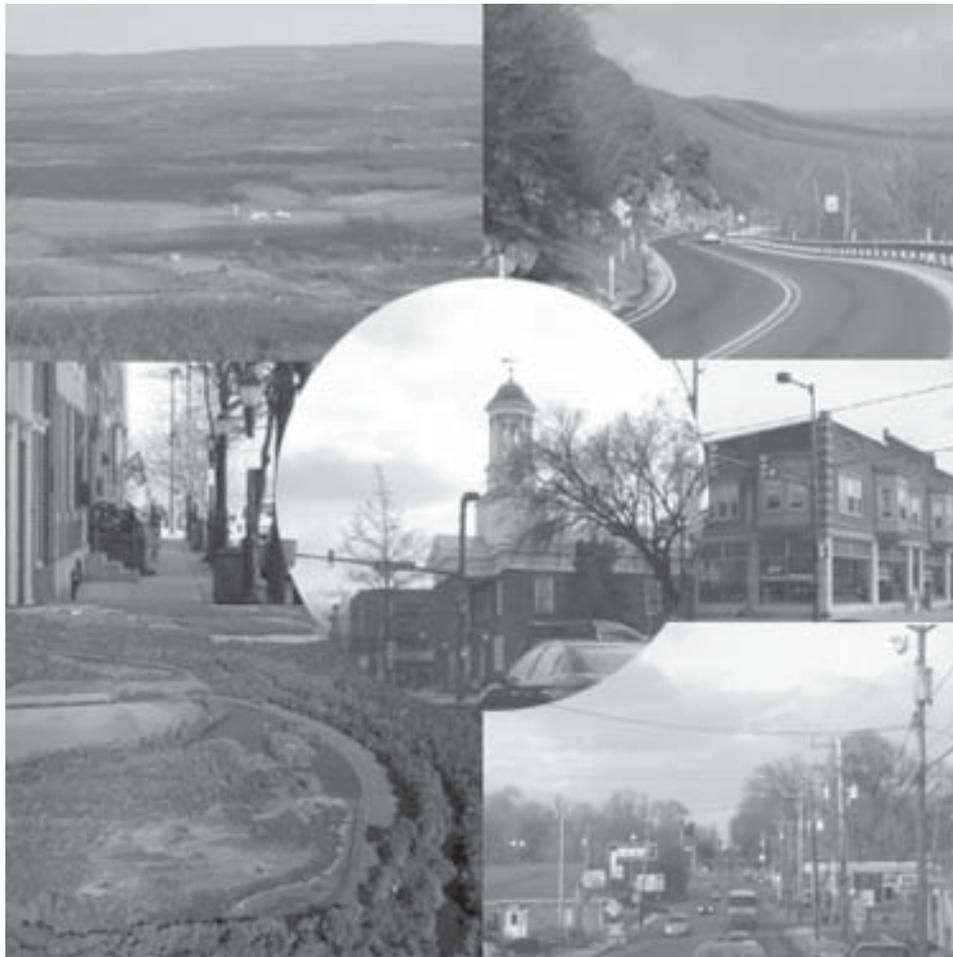




Cumberland County Planning Commission



2004 ANNUAL REPORT



CUMBERLAND COUNTY PLANNING COMMISSION

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Carlisle, PA 17013-3387
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Planning
(717) 240-6377
(717) 240-6171
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Open Space Preservation
(717) 240-5383

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

Dear Commissioners Barclay, Eichelberger, and Rovegno:

On behalf of the Cumberland County Planning Commission, we are pleased to forward you our 2004 Annual Report. The purpose of this report is to inform you and the public of our activities in 2004 calendar year. More detailed information on our activities can be found in the official minutes of our regularly scheduled 12 monthly meetings.

The year 2004 has seen considerable activity that is consistent with the Cumberland County Planning Commission's mission to coordinate and administrate matters having a direct impact upon Cumberland County and the associated quality of life. The Commission regularly interacted with municipal officials on issues such as zoning, transportation, environmental protection and comprehensive planning. Greenway and open space preservation efforts have initiated a planning process to protect the quality of life of Cumberland County that has made us an exceptional place to live, work, and play. Through the farmland preservation program, we continue to preserve the best agricultural soils in the county and in turn, the agriculture industry as a whole. The Planning Commission's plan review process has been facilitated and promoted by strong leadership and technical assistance on community planning issues.

The Planning Commission's activities have been strategically coordinated through partnerships with the Commissioners and other agencies that focus on transportation, economic development, and tourism. These efforts have fostered a cooperative approach that promotes the betterment of Cumberland County. The Cumberland County Planning Commission stands ready to continue to assist organizations working to facilitate regional cooperation in a unified effort to protect and improve the quality of life for all residents of Cumberland County.

The Cumberland County Planning Commission greatly appreciates the support and assistance of the Board of the County Commissioners throughout the year as we look forward to an ongoing cooperative effort to achieve common goals.

Respectfully Submitted,

Jackie Eakin, Chairman
Cumberland County Planning Commission

Contents

Members and Staff	1
Administration.....	2
Comprehensive Planning.....	3
County/Regional Projects.....	5
Transportation Planning.....	8
Subdivision and Land Development Activity.....	10
Table 1: Major Final Subdivisions and Land Developments, 2004	11
Table 2: Summary of Plan Submissions, 2004	16
Table 3: Number of Proposed Lots / Units by Land Use Type for Final Plans, 2004.....	17
Subdivision and Land Development Activity Map, 2004	18
Zoning and Subdivision Amendment Review.....	19
Table 4: Zoning and Subdivision Ordinance Reviews, 2004.....	19
Table 5: Municipal Plans and Ordinances, 2004.....	22
Building Permit Survey Results	23
Table 6: Greatest Number of Building Permits Issued, 2004.....	23
Table 7: Total New Dwelling Units, 1994-2004.....	25
Table 8: Building Permits Issued, 2004.....	26
Table 9: New Residential Unit Construction Costs, 2004.....	27
Table 10: Commercial/Industrial Construction Costs, 2004.....	28

Cumberland County Planning Commission Members and Staff - 2004

Board of Commissioners

Bruce Barclay, Chairman
Gary Eichelberger
Richard L. Rovegno

Planning Commission

Paul Zeigler, Chairman	Bruce Rosendale
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
Greenway and Open Space Coordinator	Stephanie J. Williams
Agricultural Land Preservation Coordinator	Jacob L. Heisey ¹
	Sam Simmons ²

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 ³
	Carl "Chip" L. Millard, III
	Jason R. Finnerty ⁴
Staff Planner I.....	Alfred P. Sundara, AICP
	Jennifer Nolan Straub
	Brian W. Dickson
	Sara M. Henke
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 Left February, 2004.
2 Hired March, 2004.
3 Left August, 2004.

4 Hired October, 2004.

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



Comprehensive Planning

Cumberland County Comprehensive Plan Executive Summary

An Executive Summary of the Cumberland County Comprehensive Plan was completed in December, 2004. After the County Comprehensive Plan was adopted in 2003, the Commission staff began to develop an Executive Summary of the Plan in order to facilitate its use and distribution.

The format of the Executive Summary is a fold out, double-sided color sheet with the Future Land Use Map on one side and the County's goals and objectives on the other. Each of the key elements of the plan are described including housing, transportation, land use, natural and historic resources, and economic development. Also described is the concept of the Planned

Growth areas, which is the basis for land use recommendations. The Future Land Use Map identifies nine land use categories. A brief description of each category and examples of typical uses are provided with the map.

The Executive Summary of the Cumberland County Comprehensive Plan is available at no cost from the County Planning Commission Office, 18 North Hanover Street, Carlisle – telephone: (717) 240-5362.

Cumberland County Comprehensive Plan Consistency Guidelines

During 2004, the staff developed consistency guidelines, in draft form, for the County Comprehensive Plan. The Pennsylvania Municipalities Planning Code requires county planning agencies to establish guidelines for "general consistency" to an adopted comprehensive plan. The purpose of the guidelines is to promote municipal consistency with the County Comprehensive Plan and foster coordination between local and county governments to achieve planning goals.

The definition of general consistency in the Municipalities Planning Code is very general in nature. To address this concern, staff developed a more workable definition upon which consistency can quantitatively be assessed. The

new definition identifies a set of key criteria with which municipal plans should be generally consistent with the County Comprehensive Plan. If a municipal plan incorporates the same intent of at least half of these key criteria, the plan is deemed to be "generally consistent."

A worksheet was developed listing the major components of the County Comprehensive Plan and a checklist of objectives to be met. The intent of each objective is clarified in the guidelines. The final document is scheduled to be completed in 2005.

Shippensburg Borough & Township Joint Comprehensive Plan

Shippensburg Borough and Township have been collaborating on a multi-municipal comprehensive plan since 2003. The Cumberland County Planning Commission has provided staff support to help facilitate the planning process. On behalf of the municipalities, the Cumberland County Planning Commission applied for and was awarded a grant from the Department of Community and Economic Development's Shared Municipal Services Program. The grant is a 50/50, state/local match. Both municipalities supplied a share of the local match for the project.

A steering committee was formed, including representatives from the borough council, the board of township supervisors, each of the municipality's respective planning commissions, Shippensburg University, the Shippensburg Area School District,

local business leaders, and Cumberland County Planning Commission staff. The committee has been working with a consulting team from the firm, Spotts, Stevens, and McCoy that is based in Reading, PA, to prepare the plan.

The coordinated regional comprehensive planning effort will result in a single joint plan for both municipalities. A draft of the Background Studies chapters of the plan was completed in December of 2004. The plan is anticipated to be completed by the first quarter of 2005. Adoption of the plan is anticipated by the second quarter of 2005.



Dykeman Pond, Shippensburg Borough

County / Regional Projects

Open Space Planning Study

In September 2004, following two years of strategic planning and public participation, the draft Open Space Planning Study was released for public comment. The Open Space Planning Study is intended to be a tool to help the County, its municipalities and residents achieve a healthy balance between preservation and development, ensuring a high quality of life for all residents of Cumberland County.

The goals and objectives of Open Space Planning Study are organized around four key areas: Farmland Preservation, Natural Resource Protection, Parks and Greenways, and Livable Communities. The Farmland Preservation section centers on preserving our working farms and supporting the agricultural community so agriculture remains viable in the County. The Natural Resource Conservation element focuses on protecting the important natural resources of the County, particularly the forested ridges and streams. The Parks and Greenways component

focuses on preserving additional parkland and development of a connected system of trails throughout the County. The Livable Communities section encourages enhancements to boroughs and older communities so they remain attractive places to live; thereby discouraging the trend of population loss in our older communities.

The draft Open Space Planning Study calls for the development of a formal, structured “open space program” which will provide the necessary funding for both the County and the municipalities to preserve open space. The September 2004 study includes a recommendation for a bond issue to fund implementation strategies. The table below provides an overview of proposed programs. Cumberland County continues to receive comments and provide education and outreach on the draft study. A revised final plan is expected to be released in 2005 for additional public comment and review.

Program	Description
County Farmland Preservation Program	Funding to be utilized to purchase agricultural easements (“development rights”) from willing landowners through the existing County Agricultural Land Preservation Program.
Municipal Open Space Preservation Program	Funding to be utilized to provide financial assistance to local municipalities to acquire land or conservation easements for parkland or important natural areas.
Municipal Planning & Technical Assistance	Funding to be utilized to provide financial assistance to local municipalities to develop plans and ordinances that promote farmland preservation, natural resource protection, development of parks and trails and livable communities.
County Greenway Projects	Funding to be utilized to develop 2 or 3 County greenway projects. Potential projects include restoration of the Biker-Hiker Trail, development of a Yellow Breeches Water Trail Guide and feasibility study of the Cumberland Valley Rail Trail – Newville to Carlisle section.
Education Program	Funding to be utilized to develop a comprehensive education program for all facets of the community about the benefits of open space preservation and the consequences of unplanned development.

Hazard Mitigation Plan

The Cumberland County Hazard Mitigation Plan was completed in September of 2004. The plan, which was formally adopted by all 33 municipalities, establishes a proactive strategy to address the natural and manmade hazards that threaten Cumberland County.

Flooding and severe weather were the two highest priority natural hazards that were considered in the plan. Enhanced land use planning ordinances and improved notification systems were two strategies recommended to address flooding and severe weather, respectively. Radioactive nuclear release was the

foremost manmade hazard considered by the plan. Improved security and early detection/warning systems were the primary techniques proposed to limit the loss of life and property from a nuclear release event.

Cumberland County is one of only a few counties in Pennsylvania that have adopted a hazard mitigation plan. In doing so, the county and its constituent municipalities are eligible for a variety of pre-and post-disaster mitigation funding that would otherwise be unavailable if such a plan were not adopted.

Agricultural Preservation Program

In 2004, Cumberland County commemorated its fifteenth year anniversary for the farmland preservation program. The Cumberland County Agricultural Land Preservation Board was established in 1989 by the Board of Commissioners to oversee and administer the County's Agricultural Conservation Easement

Program. Between 1989 and 2004, 75 easements have been acquired, preserving 9,530 acres of farmland countywide. See the table below for summary of preserved farmland by municipality for acres preserved, total cost and average cost per acre.

Summary of Preserved Farms by Municipality			
Municipality	Total Acres Preserved	Total Cost	Average Cost/Per Acre
Dickinson Township	1,042.52	\$ 2,352,393.73	\$ 2,256.44
Middlesex Township	127.98	\$ 338,565.00	\$ 2,645.45
Monroe Township	1,693.4	\$ 5,209,364.30	\$ 3,076.28
North Middleton Township	99.99	\$ 225,879.60	\$ 2,259.02
North Newton Township	378.78	\$ 558,179.00	\$ 1,473.61
Penn Township	1,850.94	\$ 3,245,271.44	\$ 1,753.31
Shippensburg Township & Southampton Township	229.21	\$ 716,328.00	\$ 3,125.20
South Middleton Township	472.73	\$ 1,057,727.00	\$ 2,237.49
South Middleton Township & Dickinson Township	346	\$ 752,021.00	\$ 2,173.47
Southampton Township	1,104.73	\$ 2,232,250.00	\$ 2,020.63
Upper Allen Township	108.74	\$ 374,590.00	\$ 3,444.82
West Pennsboro Township	1,701.51	\$ 2,765,302.00	\$ 1,625.20
West Pennsboro Township & Penn Township	373.04	\$ 574,582.00	\$ 1,540.27
Total Countywide	9,529.57	20,402,453.07	\$ 2,140.96

Local Planning Assistance Program

Planning Commission staff provides professional services to municipalities who enter into Local Planning Assistance agreements (LPA). 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.

Through the LPA program, County Planning Commission staff spent 611 hours attending municipal meetings in 2004. During 2004, the

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

Newburg Borough
Newville Borough
North Newton Township
Penn Township
Shippensburg Borough
Shippensburg Township
Silver Spring Township
South Middleton Township
South Newton Township
Upper Allen Township
Upper Mifflin Township
West Pennsboro Township
Wormleysburg Borough



Waggoner's Gap, Courtesy of Audubon Pennsylvania

County Outreach Program

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

During 2004, the Outreach meetings concentrated on gathering municipal input on the County's Open Space Preservation Plan and discussing the

County's Hazard Mitigation Plan. Other topics of discussion included the I-81 Interchange Study, the Farmland Preservation Program, and the Transportation Improvement Program. Approximately 200 municipal and county officials attended the 12 Outreach meetings held in 2004.

In addition, several guest speakers attended the Outreach meetings. Topics of discussion included PennDot's maintenance services and agreements with municipalities, economic development and tourism plans, 800 mhz emergency radio program, and the County bridge program.

Transportation Planning

Major Transportation Planning Involvements and Projects Completed

The Cumberland County Planning Commission, as a member of the Harrisburg Area Transportation Study (HATS), was involved in various transportation projects and studies during 2004. 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 2004:

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) – Final report pending
4. Susquehanna Regional Transportation Partnership – Continuing
5. I-81 Exit 44 Improvements – Preliminary engineering completed
6. Western Cumberland County COG Transportation Study – Funding in place
7. Intelligent Transportation Systems (ITS) Regional Architecture - Established
8. Regional Goods Movement Study - Initiated
9. Corridor One Regional Rail Preliminary Engineering Study - Continuing

Major Projects Completed in 2004:

1. Lowther St, Lemoyne – Resurface, bridge rehabilitation, drainage and guiderail improvements
2. PA 581 – Noise wall installation
3. US 15, Rossmoyne – Noise wall installation
4. Fairfield St / Big Spring Ave, Newville – Realign, drainage work, resurfacing
5. Newville Streetscape – Transportation enhancement linking trail to town center

I-81 Corridor Study

Cumberland County's transportation resources, including Interstate 81, the Pennsylvania Turnpike, and several US Highways, have served as a catalyst for all types of development. As a result, traffic volumes have accelerated on the region's highways.

To address this issue, the Cumberland County Planning Commission and Economic Development Office initiated a study of the I-81 corridor in spring 2003. The purpose of the study is to integrate land use and transportation planning and establish a regional approach in planning for development around the I-81 interchanges. A steering committee was formed to review the progress of the study. It is composed of representatives from municipalities, County Planning Commission, Chambers of Commerce, and business interests.

In April, 2004 the first phase of the study was completed. It examined each interchange and surrounding road systems to determine their ability to accommodate future traffic based on existing zoning and development trends. That phase produced an Interchange Policy Plan to guide future planning efforts at each interchange in Cumberland County. The first phase also identified two interchanges for further detailed study – Exit 29 near Shippensburg, and Exits 48 and 49, the half interchanges near Carlisle.

The final phase of the study is a detailed land use and transportation analysis of Exits 29, 48 and 49. The purpose is to provide recommendations to the municipalities regarding future land use and road improvements necessary to service future development. These recommendations will also include approximate costs for transportation improvements. The boundaries of the study areas are approximately a one-mile radius from the interchanges.

Two public meetings were held in May 2004 and residents in the area of the two interchanges were invited. Attendance at the public meetings was excellent with over 100 residents attending each meeting. Public input indicated a general desire for commercial retail development in both interchange study areas. Also, though, a high percentage of responses indicated that no more development was needed.

Three development scenarios were developed for each interchange. These included a buildout scenario, which was based on the existing municipal ordinances. A second scenario was developed from public input provided through public meetings and surveys. The third scenario is the recommended scenario, developed from the buildout scenario and the public input scenario. In December 2004, traffic projections were developed based on the various scenarios and costs of transportation improvements were compared.

The study is scheduled for completion in early 2005. It will provide specific land use recommendations pertaining to the two targeted interchanges and proposed ordinance amendments for the affected municipalities to consider. In addition, the study will identify needed transportation improvements that will support traffic generated by the recommended land uses.



I-81 at Rich Valley Rd, Hampden Township

Subdivision and Land Development Activity

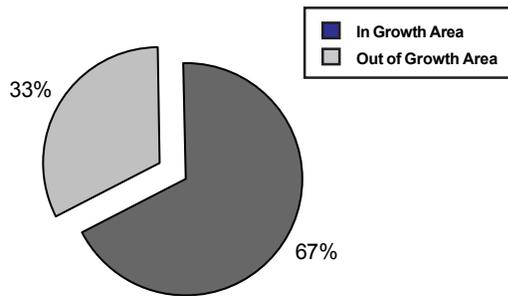
Monitoring Growth in Cumberland County

A goal of the County Comprehensive Plan is to focus the majority of development in areas designated as Planned Growth Areas. These Growth Areas are those areas provided with public services such as sewer, water, transit, and highway access.

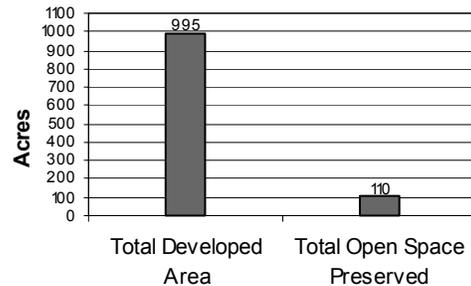
During 2004, a total of approximately 995 acres were proposed for development, based on final subdivision and land development plans submitted to the County. Most of the planned growth occurred within designated growth areas. Approximately 665 acres (67%) were located within a growth area and 330 acres (33%) were located outside a growth area.

The preserved open space for 2004 represents the amount of acreage set aside for recreation and open space, as delineated on subdivisions and land development plans. In 2004, for every 9 acres proposed for development, approximately 1 acre of open space was proposed.

Development In and Out of Growth Areas



Land Development and Open Space Preservation



For planning purposes, the County is divided into three Plan Development Sections – east, central, and west. The central section of the County proposed the greatest amount of acreage for development (478 acres), the east section was next (292 acres), and the west section was third (225 acres). In the east and central sections most of the proposed development was focused in growth areas (99% and 64%, respectively). In the west section, 31% of the acreage proposed for development was within growth areas.

Growth by Plan Development Section

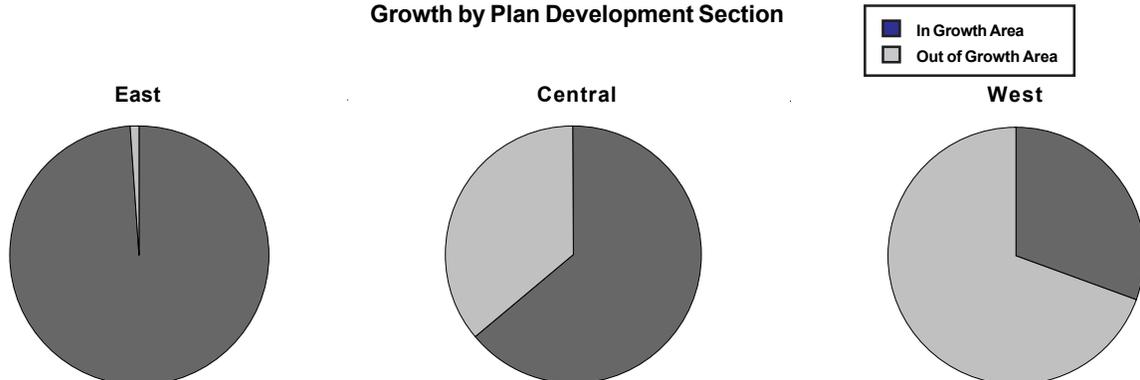


Table 1
Major Final Subdivisions and Land Developments - 2004

The Cumberland County Planning Commission reviewed a total of 323 subdivision and land development plans during 2004. Table 1 below identifies the major final plan submissions for 2004 (5 or more lots or units) and all commercial and industrial applications. Multi-family uses are listed by number of units. A summary of the number of plan submissions, by municipality, is shown in Table 2. Table 3 separates all final plans by land-use type.

Municipality/Development	#Lots/Units	Land Use Type
Camp Hill Borough		
17 th Street Project	30	Mu-F
Carlisle Borough		
Allen Building 12 Warehouse Addition	1	IND
Chesterfield	24	SF
Key Ritner Warehouse	1	IND
CPARC	1	CM
Sheetz Store #263	1	CM
Tri-Boro Concrete, Inc.	1	CM
Cornerstone Federal Credit Union	1	CM
Dickinson Township		
Farrisi Independent Auto Parts	1	CM
Callapatscink Phase 3	12	SF
Callapatscink Phase 4	21	SF
East Pennsboro Township		
18 Carlisle Avenue	5	TH
Shady Terrace	5	TH
Imperial Queen Townhouses	6	TH
New Medical Office	1	CM
Shady Lane Townhouses	6	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
Hampden Township		
Silver Creek at Hampden Phase 1	122	TH
Grandon Farms Phase 1	11	SF
Wentworth Estates Phase 2 & 3	28	SF
Grandon Farms Phase 5	15	SF
Kerry W. Zimmer	1	CM
Cinemagic	1	CM
Turkey Hill Mini Market	1	CM
4846 Trindle Rd	14	TH
Hampden Summit Phase 2	24	SF
Roth Road Maintenance Building	1	CM
The Preserve Phase 5	8	SF
RJB Mechanicsburg Shopping Center Phase 1	1	CM
Dawood Engineering Inc. Office Building	1	CM
Hopewell Township		
Wadel Masons	7	SF
Emanuel Kauffman	1	CM
Lemoyne Borough		
Nextel Partners, Inc.	1	CM
Lemoyne Harrisburg LLC	104	Mu-F
Lower Allen Township		
Cingular Wireless Windsor Park	1	CM
Brusters Ice Cream	1	CM
Pepsico DFA Utility Upgrade	1	IND
3603 Hartzdale Drive	1	CM
Glenwood Terrace	7	SF
Century Drive Offices	1	CM
Heights of Beacon Hill Phase 3	25/52	SF/TH
The Manor at Westport	47	SF
Mechanicsburg Borough		
Mechanicsburg Storage & Transfer	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
Middlesex Township		
Penterra	34/14	SF/TH
Penterra Sales Center	1	CM
Carlisle Best Western	1	CM
Appalachian Estates	10	SF
Meadowbrook Farms Phase 4	21	SF
Ridge Estates	13	SF
Hench Storage	1	CM
Keystone Arms	132/32	Mu-F/TH
Monroe Township		
Phase 1 The Breeches at Allenberry	6/10	SF/Mu-F
Meadows on the Breeches	9	SF
New Cumberland Borough		
Integrity Bank	1	CM
North Middleton Township		
North Ridge Phase 6	22	SF
Dauphin Oil Company, Inc.	1	CM
Villages of Cross Creek Phase B & C	24	SF
Trindle Gardens	24	Mu-F
Triple Crown Corp.	7	SF
North Ridge Phase 7	17	SF
North Newton Township		
North Newton Hills Phase 2	14	SF
Penn Township		
Cela Crossing	16	SF
Shippensburg Borough		
D&L Gulf	1	CM
Shippensburg Township		
Commerce Park	1	CM
Shippensburg Properties, L.P., Lots A-2A & A-2B	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 Township		
Silver Spring Commerce Park	8	CM
Valk Manufacturing Co.	1	IND
Eichelberger Office Expansion	1	CM
Bent Creek Lot 4	1	CM
Evergreen Phase 3c	9	SF
Bent Creek Lot 14	1	CM
Outer Banks Limited Partnership	1	CM
Appalachian Harley-Davidson	1	CM
Rivendell Community Center	1	CM
Faith Ventures, Inc.	1	CM
Phico Daycare Center	1	CM
Arnold Fuel Oil, Inc.	1	IND
Lot No. 20 Georgetown Crossings	6	TH
Sutliff Hummer	1	CM
Bella Vista	55	SF
Rivendell Phase 1	50	SF
A.C. Rimmer, Inc.	1	CM
Trindle Estates	5	SF
Fry's Plastic	1	IND
South Middleton Township		
Sylvester A. & Kathleen Mixell	1	CM
Carlisle Crossings	8	CM
Alexander Spring Professional Center	1	CM
Summerfield Phase 3	19/16	SF/TH
Carlisle Med 1	2	CM
Philips & Frey Tract Lot 1	1	IND
Forgedale Crossing Section 5	25	SF
Stonehedge PRD	25	SF
Drew Stoken	1	CM
Boore's Self-Storage	1	CM
Meed Penn Group	1	CM
Stonehedge Development Lot C2	1	CM
Stonehedge PRD Phase 2	49	TH
C. Jeffrey & Ellen Conant	1	CM
McCoy Business Center	1	CM
Church of God Home, Inc.	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
Southampton Township		
Walter B. Nolt	1	CM
John & Eva Reiff	1	CM
Amos R. Martin	1	CM
North Middle Spring Estates	39	SF
Upper Allen Township		
Arborfield	24/1	SF/CM
Cracker Barrel Old Country Store	1	CM
Cumberland Parkway Site	1	CM
Thomas J. Ahrens	1	CM
Percarpio Property	1	CM
Trindle Station	37	SF
Upper Frankford Township		
Bryan G. & Donna K. Minnich	5	SF
Brick Church Estates	5	SF
West Pennsboro Township		
David R. Hockenberry	1	CM
The Lodges at Green Ridge Village	24	SF
Wormleysburg Borough		
Julie A. Rothman, DO	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 - 2004

MUNICIPALITY	PRELIMINARY	P/F	FINAL	TOTAL
CAMP HILL BOROUGH	0	0	4	4
CARLISLE BOROUGH	2	4	10	16
COOKE TOWNSHIP	0	1	0	1
DICKINSON TOWNSHIP	3	1	9	13
EAST PENNSBORO TOWNSHIP	0	3	8	11
HAMPDEN TOWNSHIP	4	8	24	36
HOPEWELL TOWNSHIP	2	0	9	11
LEMOYNE BOROUGH	0	3	3	6
LOWER ALLEN TOWNSHIP	4	0	10	14
LOWER FRANKFORD TOWNSHIP	0	1	3	4
LOWER MIFFLIN TOWNSHIP	0	1	8	9
MECHANICSBURG BOROUGH	0	1	1	2
MIDDLESEX TOWNSHIP	2	8	11	21
MONROE TOWNSHIP	1	1	12	14
MT. HOLLY SPRINGS BOROUGH	0	0	1	1
NEW CUMBERLAND BOROUGH	0	1	0	1
NEWBURG BOROUGH	0	0	0	0
NEWVILLE BOROUGH	0	0	0	0
NORTH MIDDLETON TOWNSHIP	1	3	10	14
NORTH NEWTON TOWNSHIP	0	3	3	6
PENN TOWNSHIP	1	0	9	10
SHIPPENSBURG BOROUGH	0	0	7	7
SHIPPENSBURG TOWNSHIP	0	0	2	2
SHIREMANSTOWN BOROUGH	0	0	0	0
SILVER SPRING TOWNSHIP	3	6	22	31
SOUTH MIDDLETON TOWNSHIP	4	0	25	29
SOUTH NEWTON TOWNSHIP	0	0	0	0
SOUTHAMPTON TOWNSHIP	4	2	17	23
UPPER ALLEN TOWNSHIP	5	6	8	19
UPPER FRANKFORD TOWNSHIP	0	1	4	5
UPPER MIFFLIN TOWNSHIP	0	2	1	3
WEST PENNSBORO TOWNSHIP	2	1	6	9
WORMLEYSBURG BOROUGH	0	0	1	1
COUNTY TOTALS	38	57	228	323

SOURCE: CCPC Files/Minutes

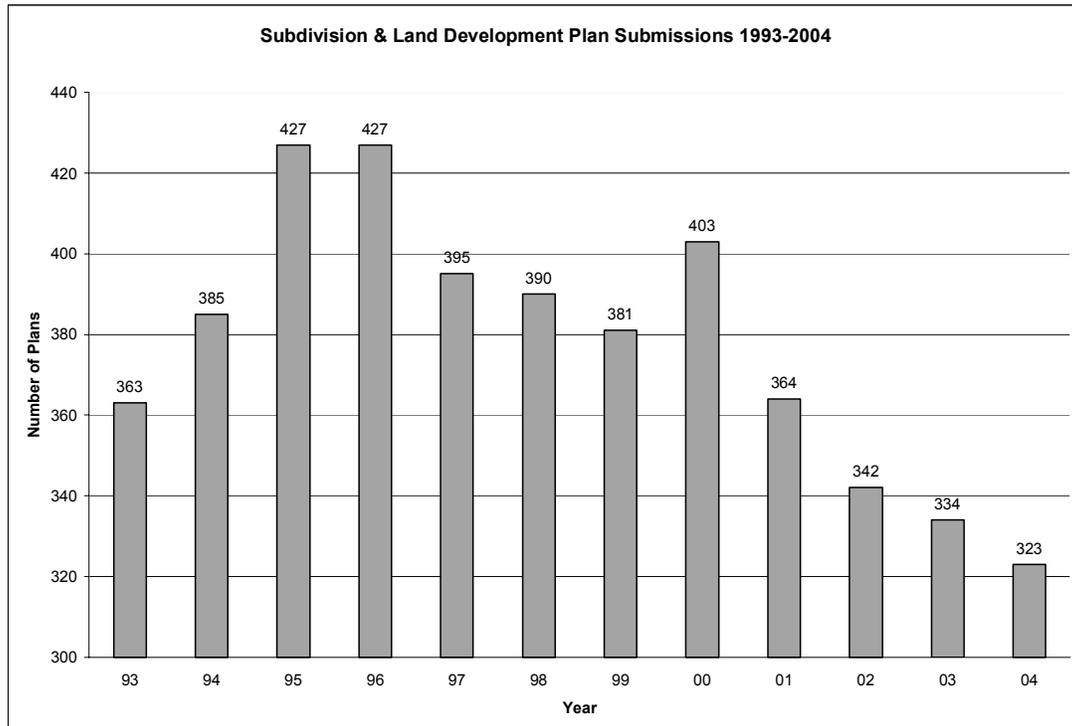


TABLE 3
CUMBERLAND COUNTY PLANNING COMMISSION
Number of Proposed Lots / Units by Land Use Type for Final Plans - 2004

MUNICIPALITY	LOTS	SF	MU-F	TH	CM	IND	OTHER	ACREAGE
CAMP HILL BOROUGH	5	0	30	23	1	0	1	17.43
CARLISLE BOROUGH	45	26	0	0	6	2	11	96.93
COOKE TOWNSHIP	1	1	0	0	1	0	0	5.00
DICKINSON TOWNSHIP	49	44	0	0	1	0	4	181.69
EAST PENNSBORO TOWNSHIP	42	1	0	26	1	0	14	5.72
HAMPDEN TOWNSHIP	159	115	0	136	7	0	32	267.26
HOPEWELL TOWNSHIP	18	12	0	0	1	0	5	75.77
LEMOYNE BOROUGH	15	3	104	0	1	0	10	23.14
LOWER ALLEN TOWNSHIP	139	79	0	52	4	1	3	57.99
LOWER FRANKFORD TOWNSHIP	5	3	0	0	0	0	2	102.30
LOWER MIFFLIN TOWNSHIP	11	8	0	0	0	0	3	108.02
MECHANICSBURG BOROUGH	2	0	0	0	1	0	1	6.45
MIDDLESEX TOWNSHIP	221	51	132	32	3	0	3	296.12
MONROE TOWNSHIP	33	20	10	0	0	1	10	312.52
MT. HOLLY SPRINGS BOROUGH	1	1	0	0	0	0	0	1.15
NEW CUMBERLAND BOROUGH	1	0	0	0	1	0	0	0.67
NEWBURG BOROUGH	0	0	0	0	0	0	0	0.00
NEWVILLE BOROUGH	0	0	0	0	0	0	0	0.00
NORTH MIDDLETON TOWNSHIP	103	73	24	0	1	0	5	190.22
NORTH NEWTON TOWNSHIP	20	16	0	0	2	0	2	18.64
PENN TOWNSHIP	28	24	0	0	0	0	4	184.61
SHIPPENSBURG BOROUGH	8	1	0	2	1	0	4	29.61
SHIPPENSBURG TOWNSHIP	2	0	0	0	2	0	0	3.52
SHIREMANSTOWN BOROUGH	0	0	0	0	0	0	0	0.00
SILVER SPRING TOWNSHIP	166	131	0	18	8	3	5	315.34
SOUTH MIDDLETON TOWNSHIP	168	70	0	65	19	1	13	707.95
SOUTH NEWTON TOWNSHIP	0	0	0	0	0	0	0	0.00
SOUTHAMPTON TOWNSHIP	72	50	0	0	2	0	11	118.79
UPPER ALLEN TOWNSHIP	77	63	0	0	5	0	8	163.07
UPPER FRANKFORD TOWNSHIP	14	12	0	0	0	0	2	56.47
UPPER MIFFLIN TOWNSHIP	3	2	0	0	0	0	1	74.17
WEST PENNSBORO TOWNSHIP	36	30	0	4	1	0	1	57.65
WORMLEYSBURG BOROUGH	1	0	0	0	1	0	0	2.32
COUNTY TOTALS	1445	836	276	113	70	8	155	3480.52

SF - Single Family

Mu-F - Multiple Family Units

TH - Townhouse

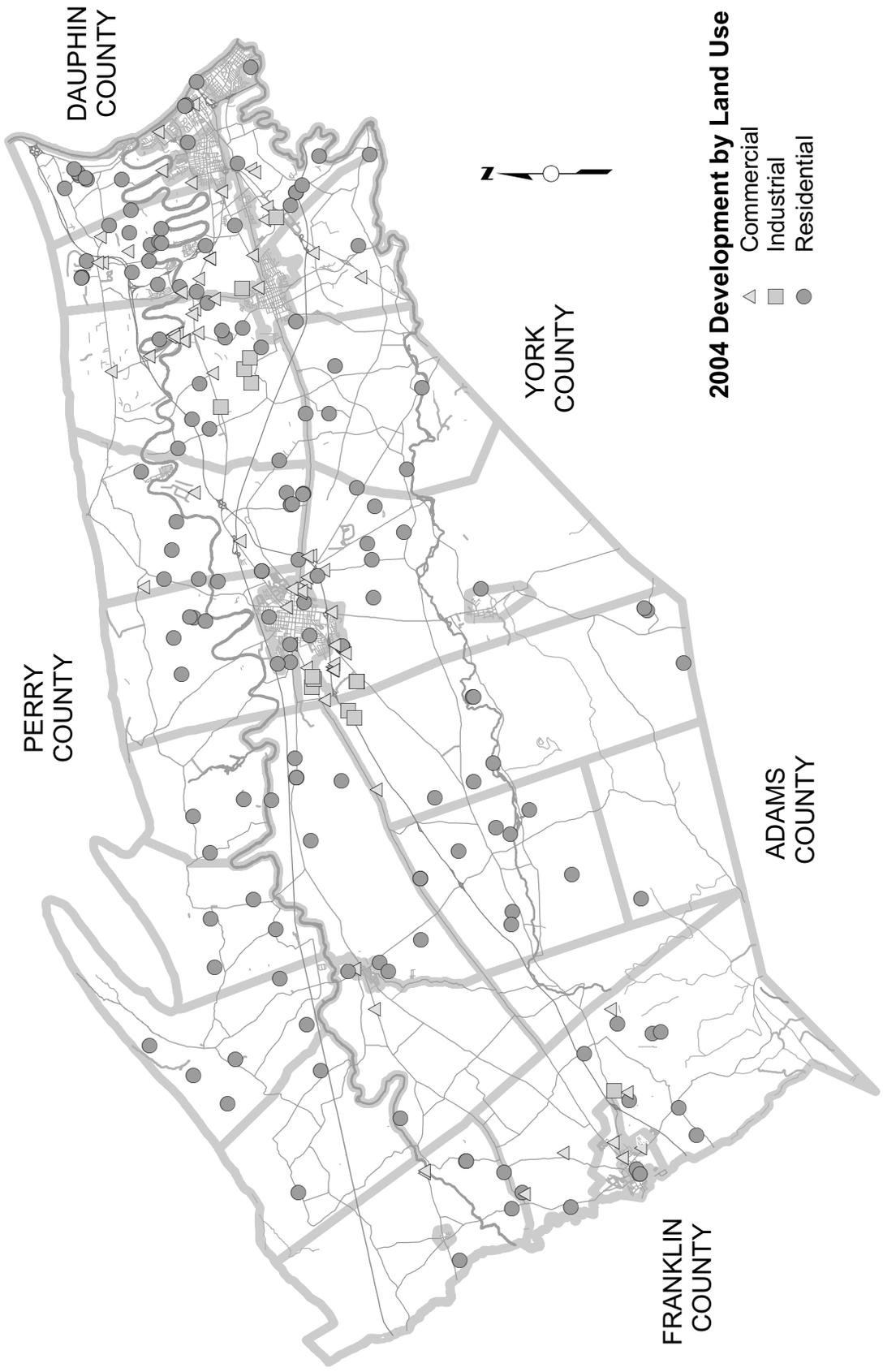
IND - Industrial

CM - Commercial

OTHER - Lot Add/ Recreational/Stormwater

SOURCE: CCPC Files/Minutes

Subdivision and Land Development Activity - 2004



Zoning and Subdivision Amendment Review

As required by the Pennsylvania Municipalities Planning Code, Act 247, the County Planning Commission reviewed and commented on 44 proposed amendments to local zoning and subdivision and land development ordinances in 2004.

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

Table 4
Zoning and Subdivision Ordinance Reviews - 2004

Date of Review	Municipality	Type of Amendment	Recommendation
01-15-04	Carlisle	Zoning Ordinance amendment - Restrict Tattoo Parlors, Pawn Shops to C-2 zone	Approval
	Newville	Zoning Ordinance amendment - Parking Requirements	Approval
	Shippensburg Township	Zoning Map change- R-1 to Commercial and R-3, Baltimore Road	Disapproval
	South Middleton	Zoning Ordinance amendment - Cell Tower Regulations	Approval
02-19-04	Mt. Holly Springs	Zoning Map change - R-1 and Industrial to Residence Limited	Approval
	North Middleton	Zoning Map change - R-1 to Highway Commercial, High Street	Approval
	Silver Spring	Zoning Map change - R-1 to C-3 (Highway Commercial), Carlisle Pike,	Approval
	South Middleton	Subdivision and Land Development Ordinance amendment - Land Development Plan approval	Approval
	South Middleton	Zoning Ordinance amendment - Essential Services as Permitted and Conditional Uses; Commercial Centers Requirements as Conditional Use in Neighborhood Commercial and Industrial Zones	Approval
03-18-04	Camp Hill	Zoning Ordinance amendment and Map change - R-2 to R-1	Approval
	North Middleton	Zoning Map change - Industrial (I-2) to High Density Residential (R-2), McClure's Gap Road	Approval with comments
	North Middleton	Zoning Map change - R-1 to Highway Commercial, High Street	Approval

Date of Review	Municipality	Type of Amendment	Recommendation
03-18-04	Silver Spring	Zoning Ordinance amendment - Interchange Zone: Reduce Minimum Size of Banks and Financial Institutions	Approval
	South Middleton	Zoning Ordinance amendment - Prohibit Life Care Facilities in Agricultural and Conservation Zone	Approval
04-15-04	East Pennsboro	Zoning Map change - Agricultural and R-3 to Office Apartment, Central Penn College	Approval with comments
	Hampden	Zoning Map change - Commercial Limited to Apartment-Office, Salem Church Road	None
	South Middleton	Subdivision Ordinance amendment - Rural Residential Lanes	Approval with comments
05-20-04	Lower Allen	Zoning Ordinance amendment – Allow contracting Business in I-1, Permit Home Occupations in all Residential Zones	Approval
	Mechanicsburg	Subdivision Ordinance amendment - Supply Proof of Submission of Reviews and Permits	Approval
	Silver Spring	Zoning Map change - I-1 to R-1, Mulberry Drive	Approval with comments
	South Middleton	Subdivision Ordinance amendment - Fire Protection Standards Zoning Ordinance amendment - Conditional Use Procedures	Approval
	West Pennsboro	Zoning Ordinance amendment - Reduce lot size for residential use in Agricultural Zone if public sewer and/or water is available	Disapproval
	Lower Mifflin	Zoning Ordinance amendment - Minimum lot area in Agricultural Zone, Accessory Buildings Regulations, and Driveway Requirements	Approval with comments
07-15-04	Shippensburg Township	Zoning Map change - Commercial General to R-2, Mickey Lane	Approval
	Silver Spring	Zoning Map change - R-2 to C-3 (Highway Commercial), Rich Valley Road	Approval
	Southampton	Draft Zoning Ordinance	Approval with comments
08-19-04	Mt. Holly Springs	Zoning Map change- R-1 to Village-1 or Village-2, N. Baltimore Avenue	Disapproval with comments
	North Middleton	Zoning Map change - Agricultural Holding (AH) to R-1, Meeting House Springs Road	Approval with comments
	Shiremanstown	Zoning Ordinance- Fence height requirements, Vehicle sales in Commercial Neighborhood Zone	Approval with comments

Date of Review	Municipality	Type of Amendment	Recommendation
08-19-04	South Middleton	Zoning Ordinance/Map amendment - Industrial Light, Industrial Manufacturing, Industrial Transportation districts	Approval with comments
09-16-04	Carlisle	Zoning Map change - Neighborhood Commercial (C-4) to General Commercial (C-3), Ritner Highway Zoning Ordinance amendment - Places of Worship as conditional use in R-1 & R-2; Max Parking space size in I-C	Disapproval Approval
	Mt. Holly Springs	Zoning Map change - R-1 to Commercial General (CG), N. Baltimore Road	Approval
	South Middleton	Zoning Ordinance Amendment - Commercial Center Requirements in the Neighborhood (N) District	Disapproval with comments
	East Pennsboro	Zoning Map change - A to R-3, College Hill Road	Approval
	Hampden	Subdivision Ordinance amendment - Conditional Plan Approval Procedures	Approval with comments
10-21-04	Cooke	Revised Subdivision and Land Development Ordinance	Approval with conditions
	Mechanicsburg	Zoning Map change - Manufacturing to Commercial General, Chestnut Street; Zoning Ordinance amendment - political signs	Approval
	Shippensburg Township	Zoning Ordinance amendment - Allow Residential zoning requirements in the Commercial Zone	Disapproval
	Shiremanstown	Zoning Ordinance amendment - Allow bed and breakfast establishment in Single Family Residential Town District	Disapproval with comments
	Silver Spring	Zoning Map change - Agriculture to Commercial Highway, Carlisle Pike	Disapproval
	Upper Allen	Revised Zoning Ordinance	Approval with comments
11-18-04	West Pennsboro	Zoning Ordinance amendment - Revised minimum lot area requirements in R-1 and R-2 zones	Approval with comments
12-16-04	East Pennsboro	Draft Comprehensive Plan	Approval
	Hopewell	Zoning Map change- Agricultural to Light Industrial, Cumberland County Landfill	Approval

Sewage Module Review - The County Planning Commission reviews modules and sends comments to municipalities. In 2004, the Commission reviewed a total of 50 sewer modules.

TABLE 5
CUMBERLAND COUNTY PLANNING COMMISSION
Municipal Plans and Ordinances - 2004

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	*	2004
Dickinson Township	1990	1994	1997
East Pennsboro Township	1989	1999	1999
Hampden Township	1994	1998	1995
Hopewell Township	1990	1998	2001
Lower Allen Township	1986	1997	1986
Lower Frankford Township	1991	1994	1993
Lower Mifflin Township	1992	1993	1978
Middlesex Township	2003	1991	1990
Monroe Township	1994	1998	1998
North Middleton Township	1995	1999	1986
North Newton Township	1973	*	2001
Penn Township	1997	*	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	2004	1994
Upper Allen Township	1999	2004	1993
Upper Frankford Township	1992	*	1993
Upper Mifflin Township	*	*	1990
West Pennsboro Township	1991	1993	1998

* None adopted

Building Permit Survey Results

Municipalities having issued the greatest number of permits in 2004:

Development activity has been predominant in certain municipalities in the County. According to the building permit survey for 2004, Carlisle Borough, Hampden Township, and Silver Spring Township ranked in the top four for both commercial / industrial permits and residential permits. Approximately 52% of the commercial and industrial permits for 2004 were issued in these three municipalities. Hampden Township, alone, comprised over 16% of the residential permits issued for the year.

Table 6
Greatest Number of Permits Issued - 2004

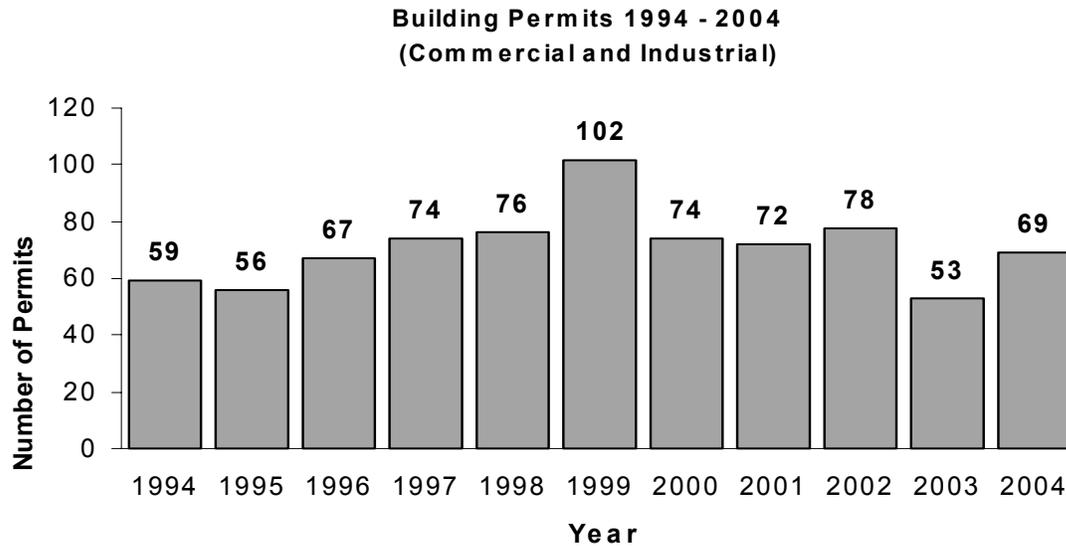
Commercial and Industrial Permits Issued in 2004		Residential Permits Issued in 2004	
Municipality	Number of Permits	Municipality	Number of Permits
Carlisle Boro.	15	Hampden Twp.	229
S. Middleton Twp.	15	Silver Spring Twp.	162
Hampden Twp.	9	Carlisle Boro.	128
Silver Spring Twp.	4	Upper Allen Twp.	119



Cumberland Technology Park, Hampden Township

Commercial and Industrial Development

Municipalities issued permits for a total of 69 new commercial and industrial businesses in 2004 (67 commercial and 2 industrial). Compared to 2003, there were 16 more new commercial and industrial permits issued in 2004. 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 1,407 new dwelling units were scheduled for construction in 2004. Overall, there were 162 fewer units scheduled for construction in 2004 than in 2003. Annual totals of residential building permits issued are provided in the following bar chart:

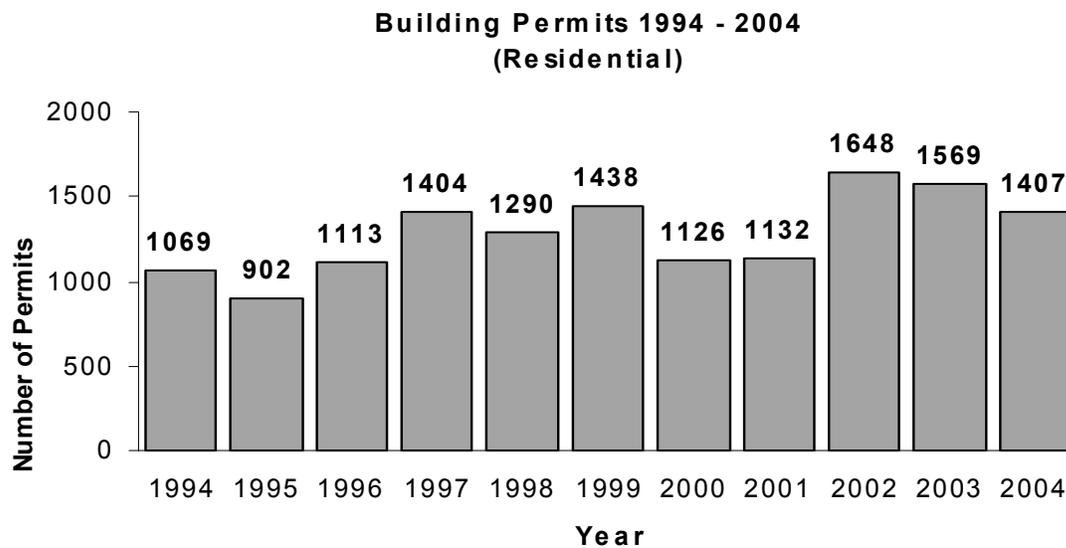


TABLE 7
CUMBERLAND COUNTY PLANNING COMMISSION
Total New Residential Dwelling Units - 1995-2004

MUNICIPALITY	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
CAMP HILL BOROUGH	1	11	6	0	*	7	1	3	3	1
CARLISLE BOROUGH	2	8	21	28	112	30	35	55	61	128
COOKE TOWNSHIP	0	3	1	3	1	8	1	3	5	4
DICKINSON TOWNSHIP	56	34	27	51	46	35	42	42	46	59
EAST PENNSBORO TOWNSHIP	75	103	105	114	146	130	159	197	207	118
HAMPDEN TOWNSHIP	154	156	373	349	349	170	164	192	197	229
HOPEWELL TOWNSHIP	13	20	13	15	18	8	*	8	*	9
LEMOYNE BOROUGH	8	10	10	3	6	22	13	15	*	20
LOWER ALLEN TOWNSHIP	24	71	17	73	15	20	29	323	42	32
LOWER FRANKFORD TOWNSHIP	7	13	4	11	6	5	4	5	4	4
LOWER MIFFLIN TOWNSHIP	7	1	8	9	10	*	13	21	21	8
MECHANICSBURG BOROUGH	16	7	7	5	12	3	6	2	3	12
MIDDLESEX TOWNSHIP	35	31	27	26	26	15	21	19	25	35
MONROE TOWNSHIP	15	11	23	13	42	31	32	23	28	21
MT. HOLLY SPRINGS BOROUGH	21	5	2	7	8	3	5	5	2	3
NEW CUMBERLAND BOROUGH	5	3	11	0	1	1	2	3	0	18
NEWBURG BOROUGH	0	1	0	0	1	0	0	0	0	0
NEVILLE BOROUGH	5	1	3	0	9	0	0	0	0	2
NORTH MIDDLETON TOWNSHIP	30	35	66	62	38	26	39	58	78	96
NORTH NEWTON TOWNSHIP	12	34	16	20	12	18	10	15	11	16
PENN TOWNSHIP	15	21	19	23	17	22	20	20	12	12
SHIPPENSBURG BOROUGH	4	73	131	1	2	40	21	6	10	11
SHIPPENSBURG TOWNSHIP	2	23	17	68	0	3	29	2	57	5
SHIREMANSTOWN BOROUGH	4	0	0	1	0	1	1	1	2	2
SILVER SPRING TOWNSHIP	51	84	57	60	187	202	129	177	261	162
SOUTH MIDDLETON TOWNSHIP	130	121	113	86	113	125	96	118	154	99
SOUTH NEWTON TOWNSHIP	3	10	9	9	7	*	4	5	4	5
SOUTHAMPTON TOWNSHIP	47	52	69	67	83	64	56	73	94	117
UPPER ALLEN TOWNSHIP	90	121	190	116	104	95	153	208	188	119
UPPER FRANKFORD TOWNSHIP	13	9	20	21	14	11	9	12	15	24
UPPER MIFFLIN TOWNSHIP	11	8	7	9	7	9	14	9	6	9
WEST FAIRVIEW BOROUGH	0	4	0	**	**	**	**	**	**	**
WEST PENNSBORO TOWNSHIP	44	27	27	40	46	23	24	25	31	27
WORMLEYSBURG BOROUGH	2	2	5	1	0	0	0	3	2	0
COUNTY TOTALS	902	1,113	1,404	1,291	1,438	1,127	1,132	1,648	1,569	1,407

SOURCE: Annual Building Permit Surveys

* No Response

** Merged with East Pennsboro

**TABLE 8
CUMBERLAND COUNTY PLANNING COMMISSION
Building Permits Issued - 2004**

NEW RESIDENTIAL UNITS													
MUNICIPALITY	SINGLE FAMILY	SEMI-DETACHED	MULTI-FAMILY	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 BOROUGH	1	0	0	0	0	0	0	0	1	2	-1	3
CARLISLE BOROUGH	22	0	0	105	1	0	0	128	1	127	15	0	3
COOKE TOWNSHIP	4	0	0	0	0	0	0	4	0	4	0	0	0
DICKINSON TOWNSHIP	56	0	0	0	0	3	0	59	0	59	0	0	0
EAST PENNSBORO TOWNSHIP	80	0	0	38	0	0	0	118	4	114	2	0	0
HAMPDEN TOWNSHIP	162	0	0	66	0	1	0	229	9	220	9	0	0
HOPEWELL TOWNSHIP	6	0	0	0	0	3	0	9	0	9	0	0	1
LEMOYNE BOROUGH	0	6	0	0	2	0	12	20	0	20	0	0	0
LOWER ALLEN TOWNSHIP	31	0	0	0	0	1	0	32	0	32	3	0	0
LOWER FRANKFORD TOWNSHIP	4	0	0	0	0	0	0	4	0	4	1	0	0
LOWER MIFFLIN TOWNSHIP	4	0	0	0	0	4	0	8	1	7	0	0	0
MECHANICSBURG BOROUGH	1	2	9	0	0	0	0	12	4	8	1	0	1
MIDDLESEX TOWNSHIP	16	0	0	11	0	8	0	35	2	33	3	0	0
MONROE TOWNSHIP	21	0	0	0	0	0	0	21	1	20	0	0	0
MT. HOLLY SPRINGS BOROUGH	3	0	0	0	0	0	0	3	1	2	0	0	0
NEW CUMBERLAND BOROUGH	1	0	0	17	0	0	0	18	0	18	0	0	0
NEWBURG BOROUGH	0	0	0	0	0	0	0	0	0	0	0	0	0
NEWVILLE BOROUGH	1	0	0	0	1	0	0	2	1	1	0	0	0
NORTH MIDDLETON TOWNSHIP	83	8	0	0	0	5	0	96	3	93	0	0	0
NORTH NEWTON TOWNSHIP	15	0	0	0	0	1	0	16	0	16	0	0	0
PENN TOWNSHIP	10	0	0	0	0	2	0	12	0	12	0	1	0
SHIPPENSBURG BOROUGH	11	0	0	0	0	0	0	11	4	7	2	0	0
SHIPPENSBURG TOWNSHIP	1	0	0	0	0	4	0	5	0	5	2	1	2
SHIREMANSTOWN BOROUGH	0	0	0	0	1	0	1	2	0	2	0	0	0
SILVER SPRING TOWNSHIP	94	26	0	30	0	12	0	162	3	159	4	0	0
SOUTH MIDDLETON TOWNSHIP	79	0	0	17	0	3	0	99	9	90	15	0	0
SOUTH NEWTON TOWNSHIP	5	0	0	0	0	0	0	5	0	5	0	0	0
SOUTHAMPTON TOWNSHIP	94	0	0	0	0	23	0	117	3	114	2	0	0
UPPER ALLEN TOWNSHIP	41	0	0	77	0	1	0	119	4	115	2	0	0
UPPER FRANKFORD TOWNSHIP	16	0	0	0	0	7	1	24	0	24	0	0	0
UPPER MIFFLIN TOWNSHIP	7	0	0	0	0	2	0	9	0	9	3	0	0
WEST PENNSBORO BOROUGH	23	2	0	0	0	2	0	27	0	27	0	0	0
WORMLEYSBURG BOROUGH	0	0	0	0	0	0	0	0	0	0	0	0	0
COUNTY TOTALS	892	44	9	361	5	82	14	1407	52	1355	67	2	7

SOURCE: Municipality Building Permit Survey 2004

TABLE 9
CUMBERLAND COUNTY PLANNING COMMISSION
New Residential Unit Construction Costs - 2004

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000.00
CARLISLE BORO	\$ 2,412,571.00	\$ 109,662.32	\$ -	\$ -	\$ -	\$ -	\$ 2,821,212.00	\$ 26,868.69	\$ 137,000.00	\$ 137,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,370,783.00
COOKE TWP	\$ 380,900.00	\$ 95,225.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 380,900.00
DICKINSON TWP	\$ 12,891,000.00	\$ 230,196.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,000.00	\$ -	\$ -	\$ -	\$ 13,023,000.00
EAST PENNSBORO TWP	\$ 11,513,973.00	\$ 143,924.66	\$ -	\$ -	\$ -	\$ -	\$ 2,986,017.00	\$ 78,579.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,489,990.00
HAMPDEN TWP	\$ 38,730,627.00	\$ 239,077.94	\$ -	\$ -	\$ -	\$ -	\$ 5,624,400.00	\$ 83,703.03	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ 44,260,027.00
HOPEWELL TWP	\$ 814,000.00	\$ 135,666.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000.00	\$ 83,333.33	\$ -	\$ -	\$ -	\$ 1,064,000.00
LEMOYNE BORO	\$ -	\$ -	\$ 1,110,000.00	\$ 185,000.00	\$ -	\$ -	\$ -	\$ -	\$ 235,000.00	\$ 117,500.00	\$ -	\$ -	\$ -	N/A	\$ -	\$ 1,345,000.00
LOWER ALLEN TWP	\$ 7,562,553.00	\$ 243,953.32	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ 7,574,553.00
LOWER FRANKFORD TWP	\$ 358,000.00	\$ 89,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 358,000.00
LOWER MIFFLIN TWP	\$ 100,000.00	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 12,500.00	\$ -	\$ -	\$ -	\$ 150,000.00
MECHANICSBURG BORO	\$ 110,000.00	\$ 110,000.00	\$ 104,000.00	\$ 52,000.00	\$ 488,000.00	\$ 52,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 692,000.00
MIDDLESEX TWP	\$ 2,932,366.00	\$ 183,272.25	\$ -	\$ -	\$ -	\$ -	\$ 822,800.00	\$ 74,800.00	\$ -	\$ -	\$ 74,408.00	\$ 9,301.00	\$ -	\$ -	\$ -	\$ 3,829,564.00
MONROE TWP	\$ 6,017,244.00	\$ 286,535.43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,017,244.00
MT. HOLLY SPRINGS BORO	\$ 360,000.00	\$ 120,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,000.00
NEW CUMBERLAND BORO	\$ 94,000.00	\$ 94,000.00	\$ -	\$ -	\$ -	\$ -	\$ 1,139,000.00	\$ 67,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,233,000.00
NEWBURG BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEWVILLE BORO	\$ 41,000.00	\$ 41,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,000.00
NORTH MIDDLETON TWP	\$ 12,328,431.00	\$ 148,535.31	\$ 760,000.00	\$ 95,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,500.00	\$ 16,900.00	\$ -	\$ -	\$ -	\$ 13,172,931.00
NORTH NEWTON TWP	\$ 1,498,497.00	\$ 99,899.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,000.00	\$ 11,000.00	\$ -	\$ -	\$ -	\$ 1,509,497.00
PENN TWP	\$ 1,616,910.00	\$ 161,691.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 93,000.00	\$ 46,500.00	\$ -	\$ -	\$ -	\$ 1,709,910.00
SHIPPENSBURG BORO	\$ 1,569,000.00	\$ 142,636.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,569,000.00
SHIPPENSBURG TWP	\$ 42,000.00	\$ 42,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,400.00	\$ 40,350.00	\$ -	\$ -	\$ -	\$ 203,400.00
SHIREMANSTOWN BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000.00	\$ 8,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,200.00
SILVER SPRING TWP	\$ 19,357,967.00	\$ 205,935.82	\$ 3,189,000.00	\$ 122,653.85	\$ -	\$ -	\$ 2,834,600.00	\$ 94,486.67	\$ -	\$ -	\$ 164,500.00	\$ 13,708.33	\$ -	\$ -	\$ -	\$ 25,546,067.00
SOUTH MIDDLETON TWP	\$ 13,689,265.00	\$ 173,281.84	\$ -	\$ -	\$ -	\$ -	\$ 1,572,500.00	\$ 92,500.00	\$ -	\$ -	\$ 45,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ 15,306,765.00
SOUTH NEWTON TWP	\$ 817,674.00	\$ 163,534.80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 817,674.00
SOUTHAMPTON TWP	\$ 9,316,012.00	\$ 99,106.51	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 688,226.00	\$ 29,922.87	\$ -	\$ -	\$ -	\$ 10,004,238.00
UPPER ALLEN TWP	\$ 12,818,513.00	\$ 312,646.66	\$ -	\$ -	\$ -	\$ -	\$ 6,252,200.00	\$ 81,197.40	\$ -	\$ -	\$ 19,900.00	\$ 19,900.00	\$ -	\$ -	\$ -	\$ 19,090,613.00
UPPER FRANKFORD TWP	\$ 2,026,000.00	\$ 126,625.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 362,000.00	\$ 51,714.29	\$ 121,000.00	\$ 121,000.00	\$ -	\$ 2,509,000.00
UPPER MIFFLIN TWP	\$ 984,795.00	\$ 140,685.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,000.00	\$ 57,500.00	\$ -	\$ -	\$ -	\$ 1,099,795.00
WEST PENNSBORO TWP	\$ 3,948,050.00	\$ 171,654.35	\$ 300,000.00	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 137,345.00	\$ 68,672.50	\$ -	\$ -	\$ -	\$ 4,385,395.00
WORMLEYSBURG BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COUNTY TOTALS	\$ 164,431,338	\$ 184,340	\$ 5,463,000	\$ 124,159	\$ 468,000	\$ 52,000	\$ 23,952,729	\$ 66,351	\$ 395,000	\$ 79,000	\$ 2,405,279	\$ 29,333	\$ 140,200	\$ 70,100.00	\$ 197,255,546	

SOURCE: Municipality Building Permit Survey 2004
N/A = Not Available

TABLE 10
 CUMBERLAND COUNTY PLANNING COMMISSION
 Commercial / Industrial Construction Costs - 2004

MUNICIPALITY	COMMERCIAL						INDUSTRIAL					
	NEW ESTABLISHMENTS			IMPROVEMENTS/EXPANSIONS			NEW ESTABLISHMENTS			IMPROVEMENTS/EXPANSIONS		
	No.	TOTAL COST	AVG COST	No.	TOTAL COST	AVG COST	No.	TOTAL COST	AVG COST	No.	TOTAL COST	AVG COST
CAMP HILL BORO	3	\$ 1,856,000.00	\$ 618,666.67	9	\$ 646,112.00	\$ 71,790.22	0	\$ -	\$ -	0	\$ -	\$ -
CARLISLE BORO	15	\$ 3,891,931.00	\$ 259,462.07	59	\$ 2,424,593.00	\$ 41,094.80	0	\$ -	\$ -	15	\$ 8,164,149.00	\$ 544,276.60
COOKE TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
DICKINSON TWP	0	\$ -	\$ -	2	\$ 426,800.00	\$ 213,400.00	0	\$ -	\$ -	2	\$ 4,449,000.00	\$ 2,224,500.00
EAST PENNSBORO TWP	2	\$ 743,600.00	\$ 371,800.00	22	\$ 4,468,985.00	\$ 203,135.68	0	\$ -	\$ -	0	\$ -	\$ -
HAMPDEN TWP	9	\$ 4,303,737.00	\$ 478,193.00	32	\$ 1,726,920.00	\$ 53,966.25	0	\$ -	\$ -	1	\$ 349,000.00	\$ 349,000.00
HOPEWELL TOWNSHIP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
LEMOYNE BORO	0	\$ -	\$ -	19	\$ 2,953,400.00	\$ 155,442.11	0	\$ -	\$ -	1	\$ 257,298.00	\$ 257,298.00
LOWER ALLEN TWP	3	\$ 2,526,504.00	\$ 842,168.00	70	\$ 5,738,918.00	\$ 81,984.54	0	\$ -	\$ -	0	\$ -	\$ -
LOWER FRANKFORD TWP	1	\$ 200,000.00	\$ 200,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
LOWER MIFFLIN TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
MECHANICSBURG BORO	1	\$ 496,000.00	\$ 496,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
MIDDLESEX TWP	3	\$ 2,217,000.00	\$ 739,000.00	8	\$ 229,164.00	\$ 28,645.50	0	\$ -	\$ -	8	\$ 2,645,696.00	\$ 330,712.00
MONROE TWP	0	\$ -	\$ -	6	\$ 93,300.00	\$ 15,550.00	0	\$ -	\$ -	0	\$ -	\$ -
MT. HOLLY SPRINGS BORO	0	\$ -	\$ -	4	\$ 109,950.00	\$ 27,487.50	0	\$ -	\$ -	0	\$ -	\$ -
NEW CUMBERLAND BORO	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
NEWBURG BORO	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
NEWVILLE BORO	0	\$ -	\$ -	3	\$ 225,000.00	\$ 75,000.00	0	\$ -	\$ -	0	\$ -	\$ -
NORTH MIDDLETON TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
NORTH NEWTON TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
PENN TWP	0	\$ -	\$ -	1	\$ 50,000.00	\$ 50,000.00	1	\$ 40,000.00	\$ 40,000.00	0	\$ -	\$ -
SHIPPENSBURG BORO	2	\$ 175,000.00	\$ 87,500.00	4	\$ 33,359.00	\$ 8,339.75	0	\$ -	\$ -	0	\$ -	\$ -
SHIPPENSBURG TWP	2	\$ 4,127,000.00	\$ 2,063,500.00	8	\$ 322,950.00	\$ 40,368.75	1	\$ 400,000.00	\$ 400,000.00	0	\$ -	\$ -
SHIREMANSTOWN BORO	0	\$ -	\$ -	1	\$ 4,800.00	\$ 4,800.00	0	\$ -	\$ -	0	\$ -	\$ -
SILVER SPRING TWP	4	\$ 4,498,000.00	\$ 1,124,500.00	9	\$ 775,282.00	\$ 86,142.44	0	\$ -	\$ -	0	\$ -	\$ -
SOUTH MIDDLETON TWP	15	\$ 56,346,781.00	\$ 3,756,452.07	15	\$ 3,269,102.00	\$ 217,940.13	0	\$ -	\$ -	0	\$ -	\$ -
SOUTH NEWTON TWP	0	\$ -	\$ -	1	\$ 30,000.00	\$ 30,000.00	0	\$ -	\$ -	0	\$ -	\$ -
SOUTHAMPTON TWP	2	\$ 80,000.00	\$ 40,000.00	3	\$ 185,000.00	\$ 61,666.67	0	\$ -	\$ -	0	\$ -	\$ -
UPPER ALLEN TWP	2	\$ 3,350,000.00	\$ 1,675,000.00	25	\$ 2,783,905.00	\$ 111,356.20	0	\$ -	\$ -	0	\$ -	\$ -
UPPER FRANKFORD TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
UPPER MIFFLIN TWP	3	\$ 375,000.00	\$ 125,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
WEST PENNSBORO TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
WORMLEYSBURG BORO	0	\$ -	\$ -	14	\$ 183,980.00	\$ 13,141.43	0	\$ -	\$ -	0	\$ -	\$ -
COUNTY TOTAL	67	\$ 85,186,553.00	\$ 1,271,441.09	315	\$ 26,681,520.00	\$ 84,703.24	2	\$ 440,000.00	\$ 220,000.00	27	\$ 15,865,143.00	\$ 587,587.89

SOURCE: Municipality Building Permit Survey 2004