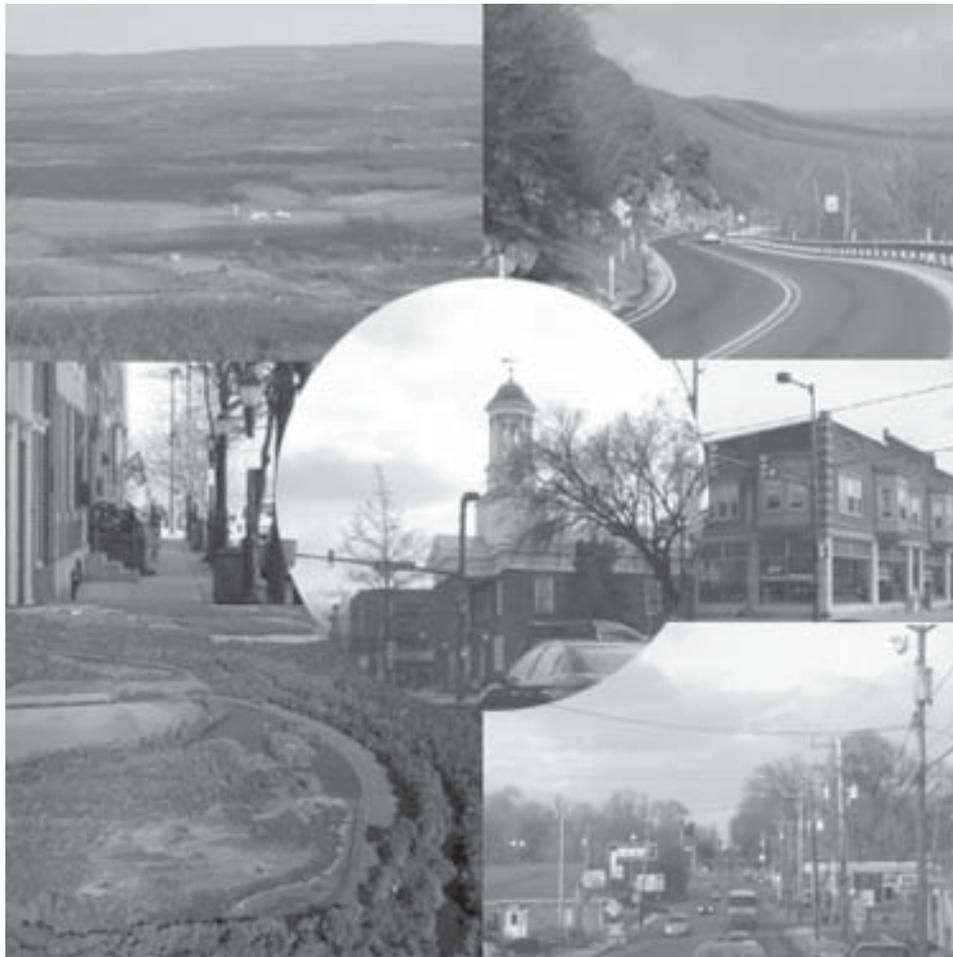




Cumberland County Planning Commission



2003 ANNUAL REPORT



CUMBERLAND COUNTY 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 2003 calendar year. Detailed information may be obtained from the official minutes of the Commission's twelve monthly meetings.

The year 2003 has seen significant activity in the administration of the Cumberland County Planning Commission. An in-house county planning office and the selection of Kirk Stoner, AICP, as its first Director signals an ever-increasing proactive approach to providing planning assistance and to managing planning initiatives. In addition, the County's Agricultural Land Preservation Program has also been reorganized and is administratively housed under the planning commission. Program coordinator, Jake Heisey, has been working with Greenways and Open Space Coordinator, Stephanie Williams, to more effectively respond to community needs relating to agriculture and open space.

A major achievement for 2003 was the completion and adoption of the Cumberland County Comprehensive Plan, a culmination of at least three years of effort, spearheaded by the professional efforts of Jeff Kelly and Jennifer Nolan Straub of the Cumberland County Planning Commission staff. Significant effort by Commission Members Bruce Barclay, Mike D'Altilio, and staff member Stephanie Williams, provided invaluable assistance on the project as well. The result is an extremely valuable planning tool for the citizens of Cumberland County, which will be reviewed at a minimum of every two years.

Finally, the Cumberland County Planning Commission has found its home at 18 North Hanover Street, Carlisle (Business Central), a readily accessible facility, in which citizens of Cumberland County and interested parties may seek information and advice on issues of planning.

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,

Paul L. Zeigler, Chairman
Cumberland County Planning Commission

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Cumberland County Planning Commission Members and Staff - 2003

Board of Commissioners

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

Planning Commission

Paul Zeigler, Chairman	Bruce Barclay
Jackie Eakin, Vice-Chairman	Jack Blair
Allan Williams, Secretary	Michael D'Altilio
Rose Dillner, Treasurer	William Forrey
	Ron Glesner

Cumberland County Planning Commission Staff

Executive Director.....	Kirk D. Stoner, AICP ¹
Greenway and Open Space Coordinator	Stephanie J. Williams
Agricultural Land Preservation Coordinator	Jacob L. Heisey

Tri-County Regional Planning Commission Staff

Executive Director.....	James Szyborski, AICP
Associate Director.....	Timothy Reardon, AICP
Staff Planner III.....	Omar Syed, AICP
	Jeffrey S. Kelly, AICP
	Diane Myers-Krug, AICP
	Janine M. Park
Staff Planner II.....	Andrew J. Thompson
	Carl "Chip" L. Millard, III
Staff Planner I.....	Alfred P. Sundara
	Tara A. Herman ²
	Jennifer Nolan Straub
	Charles J. Urso ³
	Brian W. Dickson ⁴
	Sara M. Henke ⁵
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

1 Hired July, 2003.

2 Left August, 2003.

3 Left July, 2003.

4 Hired December, 2003.

5 Hired December, 2003.

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

Planning Office Changes



In 2003, the Cumberland County Board of Commissioners initiated several actions aimed at enhancing planning services in the county. On June 30, 2003 the Cumberland County Board of Commissioners authorized the hiring of Kirk Stoner, AICP to serve as the Executive Director of the Cumberland County Planning Commission. The Commissioners also authorized the creation of a county-based planning department, which Mr. Stoner will manage.

The planning department includes three county staff members and two Tri-County Regional Planning Commission employees that work exclusively in Cumberland County. Together, the new planning department and the Tri-County Regional Planning Commission effectively provide additional capacity to respond to the increasing volume of planning assistance requests while undertaking new, planning initiatives.

Comprehensive Planning

Cumberland County Comprehensive Plan

The Board of County Commissioners adopted the Cumberland County Comprehensive Plan on December 15, 2003. The new Comprehensive Plan is an update to the first County Comprehensive Plan adopted in 1990. In 2000, County staff began the effort to completely revise the existing Plan and by the end of 2002, a draft Comprehensive Plan was completed.



South Middleton

During 2003, the draft was revised several times with input from the review committee and municipalities through the County Outreach Program. In September 2003 the County Planning Commission approved the draft Comprehensive Plan for printing and distribution for public comment. Each of the County's 33 municipalities, 9 school districts, and 5 adjacent counties received a copy of the plan and were asked for comments. In addition, digital copies were provided to municipalities for use in their review process. The draft Comprehensive Plan was also posted on the

County's web site for public review and comment. Three public meetings were held in November at different sections of the County to present the recommendations and provide a final opportunity for public comment.

On November 20, 2003 the Planning Commission took formal action to forward the Plan to the Commissioners with a recommendation for approval. Following a public hearing held on December 15, 2003 Commissioners Nancy Besch, Earl Keller, and Rick Rovegno adopted the Cumberland County Comprehensive Plan.

The Cumberland County Comprehensive Plan focuses on several key issues, which were determined to need more attention in the County. These issues are listed below in priority order.

1. Farmland preservation
2. Land use compatibility
3. Conservation of natural resources and open space
4. Transportation
5. Growth management

Although the Plan has been adopted, there is a commitment to make this a living document and updates are scheduled on a regular basis. The Planning Commission will begin the implementation process in 2004 and work with the municipal elected officials, staff, and citizens to make the Plan a useful planning tool.

Regional Growth Management Plan

The Tri-County Regional Planning Commission (TCRPC) approved the Regional Growth Management Plan in July 2003. The Regional Growth Management Plan (RGMP) is a growth strategy plan for Cumberland, Dauphin, and Perry Counties. The RGMP is based on the development of Planned Growth Areas and the Land Needs Concept.

Planned Growth Areas seek to manage future growth by focusing on public infrastructure investment. The concept promotes maximizing the efficiency of municipal infrastructure before expanding infrastructure farther. Service areas for public sewer and water, as well as, transit and transportation routes were the foundation for determining these growth areas. The Land Needs Concept considers a municipality's population and housing projections to determine how much land is needed for growth. By looking at their projected needs rather than the total build out based on current zoning, municipalities can determine the best development and zoning patterns to make efficient use of existing infrastructure.

The Land Needs Concept and Planned Growth Areas work together to manage development and reduce dispersed development, which has been occurring over the past 50 years. Implementation of these concepts supports the preservation of agricultural and open space lands by focusing development around existing and logical extensions of public infrastructure.

The development of the Regional Growth Management Plan and the Cumberland County Comprehensive Plan were closely coordinated to insure consistency. The concepts of Planned Growth Areas and Land Needs were incorporated in the County Comprehensive Plan. Comments on the RGMP document are welcomed at any time, as this is an evolving plan. TCRPC and Cumberland County Planning staff intends to work with any municipality or groups of municipalities to implement the concept of the RGMP into their ordinances and comprehensive plans.

The Regional Growth Management Plan is posted on the Tri-County Regional Planning Commission website, www.tcrpc-pa.org.



Mechanicsburg

County / Regional Projects

Open Space Preservation Plan

In January of 2003, the Planning Commission, with the assistance of the Open Space Preservation Steering Committee, began development of a countywide open space preservation plan. The purpose of the Plan is to gauge public support and develop a countywide strategy for open space preservation. Various financing strategies, including a bond issue, will be explored as a means to implement a “county open space preservation program.”

At the onset on the planning process, the Planning Commission conducted community visioning sessions with the general public and the Open Space Committee. Over 70 citizens and officials participated in the two sessions. Four general issues of concern arose during these visioning sessions: farmland preservation, natural resource protection, parkland and trails and sustaining livable communities with a high quality of life. To fully examine these four key issues, the Planning Commission conducted four open space forums in September and October of 2003. The four forums were open to the public and attracted over 100 individuals. The purpose of the forums was to brainstorm specific implementation strategies. Further, the Planning Commission conducted a survey with the general public. The public opinion survey was distributed to approximately 1,500 random citizens across Cumberland County in December 2003. The results for this statistically valid survey will be available in April 2004.

The scope of the Plan includes promotion of the *Growing Greener: Conservation by Design* approach as one technique to protect open space and natural resources. *Growing Greener* is a

statewide community planning initiative, led by the Natural Lands Trust, designed to help communities use the development regulation process to their advantage to protect interconnected networks of greenways and permanent open space. In May of 2003, the Planning Commission offered an educational workshop on *Growing Greener*. Thirty-five municipal officials, planning professionals and citizens attended the workshop. In addition, the Planning Commission offered free *Growing Greener* community assessment to assist municipalities. A community assessment entailed a thorough review of the local comprehensive plan, subdivision and land development ordinances and zoning codes. Eight municipalities in Cumberland County are participating in the assessment process, including Lower Allen Township, Silver Spring Township, Middlesex Township, Monroe Township, North Middleton Township, South Middleton Township, Lower Frankford Township and Hopewell Township.

A draft Open Space Preservation Plan is expected to be complete in the spring of 2004. The final product will include a formal countywide plan with specific strategies, action steps and a timeline. When the Open Space Preservation Plan is finalized and adopted by the Board of Commissioners, the Cumberland County Comprehensive Plan will be updated to reflect the recommendations.

Hazard Mitigation Plan

The Disaster Mitigation Act of 2000 mandates that all states and local governments have hazard mitigation plans by November 1, 2004 to be eligible for certain types of federal disaster assistance funding. Pennsylvania's Emergency Management Agency (PEMA) is seeking compliance with the act through the development of plans at the county level.

In 2003, Cumberland County's Public Safety and Planning Departments initiated the county's first hazard mitigation planning effort. The Cumberland County Hazard Mitigation Plan identifies actions a community can take to reduce or eliminate the loss of life and property damage that result from natural and man-made hazards. The Plan employs a four-step planning process:

1. *Organizing Resources:* Form a steering committee of community members and technical experts to guide the planning process.
2. *Assessing Risk:* Inventory the types of hazards prevalent in Cumberland County, both

natural and man-made, and consider their potential consequences on communities.

3. *Developing an Implementation Plan:* Determine actions to reduce or eliminate the risk of losing life or property should the identified hazards occur.

4. *Monitoring the Progress:* Adopt the plan at the municipal level and implement the mitigation actions identified in step 3.

Cumberland County's Hazard Mitigation Plan identifies flooding and severe weather as the two most pressing natural hazards in the county. Similarly, hazardous materials releases, nuclear incidents, and terrorism were the three major man-made hazards considered as part of the plan.

The plan is expected to be completed by Summer 2004. Once adopted by the county, municipalities will also have to adopt the plan in order to be eligible for post disaster funds from FEMA.

County Outreach Program

The Board of Commissioners, 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 2003, the outreach meetings concentrated on finalizing the County's Comprehensive Plan, prioritizing transportation projects on

PENNDOT's 12 Year Program, and discussing the progress of the County Open Space Plan. The County wishes to thank municipal officials for their valuable input and help in moving these projects forward. As a result of municipal feedback, the County Comprehensive Plan was adopted in December 2003, transportation priorities were established, and the Open Space Plan is scheduled for completion in 2004. In addition, guest speakers attended the meetings and discussed topics such as the Tri-County Growth Management Plan, requirements for National Pollution Discharge Elimination Systems (NPDES), and the State's Farmland Preservation Program.

Local Planning Assistance Program

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 as needed 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. The Local Planning Assistance Program is provided at no cost to the municipality. The service is funded by the County.

attending 331 meetings, comprising 742 hours for the Tri-County area in 2003.

During 2003, the Commission Staff provided professional planning services by entering into agreements with the following municipalities:

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

Through the LPA program, the professional planning staff of Tri-County Regional Planning Commission provided planning assistance by

Agricultural Preservation Program

At the close of 2003, Cumberland County has purchased the development rights of 69 farms comprising 9029 acres as part of the Agriculture Land Preservation Program. A total of 18 new

applications were received in 2003, bringing the current application backlog to 105 farms comprising 11,801 acres.

Township	Ag Security Areas		Easements				Applications Pending	
	Parcels	Acres	Number	Acres	Total Cost	Av./Acre	Number	Acres
Dickinson	56	3,462	8	959	\$2,002,695	\$2,087	14	1,245
Hopewell	44	3,024	0	-	\$0	\$0	1	116
Lower Frankford	40	2,540	0	-	\$0	\$0	0	-
Lower Mifflin	63	5,436	0	-	\$0	\$0	3	866
Middlesex	41	2,410	2	128	\$338,616	\$2,645	4	484
Monroe	65	4,009	16	1,588	\$4,896,370	\$3,084	8	652
North Middleton	27	2,248	1	99	\$225,880	\$2,280	5	455
North Newton	41	3,846	3	379	\$558,204	\$1,472	9	977
Penn	93	6,447	11	1,850	\$3,245,144	\$1,754	18	1,687
Silver Spring	37	1,271	0	-	\$0	\$0	1	146
Southampton	93	7,804	10	1,227	\$2,632,467	\$2,146	11	1,165
South Middleton	84	4,242	4	753	\$1,805,818	\$2,398	3	449
South Newton	12	997	0	-	\$0	\$0	3	205
Upper Allen	21	845	0	-	\$0	\$0	2	103
Upper Frankford	58	4,006	0	-	\$0	\$0	2	781
Upper Mifflin	45	3,357	0	-	\$0	\$0	6	1,050
West Pennsboro	116	8,080	14	2,046	\$3,390,994	\$1,658	15	1,351
(17 Townships)	936	64,024	69	9,029	\$18,706,365	\$2,072	105	11,801

Transportation Planning

Major Transportation Planning Involvements and Projects Completed

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 2003. 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 2003:

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 – Continuing
3. I-81 Widening Study (from Maryland state line to PA 581) – Completed
4. I-83 Master Plan Study – Completed
5. 2030 Regional Transportation Plan – Completed
6. Susquehanna Regional Transportation Partnership – Continuing
7. I-81 Exit 44 Improvements – Programmed through construction

Major Projects Completed in 2003:

1. Newville Rd. / Green Spring Rd. – Resurface
2. Noise-wall installation (Phase 1) – PA 581
3. Bloserville Rd. Bridge – Replacement
4. Big Spring Rd. Bridge – Rehabilitation
5. PA 34 Restoration in South Middleton / Mt. Holly Springs – Widen, Resurface, Shoulders, Drainage Improvements
6. Walnut St. Restoration in Wormleysburg – Resurface, Guiderail, Drainage Improvements

Cumberland / Perry Congestion Management Study

Over 60% of the workers who live in Perry County are employed outside of the county. The commuting patterns of these workers have created serious safety and congestion problems. The Cumberland / Perry Joint Task Force on Transportation and Planning (CPTF) was created in 2000 to address these issues. The CPTF is composed of 17 municipalities in both Cumberland and Perry Counties. Cumberland County municipalities participating include: Silver Spring, East Pennsboro, Hampden, and Middlesex townships.

Supported by the Commissioners of Cumberland and Perry Counties, the CPTF has overseen a Congestion Management Study to solve the identified problems. An analysis of development trends and existing zoning regulations provided the basis for developing recommended transportation improvements.

The study was completed in 2002, and the CPTF moved forward in 2003 to pursue funding to implement the recommendations. In 2003, two CPTF projects were placed on the DRAFT 2005 Transportation Improvement Program. The first project is the construction of rock fall protection on US 11 and 15 at the Cumberland and Perry counties border and on US 11 at Kinkora Heights. The second project is improvements to the intersection of Sunnyside Drive and Route 34 at Sterretts Gap. With preliminary engineering anticipated to begin in 2005, both projects are expected to significantly improve safety concerns. The Task Force continues to meet on a regular basis in its efforts to acquire funding and accomplish the recommendations of its study.

Exit 44 Study

The Exit 44 Land Use and Transportation Study, which was completed in 2000, recommends land use strategies and transportation improvements for Exit 44 of Interstate 81. In 2003, the five municipalities that united to conduct this study continued their implementation of the study's land use and transportation recommendations.

In terms of land use, two of the municipalities in the study area, Carlisle Borough and Dickinson Township, adopted amendments to their zoning and subdivision / land development ordinances in accordance with study recommendations. These amendments included a variety of changes, such as revising permitted uses in certain zoning districts and increasing landscape requirements.

During 2003, the project engineer and PENNDOT evaluated the design of the interchange, roads, and several intersections. A public meeting was held in August and changes were made in the design based on public comment. In December, preliminary design for the interchange and road improvements was submitted to PENNDOT for approval. Preliminary engineering of the study's recommended transportation improvements continued in 2003. Final design for the project is planned to begin in 2005 and construction of the improvements is scheduled to begin in 2007.

I-81 Corridor Study

The Cumberland County Planning Commission and Cumberland County Economic Development initiated a study of the I-81 corridor in the county in the spring of 2003. The I-81 Integrated Land Use, Transportation and Economic Development Study, which addresses development concerns, was funded by grants from the Department of Transportation (PENNDOT), the Department of Community and Economic Development (DCED), and by local match. The 18-month study employs a three-phase approach that focuses on planning and managing land use, transportation, and economic development opportunities near the ten interchanges of Interstate 81 in Cumberland County.

Phase I of the study documents existing land use, transportation and economic development conditions at each interchange and projects future conditions using a 25-year planning horizon. This data will be used to identify two interchanges that are in need of more detailed study as part of Phase

III of this effort. In addition, the Phase I data will be used to develop a policy plan for each interchange that describes capital improvement projects and land use considerations needed to accommodate future growth.

Phase II of the study uses portions of the Phase I data and collects new data to identify and assess various sites in the county that may be appropriate for hosting a business park. This phase will result in a list of potential sites and assess the strengths and weaknesses of each.

Phase III of the study will perform detailed land use, transportation, and economic development analysis on the two interchanges identified in Phase I. All three phases of the study process have been guided by a municipal steering committee. The anticipated completion date for the study is December of 2004.



I-81 at Rich Valley Road

Subdivision and Land Development Activity

The Cumberland County Planning Commission reviewed a total of 334 subdivision and land development plans during 2003. Table 1 below identifies the major final plan submissions for 2003 (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.

Table 1
Major Final Subdivisions and Land Developments - 2003

Municipality/Development	#Lots/Units	Land Use Type
Camp Hill Borough		
Camp Hill Shopping Mall	1	CM
Carlisle Borough		
Carlisle Plaza Mall & Lowe's Home Improvement	1	CM
The Highlands Phase 3, Section 2	19	SF
Orrstown Bank	1	CM
Rockfield LLC	9	SF
Centenary / Addison Building	6	Mu-F
Murata Business Center	1	CM
Eckerd Store #6672	1	CM
Dickinson Township		
Eric L. & M. Annan Hollinger	5	SF
East Pennsboro Township		
Woodland Townhouses	8	TH
Jigsy's Pizza	1	CM
Penn Valley Phase 5	38	SF
Westwood Hills Phase 6	21	TH
Clear Channel Broadcast	1	CM
Enola Senior Housing	50	Mu-F
Joseph J. Katkocin	5	Mu-F/CM
Floribunda Phase 1, Section 9	7	SF
418 Shady Lane	8	SF
East Pennsboro Area School District	5	SF
Members 1 st Federal Credit Union	1	CM
Hickory Ridge Phase 3	21	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		
Phase Four Dartmouth Green	34	SF
Hampden Summit Phase 1	25	SF
Good Hope Farms South Phase 10 & 11	31	SF
Sun Motor Cars (Revised)	1	CM
G & R Dairy Barn	1	CM
Brambles Arms	260	Mu-F
The Preserve Phase I (Revised)	30	SF
Freysinger Hyundai	1	CM
B.P.C. Partners	1	CM
Lot 2B for Caretti, Inc.	1	CM
5241 Simpson Ferry Road	1	CM
Grandon Farms Phase 3B	8	SF
Silver Brook Phase I	25	SF
Roth Farm Village	36	SF
The Village of Brandywine Phase 1/2A	60	SF/TH
Damons Grill	1	CM
Donald H. Cohen	1	CM
Westbury Phase 8	9	SF
Cinema Centers	1	CM
Good Hope Farms Phase 9	14	SF
Good Hope Farms Phases 18 & 19	22	SF
Good Hope Farms South Phase 12	16	SF
The Preserve Phase 2	20	SF
Hopewell		
Steve F. Stoltzfus	1	CM
Lemoyne		
Copper Ridge	96	TH
Community Banks NA	1	CM
Lower Allen		
Yetter Court Warehouse	1	IND
David L. Reisman Lawn Service	1	CM
Manor at Fair Oaks Phase 2	24	SF
Omex International Building	1	CM
Country Inn and Suites	1	CM
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
Lower Frankford		
Jerry Schlusser	1	CM
Mechanicsburg		
John Sopensky	11	TH
Middlesex		
Residence Inn	1	CM
Filson Water Treatment, Inc.	1	CM
Giant Food Stores Annex Expansion	1	CM
Mt. Holly Springs		
David Duetsch & Rachael I. Bear	1	CM
North Middleton		
Marcello's Village	1	CM
Logisticenter at Carlisle – Lots 6 & 7	2	IND
North Ridge Phase 5	8	SF
The Commons at Parker Spring	30	TH
Members 1 st Federal Credit Union	1	CM
Pine Ridge Mobile Home Park	28	MHP
Logisticenter at Carlisle	1	IND
Wertz Run Heights	39	SF
Shippensburg Township		
Shippensburg Properties	8	CM
Commerce Park	1	CM
Waypoint Bank	1	CM
Shippensburg Townhouses II, LLC	60	TH
Walmart Store / Shippen Towne Center	2	CM
Frank E. Hollar, Jr.	1	CM
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		
Ag Choice Farm Credit Building	1	CM
Frank R. Barba	1	CM
Bent Creek Lots 10 & 11	1	CM
Evergreen II, Phase 1	17	SF
The Townes at Oakwood	20	TH
Rolls Royce Owners' Club	1	CM
BPC Partners EVC. Ctr. Lot 1 C	1	CM
Tyson Commons Phase 1	188	SF/TH
U-Gro Learning Center	1	CM
Sage Crest	6	SF
Bent Creek Lot 3A	1	CM
Lowe's Store No. 0405	1	CM
Foxwood	38	SF
BPC Partners Mitsubishi Lot 1B	1	CM
Sutliff Hummer, LLC	1	CM
Bobby Rahal Honda	1	CM
Bobby Rahal Lexus	1	CM
BCP Partners Audi & Service Center	2	CM
McDonald's 1 Shadow Oaks Dr.	1	CM
Bent Creek Lots 9, 10, & 11	1	CM
South Middleton		
Misty Meadows Phase II	19	SF
Westgate Development Phases 5 & 7	38	SF
Midway Park Phase II	1	CM
Stonehenge Developers	1	CM
Premier Plaza	1	CM
DMM Enterprises	18	TH
Phase 1, The Plan of Ashton	16	SF
Forgedale Crossing Section 4	10	SF
Walnut Bottom Medical Center	2	CM
Deibler Insurance Association	1	CM
Cardiopulmonary Associates	1	CM
A Storage Facility	1	CM
Carlisle Regional Medical Ctr Replacement Facility	1	CM
Jefferson Court	36	SF
Westgate Phase 6	33	SF
John G. Phako	3	CM
Rhine Estates Phase 8	29	SF
Rhine Estates Phase 4	15	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
Upper Allen		
Townes on the Meadow	48	TH
Upper Allen Business Park Lot 10	1	IND
Custom Patio Rooms of Central PA	1	CM
Stonehenge Phases 3 & 4	98	TH
Kacey Court Lot No. 5	1	CM
Meadowview Estates	23	SF
Sarah Zimmerman Property (Revised)	8	TH
Cocca Development, Gregory Tomo	1	CM
Aaron Rubin & Sons	1	IND
Brick Church Estates	12	SF
Wormleysburg		
Phoenix Investors	3	CM
Orthopedic Institute of PA	1	CM
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 - 2003

MUNICIPALITY	PRELIMINARY	P/F	FINAL	TOTAL
CAMP HILL BOROUGH	0	1	2	3
CARLISLE BOROUGH	0	2	17	19
COOKE TOWNSHIP	0	0	0	0
DICKINSON TOWNSHIP	1	4	4	9
EAST PENNSBORO TOWNSHIP	1	3	26	30
HAMPDEN TOWNSHIP	7	8	32	47
HOPEWELL TOWNSHIP	0	1	7	8
LEMOYNE BOROUGH	0	2	2	4
LOWER ALLEN TOWNSHIP	1	1	7	9
LOWER FRANKFORD TOWNSHIP	0	1	2	3
LOWER MIFFLIN TOWNSHIP	1	0	2	3
MECHANICSBURG BOROUGH	0	0	2	2
MIDDLESEX TOWNSHIP	1	4	7	12
MONROE TOWNSHIP	1	1	7	9
MT. HOLLY SPRINGS BOROUGH	0	0	1	1
NEW CUMBERLAND BOROUGH	0	1	1	2
NEWBURG BOROUGH	0	0	0	0
NEWVILLE BOROUGH	0	0	1	1
NORTH MIDDLETON TOWNSHIP	3	1	11	15
NORTH NEWTON TOWNSHIP	0	1	7	8
PENN TOWNSHIP	1	1	5	7
SHIPPENSBURG BOROUGH	0	0	3	3
SHIPPENSBURG TOWNSHIP	1	1	16	18
SHIREMANSTOWN BOROUGH	0	0	0	0
SILVER SPRING TOWNSHIP	7	4	28	39
SOUTH MIDDLETON TOWNSHIP	5	1	31	37
SOUTH NEWTON TOWNSHIP	1	0	0	1
SOUTHAMPTON TOWNSHIP	0	0	14	14
UPPER ALLEN TOWNSHIP	2	5	8	15
UPPER FRANKFORD TOWNSHIP	0	1	3	4
UPPER MIFFLIN TOWNSHIP	0	0	6	6
WEST PENNSBORO TOWNSHIP	0	0	3	3
WORMLEYSBURG BOROUGH	0	0	2	2
COUNTY TOTALS	33	44	257	334

SOURCE: CCPC Files/Minutes



TABLE 3
CUMBERLAND COUNTY PLANNING COMMISSION
Number of Proposed Lots / Units by Land Use Type for Final Plans - 2003

MUNICIPALITY	LOTS	SF	MU-F	TH	CM	IND	OTHER	ACREAGE
CAMP HILL BOROUGH	3	1	0	0	1	1	0	30.79
CARLISLE BOROUGH	52	31	6	4	9	0	9	64.74
COOKE TOWNSHIP	0	0	0	0	0	0	0	0.00
DICKINSON TOWNSHIP	18	14	0	0	0	0	4	68.55
EAST PENNSBORO TOWNSHIP	152	87	54	29	4	0	30	96.97
HAMPDEN TOWNSHIP	658	279	260	358	9	0	11	343.55
HOPEWELL TOWNSHIP	8	7	0	0	1	0	0	59.19
LEMOYNE BOROUGH	107	0	0	98	1	0	8	13.83
LOWER ALLEN TOWNSHIP	31	26	0	0	4	1	0	60.98
LOWER FRANKFORD TOWNSHIP	4	1	0	0	1	0	2	10.29
LOWER MIFFLIN TOWNSHIP	2	2	0	0	0	0	0	19.31
MECHANICSBURG BOROUGH	8	1	0	11	0	0	6	2.33
MIDDLESEX TOWNSHIP	14	1	0	0	6	1	6	122.81
MONROE TOWNSHIP	10	8	0	0	0	0	2	347.92
MT. HOLLY SPRINGS BOROUGH	3	2	0	0	1	0	0	0.50
NEW CUMBERLAND BOROUGH	4	2	0	0	0	0	2	0.97
NEWBURG BOROUGH	0	0	0	0	0	0	0	0.00
NEVVILLE BOROUGH	1	0	0	0	0	0	1	0.01
NORTH MIDDLETON TOWNSHIP	114	76	0	30	2	3	3	194.08
NORTH NEWTON TOWNSHIP	6	3	0	0	0	2	1	118.84
PENN TOWNSHIP	12	9	0	0	0	0	3	16.95
SHIPPENSBURG BOROUGH	3	0	0	0	0	0	3	1.20
SHIPPENSBURG TOWNSHIP	40	0	60	0	18	0	21	356.59
SHIREMANSTOWN BOROUGH	0	0	0	0	0	0	0	0.00
SILVER SPRING TOWNSHIP	332	239	0	86	16	0	10	457.83
SOUTH MIDDLETON TOWNSHIP	226	183	0	18	10	0	15	448.02
SOUTH NEWTON TOWNSHIP	0	0	0	0	0	0	0	0.00
SOUTHAMPTON TOWNSHIP	61	53	0	0	3	1	4	233.85
UPPER ALLEN TOWNSHIP	43	24	0	154	3	3	2	81.92
UPPER FRANKFORD TOWNSHIP	20	15	0	0	0	0	5	43.04
UPPER MIFFLIN TOWNSHIP	10	8	0	0	0	0	2	234.41
WEST PENNSBORO TOWNSHIP	8	0	0	0	0	0	8	10.77
WORMLEYSBURG BOROUGH	4	0	0	0	4	0	0	10.12
COUNTY TOTALS	1954	1072	380	788	93	12	158	3450.36

SF - Single Family

Mu-F - Multiple Family Units

TH - Townhouse

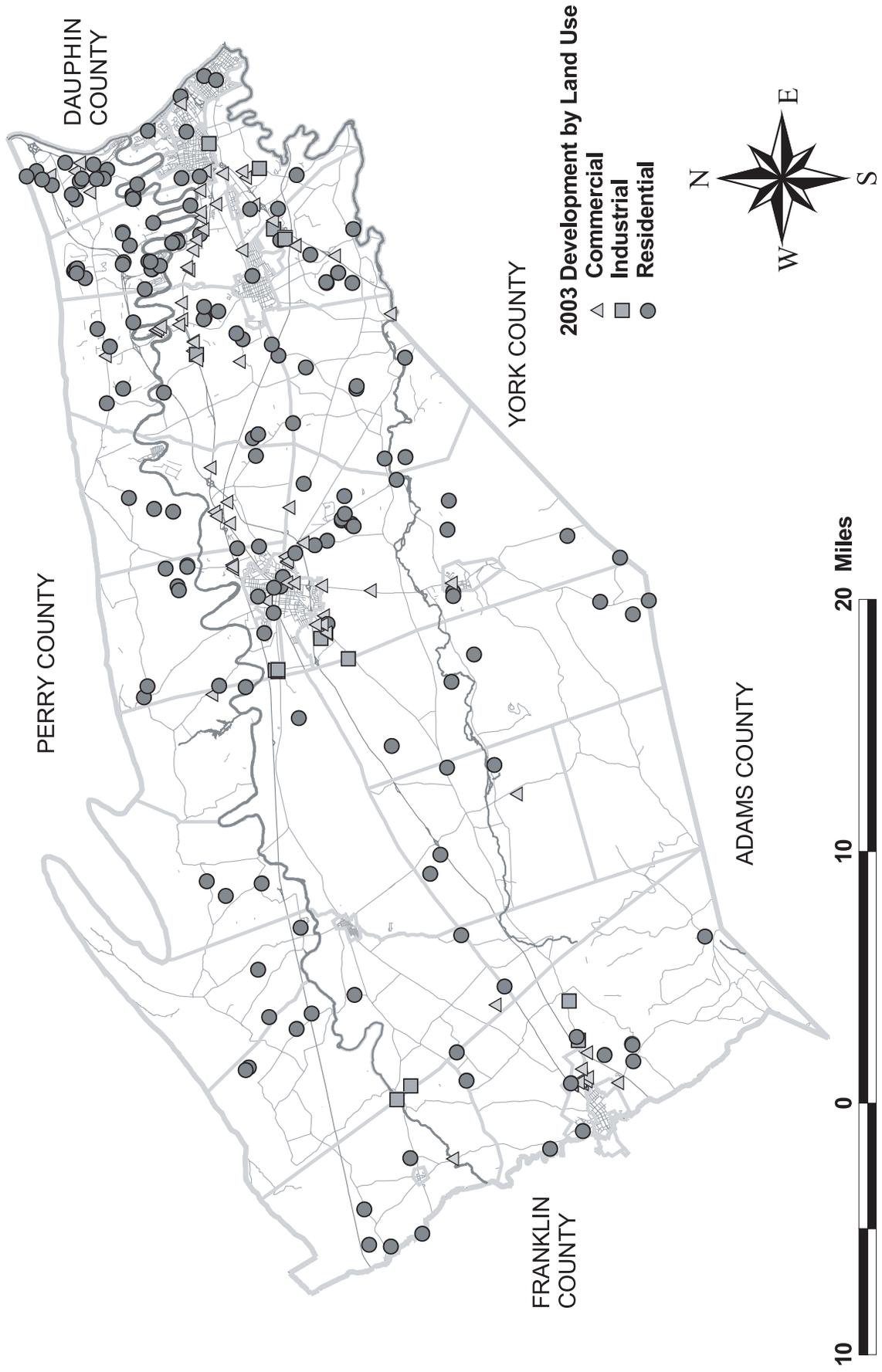
IND - Industrial

CM - Commercial

OTHER - Lot Add/ Recreational/Stormwater

SOURCE: CCPC Files/Minutes

Subdivision and Land Development Activity - 2003



Zoning and Subdivision Amendment Review

As required by the Pennsylvania Municipalities Planning Code, Act 247, the County Planning Commission reviewed and commented on 42 proposed amendments to local zoning and subdivision and land development ordinances in 2003.

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

Table 4
Zoning and Subdivision Ordinance Reviews - 2003

Date of Review	Municipality	Type of Amendment	Recommendation
01-16-03	Carlisle	Subdivision & Land Development Ordinance Revision	Approval with comments
	Middlesex	Comprehensive Plan Draft	Approval with comments
	Middlesex	Zoning Ordinance amendment– Addition of Residential Towne District	Approval with comments
02-20-03	Lower Allen	Zoning / Official Map change – road relocation	Approval
	Silver Spring	Zoning Map change – Rural Residential to High Density Residential, Willow Mill Road	Disapproval
	South Middleton	Subdivision Ordinance amendment – Criteria for Traffic Impact Studies	Approval
03-20-03	Carlisle	Zoning Ordinance update – addition of new Zoning Districts, Cluster Development, Definitions, Supplementary Regulations	Approval with comments
	Monroe	Zoning Text amendment – Delete “cluster development” as a Conditional Use in Agricultural Zone	Approval with comments
04-17-03	Hopewell	Zoning Map change – Agricultural to Limited Industrial, Cumberland County Landfill	Approval
	Shippensburg Township	Zoning Map change – R-1 to Commercial and R-3, Baltimore Road	Disapproval
	Shiremanstown	Zoning Text amendment – No-Impact Home Based Business, Public Hearing procedures	Approval

Date of Review	Municipality	Type of Amendment	Recommendation
05-15-03	Lower Allen	Zoning Map change – C-2 to I-3, Carlisle Road	Approval
	North Middleton	Zoning Map change – R-2 to Highway Commercial	Approval
	North Middleton	Draft Subdivision & Land Development Ordinance	Approval with comments
	South Middleton	Subdivision Ordinance amendment – Stormwater Requirements, Runoff Capture Design Storm	Approval
06-19-03	Dickinson	Zoning Map change – Medium Density Residential – Office to Business industrial, Alexander Spring Rd.	Disapproval
	Newville	Subdivision Ordinance amendment – Approval Block Requirements	Approval
	Southampton	Subdivision Ordinance amendment – Approval Block Requirements	Approval
07-17-03	Middlesex	Zoning Ordinance amendment – No Impact Home-Based Businesses	Approval
	Middlesex	Zoning Map amendment – Unified Development Area Overlay District	Approval
	Upper Mifflin	Subdivision Ordinance amendment – Approval Block Requirements	Approval
08-21-03	Middlesex	Zoning Map change – Residential Farm to Residential Towne, South Middlesex and Old Stonehouse Rds	Disapproval
	North Middleton	Zoning Ordinance amendment – Allow maximum permitted height in I-2 zone of 45 feet	Approval
	Shippensburg Township	Zoning Ordinance amendment – Dedication Recreation Land or Fee in Lieu	Approval with conditions
	Upper Allen	Zoning Map change –Suburban Residential and Office Professional to Convenience Commercial, Fisher Rd	Disapproval
09-18-03	Lower Allen	Zoning Ordinance and Map amendment – Groundwater Nonuse Overlay District	Approval
	Middlesex	Zoning Map amendment – Alteration of Nonconforming Uses	Approval
	Middlesex	Subdivision Ordinance amendment – Approval Block Requirements, Incorporate Lot Additions by Deed	Approval

Date of Review	Municipality	Type of Amendment	Recommendation
10-16-03	Camp Hill	Zoning Map change – R-2 to R-1, 21 st Street and Bypass	Approval
	Hopewell	Zoning Map change – A-1 to I-1, Pa. 641, Booz Rd, and Vaughn Rd	Disapproval
	Lower Allen	Zoning Ordinance amendments – Recreational Uses in Residential Districts, Requirements for Golf Courses, Definitions, Setbacks	Approval
	North Middleton	Zoning Map change – R-2 to I-2, Pa. 74	Disapproval
	Shippensburg Township	Zoning Ordinance amendment – Side Yard Setbacks in Commercial General District	Approval
	Silver Spring	Zoning Map change – Light Industrial to R-1, Mulberry Drive	Approval
	West Pennsboro	Zoning Ordinance amendment – Add Definition for Garage/Yard Sales	Approval with Comments
11-20-03	Camp Hill	Draft Zoning Ordinance	Approval with comments
	Lower Allen	Subdivision Ordinance amendment – Recreation fee by resolution	Approval
	Middlesex	Zoning Map change – RF to RT, South Middlesex and Old Stone House Rds; Optional Mixed Residential Development	Disapproval
	Monroe	Cluster Development requirements – Agricultural Zone	Table
	Shippensburg Township	Zoning Map change – R-1 to Commercial General and R-2, Baltimore Road	Disapproval
	South Middleton	Subdivision Ordinance amendment – Roadway Specifications	Approval
12-18-03	North Middleton	Zoning Map change – Highway Commercial to High Density Residential (R-2), West Louthier St.	Approval

Sewage Module Review - The County Planning Commission reviews modules and sends comments to municipalities. In 2003, the Commission reviewed a total of 23 sewer modules.

TABLE 5
CUMBERLAND COUNTY PLANNING COMMISSION
Municipal Plans and Ordinances - 2003

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	1991	1995	1988
Shiremanstown Borough	1975	1975	1973
Wormleysburg Borough	1971	1998	1998
<i>Townships</i>			
Cooke Township	2000	*	1991
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	*	1999
Shippensburg Township	1990	1990	1991
Silver Spring Township	1995	2003	2003
South Middleton Township	1999	1999	2001
South Newton Township	1971	1987	1997
Southampton Township	1989	*	1994
Upper Allen Township	1999	1993	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 2003:

Development activity has been predominant in certain municipalities in the County. According to the building permit survey for 2003, East Pennsboro, South Middleton, and Silver Spring Townships ranked in the top five for both commercial and industrial permits and residential permits. Approximately 40% of the commercial and industrial permits for 2003 were issued in these three municipalities. Silver Spring Township, alone, comprised over 16% of the residential permits issued for the year.

Table 6
Greatest Number of Permits Issued - 2003

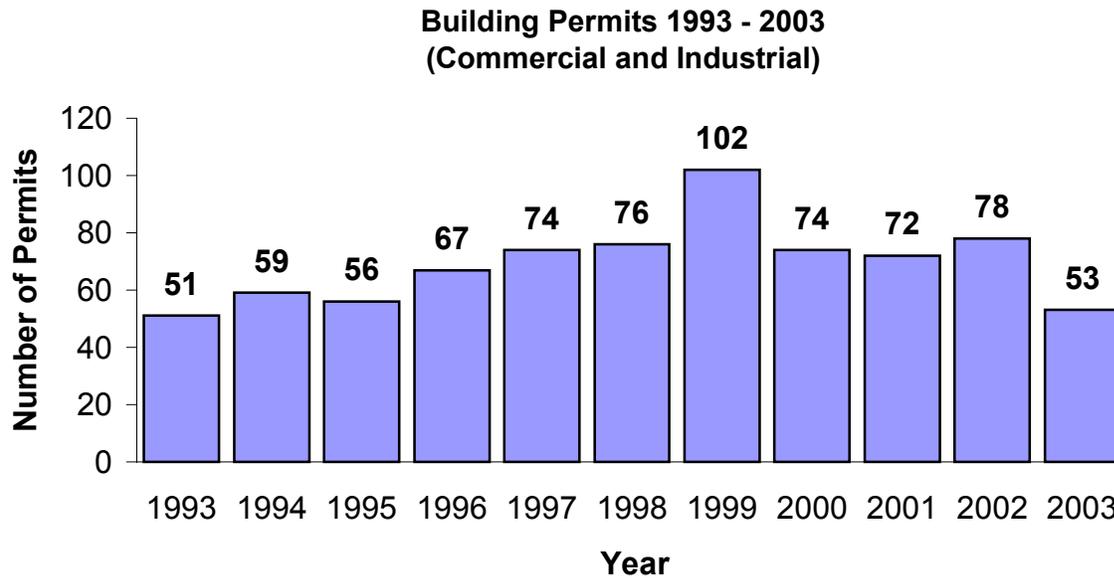
Commercial and Industrial Permits Issued in 2003		Residential Permits Issued in 2003	
Municipality	Number of Permits	Municipality	Number of Permits
Carlisle Boro.	9	Silver Spring Twp.	261
East Pennsboro Twp.	8	East Pennsboro Twp.	207
South Middleton Twp.	8	Hampden Twp.	197
Silver Spring Twp.	4	South Middleton Twp.	154
Upper Allen Twp.	3	Southampton Twp.	94



Mechanicsburg

Commercial and Industrial Development

Municipalities issued permits for a total of 53 new commercial and industrial businesses in 2003 (51 commercial and 2 industrial). Compared to 2002, there were 25 fewer new commercial and industrial permits issued in 2003. 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 1,569 new dwelling units were scheduled for construction in 2003. Overall, there were 79 fewer units scheduled for construction in 2003 than in 2002. Annual totals of residential building permits issued are provided in the following bar chart:

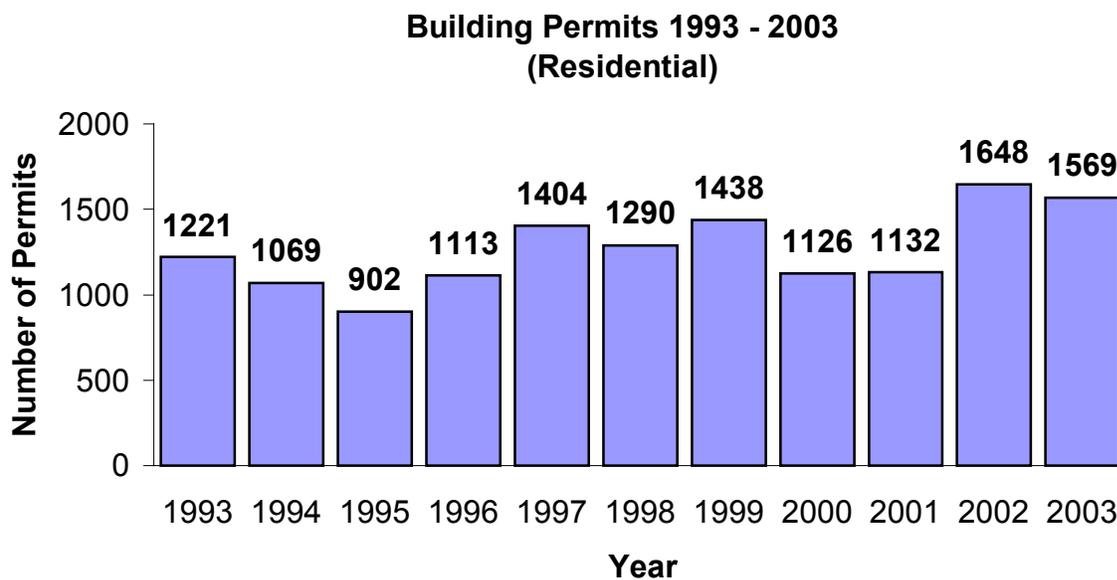


TABLE 7
CUMBERLAND COUNTY PLANNING COMMISSION
Total New Residential Dwelling Units - 1993-2003

MUNICIPALITY	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
CAMP HILL BOROUGH	0	1	1	11	6	0	*	7	1	3	3
CARLISLE BOROUGH	41	17	2	8	21	28	112	30	35	55	61
COOKE TOWNSHIP	2	3	0	3	1	3	1	8	1	3	5
DICKINSON TOWNSHIP	48	43	56	34	27	51	46	35	42	42	46
EAST PENNSBORO TOWNSHIP	151	208	75	103	105	114	146	130	159	197	207
HAMPDEN TOWNSHIP	185	161	154	156	373	349	349	170	164	192	197
HOPEWELL TOWNSHIP	14	22	13	20	13	15	18	8	*	8	*
LEMOYNE BOROUGH	6	6	8	10	10	3	6	22	13	15	*
LOWER ALLEN TOWNSHIP	54	17	24	71	17	73	15	20	29	323	42
LOWER FRANKFORD TOWNSHIP	19	13	7	13	4	11	6	5	4	5	4
LOWER MIFFLIN TOWNSHIP	8	1	7	1	8	9	10	*	13	21	21
MECHANICSBURG BOROUGH	3	1	16	7	7	5	12	3	6	2	3
MIDDLESEX TOWNSHIP	56	45	35	31	27	26	26	15	21	19	25
MONROE TOWNSHIP	18	14	15	11	23	13	42	31	32	23	28
MT. HOLLY SPRINGS BOROUGH	8	26	21	5	2	7	8	3	5	5	2
NEW CUMBERLAND BOROUGH	3	1	5	3	11	0	1	1	2	3	0
NEWBURG BOROUGH	6	1	0	1	0	0	1	0	0	0	0
NEWVILLE BOROUGH	2	1	5	1	3	0	9	0	0	0	0
NORTH MIDDLETON TOWNSHIP	19	13	30	35	66	62	38	26	39	58	78
NORTH NEWTON TOWNSHIP	18	16	12	34	16	20	12	18	10	15	11
PENN TOWNSHIP	29	21	15	21	19	23	17	22	20	20	12
SHIPPENSBURG BOROUGH	4	7	4	73	131	1	2	40	21	6	10
SHIPPENSBURG TOWNSHIP	4	7	2	23	17	68	0	3	29	2	57
SHIREMANSTOWN BOROUGH	0	*	4	0	0	1	0	1	1	1	2
SILVER SPRING TOWNSHIP	130	92	51	84	57	60	187	202	129	177	261
SOUTH MIDDLETON TOWNSHIP	81	53	130	121	113	86	113	125	96	118	154
SOUTH NEWTON TOWNSHIP	131	153	3	10	9	9	7	*	4	5	4
SOUTHAMPTON TOWNSHIP	21	5	47	52	69	67	83	64	56	73	94
UPPER ALLEN TOWNSHIP	97	62	90	121	190	116	104	95	153	208	188
UPPER FRANKFORD TOWNSHIP	9	8	13	9	20	21	14	11	9	12	15
UPPER MIFFLIN TOWNSHIP	9	20	11	8	7	9	7	9	14	9	6
WEST FAIRVIEW BOROUGH	0	1	0	4	0	**	**	**	**	**	**
WEST PENNSBORO TOWNSHIP	32	31	44	27	27	40	46	23	24	25	31
WORMLEYSBURG BOROUGH	13	0	2	2	5	1	0	0	0	3	2
COUNTY TOTALS	1,221	1,070	902	1,113	1,404	1,291	1,438	1,127	1,132	1,648	1,569

SOURCE: Annual Building Permit Surveys

* No Response

** Merged with East Pennsboro

**TABLE 8
CUMBERLAND COUNTY PLANNING COMMISSION
Building Permits Issued - 2003**

NEW RESIDENTIAL UNITS													
MUNICIPALITY	SINGLE FAMILY	SEMI-DETACHED	MULTI-FAMILY APTS	TOWN-HOUSES	APARTMENT CONVERSIONS	MOBILE HOMES	REHABILITATED DWELLINGS	TOTAL NEW RESIDENTIAL	DWELLINGS DEMOLISHED	NET TOTAL RESIDENTIAL UNITS	NEW COMMERCIAL ESTABLISHMENTS	NEW INDUSTRIAL ESTABLISHMENTS	NEW PUBLIC SEMI-PUBLIC ESTABLISHMENTS
	CAMP HILL BORO	1	2	0	0	0	0	0	3	1	2	1	0
CARLISLE BORO	24	0	0	36	0	0	1	61	6	55	8	1	2
COOKE TWP	5	0	0	0	0	0	0	5	0	5	1	0	0
DICKINSON TWP	42	0	0	0	0	3	1	46	1	45	0	0	1
EAST PENNSBORO TWP	93	0	50	62	0	0	2	207	6	201	8	0	0
HAMPDEN TWP	144	0	0	44	0	9	0	197	0	197	1	0	1
HOPEWELL TWP *	0	0	0	0	0	0	0	0	0	0	0	0	0
LEMOYNE BORO *	0	0	0	0	0	0	0	0	0	0	0	0	0
LOWER ALLEN TWP	38	0	0	0	0	4	0	42	1	41	2	0	0
LOWER FRANKFORD TWP	4	0	0	0	0	0	0	4	0	4	0	0	0
LOWER MIFFLIN TWP	10	0	0	0	0	11	0	21	0	21	0	0	0
MECHANICSBURG BORO	3	0	0	0	0	0	0	3	2	1	0	0	0
MIDDLESEX TWP	11	0	0	12	0	0	2	25	0	25	2	0	0
MONROE TWP	28	0	0	0	0	0	0	28	3	25	1	0	1
MT HOLLY SPRINGS BORO	0	2	0	0	0	0	0	2	0	2	1	0	0
NEW CUMBERLAND BORO	0	0	0	0	0	0	0	0	0	0	1	1	0
NEWBURG BORO	0	0	0	0	0	0	0	0	1	-1	0	0	0
NEWVILLE BORO	0	0	0	0	0	0	0	0	0	0	0	0	0
NORTH MIDDLETON TWP	56	8	0	4	0	10	0	78	0	78	2	0	0
NORTH NEWTON TWP	10	0	0	0	0	1	0	11	0	11	0	0	0
PENN TWP	8	0	0	0	0	4	0	12	0	12	0	0	0
SHIPPENSBURG BORO	6	4	0	0	0	0	0	10	0	10	1	0	0
SHIPPENSBURG TWP	0	0	2	54	1	0	0	57	0	57	1	0	1
SHIREMANSTOWN BORO	0	0	0	0	2	0	0	2	0	2	0	0	0
SILVER SPRING TWP	82	26	123	30	0	0	0	261	0	261	4	0	0
SOUTH MIDDLETON TWP	104	0	0	36	0	14	0	154	9	145	8	0	0
SOUTH NEWTON TWP	4	0	0	0	0	0	0	4	0	4	2	0	0
SOUTHAMPTON TWP	74	0	0	0	0	20	0	94	0	94	2	0	0
UPPER ALLEN TWP	84	0	16	88	0	0	0	188	2	186	3	0	1
UPPER FRANKFORD TWP	8	0	0	0	0	7	0	15	0	15	1	0	0
UPPER MIFFLIN TWP	5	0	0	0	0	1	0	6	0	6	0	0	0
WEST PENNSBORO BORO	31	0	0	0	0	0	0	31	0	31	1	0	1
WORMLEYSBURG BORO	0	0	0	0	0	0	2	2	0	2	0	0	0
COUNTY TOTALS	875	42	191	366	3	84	8	1,569	32	1,537	51	2	8

SOURCE: Municipality Building Permit Survey 2003

* No Response

**TABLE 9
CUMBERLAND COUNTY PLANNING COMMISSION
New Residential Unit Construction Costs - 2003**

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	\$ 100,000.00	\$ 100,000.00	\$ 250,000.00	\$ 125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CARLISLE BORO	\$ 3,075,875.00	\$ 128,161.46	\$ -	\$ -	\$ -	\$ -	\$ 2,740,000.00	\$ 76,111.11	\$ -	\$ -	\$ -	\$ -	\$ 38,581.00	\$ 38,581.00	\$ -	\$ 350,000.00
COOKE TWP	\$ 488,600.00	\$ 97,700.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 488,600.00
DICKINSON TWP	\$ 7,130,000.00	\$ 169,761.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,217,020.00
EAST PENNSBORO TWP	\$ 15,023,102.00	\$ 161,538.73	\$ -	\$ -	\$ 3,500,000.00	\$ 70,000.00	\$ 3,923,849.00	\$ 63,287.89	\$ -	\$ -	\$ -	\$ -	\$ 29,200.00	\$ 14,600.00	\$ 22,476,151.00	\$ 14,600.00
HAMPDEN TWP	\$ 27,191,556.00	\$ 186,830.25	\$ -	\$ -	\$ -	\$ -	\$ 4,226,300.00	\$ 96,052.27	\$ -	\$ -	\$ -	\$ 32,800.00	\$ -	\$ -	\$ 31,711,256.00	\$ 31,711,256.00
HOPEWELL TWP *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LEMOYNE BORO *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOWER ALLEN TWP	\$ 7,934,903.00	\$ 208,813.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,850.00	\$ -	\$ -	\$ -	\$ 8,022,303.00
LOWER FRANKFORD TWP	\$ 508,600.00	\$ 127,150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508,600.00
LOWER MIFFLIN TWP	\$ 100,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,636.36	\$ -	\$ -	\$ -	\$ 140,000.00
MECHANICSBURG BORO	\$ 550,000.00	\$ 183,333.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 550,000.00
MIDDLESEX TWP	\$ 2,059,500.00	\$ 187,227.27	\$ -	\$ -	\$ -	\$ -	\$ 915,600.00	\$ 76,300.00	\$ -	\$ -	\$ -	\$ -	\$ 11,625.00	\$ 5,812.50	\$ 2,985,725.00	\$ 2,985,725.00
MONROE TWP	\$ 6,494,875.00	\$ 231,959.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,494,875.00
MT HOLLY SPRINGS BORO	\$ -	\$ -	\$ 120,000.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,000.00
NEW CUMBERLAND BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEWBURG BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEWVILLE BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NORTH MIDDLETON TWP	\$ 7,523,497.00	\$ 134,348.16	\$ 570,000.00	\$ 71,250.00	\$ -	\$ -	\$ 232,000.00	\$ 88,000.00	\$ -	\$ -	\$ 256,820.00	\$ 25,682.00	\$ -	\$ -	\$ 8,582,317.00	\$ 8,582,317.00
NORTH NEWTON TWP	\$ 992,948.00	\$ 99,294.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000.00	\$ 4,000.00	\$ -	\$ -	\$ 996,948.00	\$ 996,948.00
PENN TWP	\$ 866,290.00	\$ 108,286.25	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,900.00	\$ 34,475.00	\$ -	\$ -	\$ 1,004,190.00	\$ 1,004,190.00
SHIPPENSBURG BORO	\$ 650,000.00	\$ 108,333.33	\$ 190,000.00	\$ 47,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 840,000.00
SHIPPENSBURG TWP	\$ -	\$ -	\$ -	\$ -	\$ 55,000.00	\$ 27,500.00	\$ 3,500,000.00	\$ 64,814.81	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ 3,575,000.00	\$ 3,575,000.00
SHIREMANSTOWN BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,175.00	\$ 3,175.00	\$ -	\$ -	\$ -	\$ -	\$ 6,350.00	\$ 6,350.00
SILVER SPRING TWP	\$ 15,883,127.00	\$ 193,696.67	\$ 3,135,800.00	\$ 120,607.69	\$ 5,408,507.00	\$ 43,971.60	\$ 2,522,750.00	\$ 84,091.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,950,184.00	\$ 26,950,184.00
SOUTH MIDDLETON TWP	\$ 15,592,884.00	\$ 149,931.58	\$ -	\$ -	\$ -	\$ -	\$ 2,585,400.00	\$ 72,094.44	\$ -	\$ -	\$ 458,200.00	\$ 32,728.57	\$ -	\$ -	\$ 18,646,484.00	\$ 18,646,484.00
SOUTH NEWTON TWP	\$ 481,000.00	\$ 120,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 481,000.00
SOUTHAMPTON TWP	\$ 7,781,049.00	\$ 105,149.31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 813,993.00	\$ 40,699.65	\$ -	\$ -	\$ 8,595,042.00	\$ 8,595,042.00
UPPER ALLEN TOWNSHIP	\$ 18,449,925.00	\$ 219,641.96	\$ -	\$ -	\$ 1,100,000.00	\$ 68,750.00	\$ 5,920,009.00	\$ 67,272.83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,469,934.00	\$ 25,469,934.00
UPPER FRANKFORD TWP	\$ 984,000.00	\$ 123,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 340,900.00	\$ 48,700.00	\$ -	\$ -	\$ 1,324,900.00	\$ 1,324,900.00
UPPER MIFFLIN TWP	\$ 598,200.00	\$ 119,640.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	\$ -	\$ -	\$ 648,200.00	\$ 648,200.00
WEST PENNSBORO TWP	\$ 4,128,486.00	\$ 133,112.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,128,486.00
WORMLEYSBURG BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,000.00	\$ 27,000.00	\$ 54,000.00	\$ 54,000.00
COUNTY TOTALS	\$ 144,596,317	\$ 165,241.51	\$ 4,265,800	\$ 101,566.67	\$ 10,063,507	\$ 52,688.52	\$ 26,575,908	\$ 72,611.77	\$ 26,350	\$ 8,783.33	\$ 2,569,633	\$ 30,590.87	\$ 133,406	\$ 16,675.75	\$ 188,220,921	\$ 188,220,921

SOURCE: Municipality Building Permit Survey, 2003

* No Response

N/A = Not Available

TABLE 10
 CUMBERLAND COUNTY PLANNING COMMISSION
 Commercial / Industrial Construction Costs - 2003

MUNICIPALITY	COMMERCIAL										INDUSTRIAL									
	NEW ESTABLISHMENTS			IMPROVEMENTS/EXPANSIONS			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	NO.	TOTAL COST	AVG COST	NO.	TOTAL COST	AVG COST		
CAMP HILL BORO	1	\$ 650,000.00	\$ 650,000.00	25	\$ 5,000,000.00	\$ 200,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
CARLISLE BORO	8	\$ 4,320,142.00	\$ 540,017.75	22	\$ 2,985,138.00	\$ 135,688.09	1	\$ 9,010,167.00	\$ 9,010,167.00	8	\$ 5,305,694.00	\$ 663,211.75	0	\$ -	\$ -	0	\$ -	\$ -		
COOKE TWP	1	\$ 31,500.00	\$ 31,500.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
DICKINSON TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
EAST PENNSBORO TWP	8	\$ 334,000.00	\$ 41,750.00	15	\$ 2,407,832.00	\$ 160,522.13	0	\$ -	\$ -	1	\$ 185,441.00	\$ 185,441.00	0	\$ -	\$ -	0	\$ -	\$ -		
HAMPDEN TWP	1	\$ 2,343,600.00	\$ 2,343,600.00	27	\$ 4,605,705.00	\$ 170,581.67	0	\$ -	\$ -	7	\$ 1,330,240.00	\$ 190,034.29	0	\$ -	\$ -	0	\$ -	\$ -		
HOPEWELL TWP *	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
LEMOYNE BORO *	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
LOWER ALLEN TWP	2	\$ 2,973,900.00	\$ 1,486,950.00	57	\$ 14,910,750.00	\$ 261,592.11	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
LOWER FRANKFORD TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
LOWER MIFFLIN TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
MECHANICSBURG BORO	0	\$ -	\$ -	1	\$ 500,000.00	\$ 500,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
MIDDLESEX TWP	2	\$ 57,000.00	\$ 28,500.00	13	\$ 702,500.00	\$ 54,038.46	0	\$ -	\$ -	5	\$ 2,127,300.00	\$ 425,460.00	0	\$ -	\$ -	0	\$ -	\$ -		
MONROE TWP	1	\$ 125,000.00	\$ 125,000.00	1	\$ 5,000.00	\$ 5,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
MT HOLLY SPRINGS BORO	1	\$ 150,000.00	\$ 150,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
NEW CUMBERLAND BORO	1	\$ 25,000.00	\$ 25,000.00	1	\$ 148,000.00	\$ 148,000.00	1	\$ 150,000.00	\$ 150,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
NEWBURG BORO	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
NEWVILLE BORO	0	\$ -	\$ -	4	\$ 73,500.00	\$ 18,375.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
NORTH MIDDLETON TWP	2	\$ 1,066,766.00	\$ 533,383.00	1	\$ 75,000.00	\$ 75,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
NORTH NEWTON TWP	0	\$ -	\$ -	6	\$ 152,000.00	\$ 25,333.33	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
PENN TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
SHIPPENSBURG BORO	1	\$ 40,000.00	\$ 40,000.00	4	\$ 230,718.00	\$ 57,679.50	0	\$ -	\$ -	1	\$ 5,000.00	\$ 5,000.00	0	\$ -	\$ -	0	\$ -	\$ -		
SHIPPENSBURG TWP	1	\$ 500,000.00	\$ 500,000.00	2	\$ 98,000.00	\$ 49,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
SHIREMANSTOWN BORO	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
SILVER SPRING TWP	4	\$ 1,633,000.00	\$ 408,250.00	22	\$ 11,721,525.00	\$ 532,796.59	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
SOUTH MIDDLETON TWP	8	\$ 3,067,095.00	\$ 383,386.88	24	\$ 1,546,763.00	\$ 64,448.46	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
SOUTH NEWTON TWP	2	\$ 130,000.00	\$ 65,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
SOUTHAMPTON TWP	2	\$ 121,000.00	\$ 60,500.00	2	\$ 59,500.00	\$ 29,750.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
UPPER ALLEN TWP	3	\$ 1,343,000.00	\$ 447,666.67	23	\$ 3,208,619.00	\$ 139,505.17	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
UPPER FRANKFORD TWP	1	\$ 45,000.00	\$ 45,000.00	3	\$ 76,000.00	\$ 25,333.33	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
UPPER MIFFLIN TOWNSHIP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	1	\$ 18,000.00	\$ 18,000.00		
WEST PENNSBORO TWP	1	\$ 1,692,770.00	\$ 1,692,770.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
WORMLEYSBURG BORO	0	\$ -	\$ -	1	\$ 35,000.00	\$ 35,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -		
COUNTY TOTAL	51	\$ 20,648,773.00	\$ 404,877.90	254	\$ 48,541,550.00	\$ 191,108.46	2	\$ 9,160,167.00	\$ 4,580,083.50	23	\$ 8,971,675.00	\$ 390,072.83	0	\$ -	\$ -	0	\$ -	\$ -		

SOURCE: Municipality Building
 Permit Survey, 2003
 * No Response