	182	3	0	0	0	0		
HOPEWELL TWP	5	0	0	0	0	3	0	8	0	8	0	0	0	0	0		
LEMOYNE BORO	3	0	0	0	12	0	0	15	0	15	0	0	0	0	0		
LOWER ALLEN TWP	32	0	277	9	0	5	0	323	1	322	4	0	0	0	0		
LOWER FRANKFORD TWP	5	0	0	0	0	0	0	5	1	4	0	0	0	0	0		
LOWER MIFFLIN TWP	15	0	0	0	0	6	0	21	0	21	0	0	0	0	0		
MECHANICSBURG BORO	2	0	0	0	0	0	0	2	2	0	0	0	0	0	0		
MIDDLESEX TWP	15	0	0	4	0	0	0	19	0	19	1	0	0	0	0		
MONROE TWP	23	0	0	0	0	0	0	23	3	20	1	0	0	0	0		
MT. HOLLY SPRINGS BORO	5	0	0	0	0	0	0	5	0	5	1	0	0	0	0		
NEW CUMBERLAND BORO	3	0	0	0	0	0	0	3	2	1	0	0	0	0	0		
NEWBURG BORO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
NEWVILLE BORO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
NORTH MIDDLETON TWP	51	4	0	3	0	0	0	58	0	58	0	1	0	0	0		
NORTH NEWTON TWP	14	0	0	0	0	1	0	15	0	15	0	0	0	0	0		
PENIN TWP	20	0	0	0	0	0	0	20	0	20	0	0	0	0	0		
SHIPPENSBURG BORO	4	2	0	0	0	0	0	6	1	5	1	0	0	0	0		
SHIPPENSBURG TWP	0	0	0	0	0	2	0	2	0	2	4	0	0	0	0		
SHIREMANSTOWN BORO	1	0	0	0	0	0	0	1	1	0	0	0	0	0	0		
SILVER SPRING TWP	59	16	12	87	0	3	0	177	0	177	13	0	0	0	0		
SOUTH MIDDLETON TWP	93	0	0	15	0	10	0	118	6	112	17	0	0	0	0		
SOUTH NEWTON TWP	5	0	0	0	0	0	0	5	0	5	0	0	0	0	0		
SOUTHAMPTON TWP	41	2	0	0	0	30	0	73	0	73	2	0	0	0	0		
UPPER ALLEN TWP	74	0	32	101	0	1	0	208	6	202	15	0	0	0	0		
UPPER FRANKFORD TWP	8	0	0	0	0	4	0	12	0	12	0	0	0	0	0		
UPPER MIFFLIN TWP	7	0	0	0	0	1	0	9	0	9	0	0	0	0	0		
WEST PENNSBORO BORO	25	0	0	0	0	0	0	25	0	25	3	0	0	0	0		
WORMLEYSBURG BORO	1	0	0	0	0	0	0	1	3	0	0	0	0	0	1		
COUNTY TOTALS	834	30	321	375	0	72	4	1,648	51	1,597	76	2	2	2	2		

SOURCE: Municipality Building Permit Survey 2002

TABLE 9
CUMBERLAND COUNTY PLANNING COMMISSION
New Residential Unit Construction Costs - 2002

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	\$ 534,000.00	\$ 178,000.00														\$ 534,000.00
CARLISLE BORO	\$ 3,074,966.00	\$ 146,426.95	\$ 294,630.00	\$ 73,657.50									\$ 83,637.00	\$ 83,637.00	\$ 5,445,641.00	\$ 5,445,641.00
COOKE TWP	\$ 291,400.00	\$ 97,133.33													\$ 291,400.00	\$ 291,400.00
DICKINSON TWP	\$ 6,857,000.00	\$ 163,261.90													\$ 6,857,000.00	\$ 6,857,000.00
EAST PENNSBORO TWP	\$ 13,970,996.00	\$ 127,009.05	\$ 157,000.00	\$ 78,500.00			\$ 5,845,212.00	\$ 68,767.20							\$ 19,973,208.00	\$ 19,973,208.00
HAMPDEN TWP	\$ 27,191,556.00	\$ 188,830.25					\$ 3,963,445.00	\$ 94,367.74			\$ 144,001.00	\$ 24,000.16			\$ 31,299,002.00	\$ 31,299,002.00
HOPEWELL TWP	\$ 832,790.00	\$ 166,558.00									\$ 57,900.00	\$ 19,300.00			\$ 890,690.00	\$ 890,690.00
LEMOYNE BORO	\$ 2,850,000.00	\$ 950,000.00							\$ 986,100.00	\$ 82,175.00					\$ 3,836,100.00	\$ 3,836,100.00
LOWER ALLEN TWP	\$ 5,900,519.00	\$ 164,391.21			\$ 45,588,288.00	\$ 164,614.00	\$ 759,780.00	\$ 84,420.00			\$ 190,600.50	\$ 38,120.00			\$ 62,449,187.50	\$ 62,449,187.50
LOWER FRANKFORD TWP	\$ 491,800.00	\$ 98,360.00													\$ 491,800.00	\$ 491,800.00
LOWER MIFFLIN TWP	\$ 1,200,000.00	\$ 80,000.00									\$ 180,000.00	\$ 30,000.00			\$ 1,380,000.00	\$ 1,380,000.00
MECHANICSBURG BORO	\$ 396,000.00	\$ 198,000.00													\$ 396,000.00	\$ 396,000.00
MIDDLESEX TWP	\$ 2,565,813.00	\$ 171,054.20					\$ 329,200.00	\$ 82,300.00							\$ 2,895,013.00	\$ 2,895,013.00
MONROE TWP	\$ 4,414,969.00	\$ 191,955.17													\$ 4,414,969.00	\$ 4,414,969.00
MT. HOLLY SPRINGS BORO	\$ 414,700.00	\$ 82,940.00													\$ 414,700.00	\$ 414,700.00
NEW CUMBERLAND BORO	\$ 366,000.00	\$ 122,000.00													\$ 366,000.00	\$ 366,000.00
NEWBURG BORO															\$ -	\$ -
NEWVILLE BORO															\$ -	\$ -
NORTH MIDDLETON TWP	\$ 5,501,403.00	\$ 107,870.64	\$ 180,000.00	\$ 45,000.00			\$ 240,000.00	\$ 80,000.00							\$ 5,921,403.00	\$ 5,921,403.00
NORTH NEWTON TWP	\$ 1,657,715.00	\$ 118,408.21									\$ 2,500.00	\$ 2,500.00			\$ 1,660,215.00	\$ 1,660,215.00
PENN TWP	\$ 2,298,500.00	\$ 114,925.00													\$ 2,298,500.00	\$ 2,298,500.00
SHIPPENSBURG BORO	\$ 529,000.00	\$ 132,250.00	\$ 80,000.00	\$ 40,000.00											\$ 609,000.00	\$ 609,000.00
SHIPPENSBURG TWP											\$ 75,000.00	\$ 37,500.00			\$ 75,000.00	\$ 75,000.00
SHIREMANSTOWN BORO	\$ 63,000.00	\$ 63,000.00													\$ 63,000.00	\$ 63,000.00
SILVER SPRING TWP	\$ 11,229,039.00	\$ 190,322.69	\$ 1,812,300.00	\$ 113,268.75	\$ 1,322,100.00	\$ 110,175.00	\$ 5,067,820.00	\$ 58,250.80			\$ 230,913.00	\$ 76,971.00			\$ 19,662,172.00	\$ 19,662,172.00
SOUTH MIDDLETON TWP	\$ 14,010,503.00	\$ 150,650.56					\$ 1,276,400.00	\$ 85,093.33			\$ 401,917.00	\$ 40,191.70			\$ 15,688,820.00	\$ 15,688,820.00
SOUTH NEWTON TWP	\$ 365,500.00	\$ 73,100.00													\$ 365,500.00	\$ 365,500.00
SOUTHAMPTON TWP	\$ 4,169,854.00	\$ 101,703.75	\$ 120,000.00	\$ 60,000.00							\$ 954,195.00	\$ 31,806.50			\$ 5,244,049.00	\$ 5,244,049.00
UPPER ALLEN TWP	\$ 14,176,302.00	\$ 191,571.64			\$ 2,092,808.00	\$ 65,400.25	\$ 7,591,589.00	\$ 75,164.25			\$ 50,000.00	\$ 50,000.00			\$ 23,910,699.00	\$ 23,910,699.00
UPPER FRANKFORD TWP	\$ 770,641.00	\$ 96,330.13									\$ 140,500.00	\$ 35,125.00			\$ 911,141.00	\$ 911,141.00
UPPER MIFFLIN TWP	\$ 580,000.00	\$ 82,857.14	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 70,000.00	\$ 70,000.00	\$ 10,000.00	\$ 10,000.00	\$ 660,000.00	\$ 660,000.00
WEST PENNSBORO TWP	\$ 3,664,549.00	\$ 146,581.96													\$ 3,664,549.00	\$ 3,664,549.00
WORMLEYSBURG BORO	\$ 63,500.00	\$ 63,500.00													\$ 63,500.00	\$ 63,500.00
COUNTY TOTALS	\$ 130,432,015.00	\$ 153,042.84	\$ 2,643,930.00	\$ 88,131.00	\$ 49,013,196.00	\$ 152,689.08	\$ 27,065,854.00	\$ 72,175.61	\$ 986,100.00	\$ 82,175.00	\$ 2,497,526.50	\$ 31,383.70	\$ 117,542.00	\$ 11,952.50	\$ 212,796,163.50	\$ 212,796,163.50

SOURCE: Municipality Building Permit Survey, 2002

TABLE 10
 CUMBERLAND COUNTY PLANNING COMMISSION
 Commercial / Industrial Construction Costs - 2002

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 BOROUGH	1	\$ 510,000	\$ 510,000.00	5	\$ 250,000.00	\$ 50,000.00	0	\$ 0	\$ -	0	\$ 0	\$ -
CARLISLE BOROUGH	9	\$ 2,971,568	\$ 330,173.11	18	\$ 1,565,477.00	\$ 86,415.38	1	\$ 61,360	\$ 61,360	7	\$ 3,651,932	\$ 521,704.57
COOKE TOWNSHIP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
DICKINSON TOWNSHIP	1	\$ 130,000	\$ 130,000.00	3	\$ 154,459.00	\$ 51,486.33	0	\$ 0	\$ -	0	\$ 0	\$ -
EAST PENNSBORO TOWNSHIP	0	\$ -	\$ -	31	\$ 3,312,135.00	\$ 106,843.06	0	\$ 0	\$ -	0	\$ 0	\$ -
HAMPDEN TOWNSHIP	3	\$ 8,209,282	\$ 2,736,427.30	28	\$ 3,609,549.00	\$ 128,912.46	0	\$ 0	\$ -	2	\$ 231,395	\$ 115,697.50
HOPEWELL TOWNSHIP	0	\$ -	\$ -	2	\$ 430,450.00	\$ 215,225.00	0	\$ 0	\$ -	0	\$ 0	\$ -
LEMOYNE BOROUGH	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ 0	\$ -	0	\$ 0	\$ -
LOWER ALLEN TOWNSHIP	4	\$ 2,860,000	\$ 715,000.00	68	\$ 2,632,743.00	\$ 38,716.81	0	\$ 0	\$ -	0	\$ 0	\$ -
LOWER FRANKFORD TOWNSHIP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ 0	\$ -	0	\$ 0	\$ -
LOWER MIFFLIN TOWNSHIP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ 0	\$ -	0	\$ 0	\$ -
MECHANICSBURG BOROUGH	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ 0	\$ -	0	\$ 0	\$ -
MIDDLESEX TOWNSHIP	1	\$ 902,314	\$ 902,314.00	16	\$ 2,412,219.00	\$ 150,763.68	0	\$ 0	\$ -	6	\$ 1,136,000	\$ 136,000.00
MONROE TOWNSHIP	1	\$ 46,000	\$ 46,000.00	5	\$ 236,000.00	\$ 47,200.00	0	\$ 0	\$ -	0	\$ 0	\$ -
MT. HOLLY SPRINGS BOROUGH	1	\$ 38,000	\$ 38,000.00	1	\$ 200,000.00	\$ 200,000.00	0	\$ 0	\$ -	0	\$ 0	\$ -
NEW CUMBERLAND BOROUGH	0	\$ -	\$ -	2	\$ 64,000.00	\$ 32,000.00	0	\$ 0	\$ -	0	\$ 0	\$ -
NEWBURG BOROUGH	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ 0	\$ -	0	\$ 0	\$ -
NEWVILLE BOROUGH	0	\$ -	\$ -	5	\$ 21,000.00	\$ 4,200.00	0	\$ 0	\$ -	1	\$ 405,000	\$ 405,000.00
NORTH MIDDLETON TOWNSHIP	0	\$ -	\$ -	0	\$ -	\$ -	1	\$ 10,350,000	\$ 10,350,000	0	\$ 0	\$ -
NORTH NEWTON TOWNSHIP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ 0	\$ -	0	\$ 0	\$ -
PENN TOWNSHIP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ 0	\$ -	0	\$ 0	\$ -
SHIPPENSBURG BOROUGH	1	\$ 380,000	\$ 380,000.00	2	\$ 55,000.00	\$ 27,500.00	0	\$ 0	\$ -	1	\$ 70,000	\$ 70,000.00
SHIPPENSBURG TOWNSHIP	4	\$ 7,852,259	\$ 1,963,064.75	1	\$ 15,000.00	\$ 15,000.00	0	\$ 0	\$ -	0	\$ 0	\$ -
SHIREMANSTOWN BOROUGH	0	\$ -	\$ -	1	\$ 10,000.00	\$ 10,000.00	0	\$ 0	\$ -	0	\$ 0	\$ -
SILVER SPRING TOWNSHIP	13	\$ 4,349,699	\$ 334,592.23	11	\$ 3,061,441.00	\$ 278,312.81	0	\$ 0	\$ -	0	\$ 0	\$ -
SOUTH MIDDLETON TOWNSHIP	17	\$ 3,384,072	\$ 199,063.05	23	\$ 2,296,638.00	\$ 99,853.83	0	\$ 0	\$ -	0	\$ 0	\$ -
SOUTH NEWTON TOWNSHIP	0	\$ -	\$ -	1	\$ 175,000.00	\$ 175,000.00	0	\$ 0	\$ -	0	\$ 0	\$ -
SOUTHAMPTON TOWNSHIP	2	\$ 46,500	\$ 23,250.00	1	\$ 20,000.00	\$ 20,000.00	0	\$ 0	\$ -	0	\$ 0	\$ -
UPPER ALLEN TOWNSHIP	15	\$ 25,688,023	\$ 1,712,534.80	28	\$ 3,083,602.00	\$ 110,128.64	0	\$ 0	\$ -	0	\$ 0	\$ -
UPPER FRANKFORD TOWNSHIP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ 0	\$ -	0	\$ 0	\$ -
UPPER MIFFLIN TOWNSHIP	0	\$ -	\$ -	1	\$ 48,000.00	\$ 48,000.00	0	\$ 0	\$ -	0	\$ 0	\$ -
WEST PENNSBORO TOWNSHIP	3	\$ 255,374	\$ 85,124.66	0	\$ -	\$ -	0	\$ 0	\$ -	0	\$ 0	\$ -
WORMLEYSBURG BOROUGH	0	\$ -	\$ -	1	\$ 60,000.00	\$ 60,000.00	0	\$ 0	\$ -	0	\$ 0	\$ -
COUNTY TOTAL	76	\$ 57,623,081	\$ 758,198.43	254	\$ 23,702,713.00	\$ 90,934.10	2	\$ 10,411,360	\$ 5,205,680	18	\$ 5,661,216	\$ 306,956.44

SOURCE: Municipality Building
 Permit Survey, 2002