

# 2009 ANNUAL REPORT

## Cumberland County Agricultural Land Preservation Board



18 North Hanover Street  
Third Floor

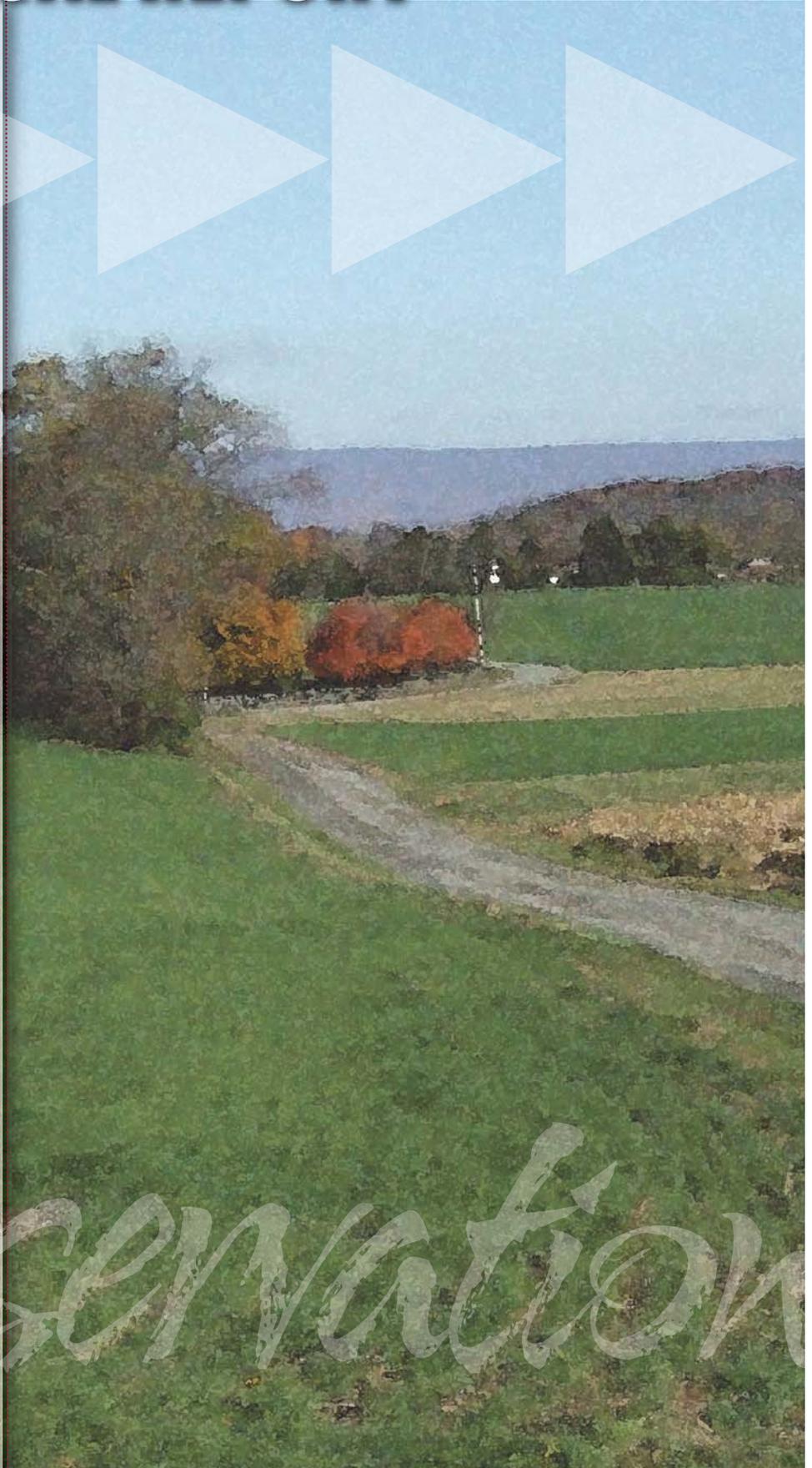
Carlisle, PA 17013

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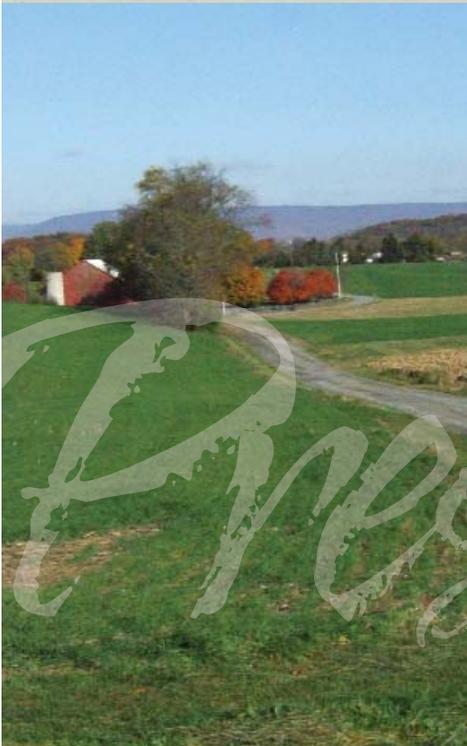
[www.ccpa.net/farmland](http://www.ccpa.net/farmland)





# TABLE OF CONTENTS

Program Administration .....	2
▶ Mission .....	2
▶ Board of Commissioners .....	2
▶ Members and Staff .....	2
▶ Meetings .....	2
▶ Locations .....	2
Program Review .....	3-9
▶ Agriculture Conservation Easement Purchase Program .....	3
▶ 2009 Program Funding .....	4
▶ County Program Status .....	4
▶ 2009 Application Round .....	4
▶ Signage Program .....	5
▶ Farmland Preservation Statewide .....	5
▶ Program Guideline Amendments .....	5
▶ Annual Inspections .....	5
▶ Condemnation .....	5
▶ Agricultural Security Areas .....	6
▶ Farmland Preservation Donation Program .....	6
▶ Events & Education .....	6-7
▶ County Easements Map .....	8-9



# PROGRAM ADMINISTRATION

## ► Mission

### Mission Statement

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

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

*Adopted by the Cumberland County Agricultural Land Preservation Board, December 1996*

## ► Board of Commissioners

Gary Eichelberger, *Chairman*  
Rick Rovegno, *Vice-Chairman*  
Barbara Cross, *Secretary*

## ► Board Membership

The Cumberland County Agricultural Land Preservation Board is comprised of seven volunteer members who serve terms of three years. Appointments to the Agricultural Land Preservation Board are made by the County Commissioners. The Board includes three active farmers, one contractor, one township supervisor and two at large members. In addition to the seven regular members, the Agricultural Land Preservation Board has three advisory members. Advisory members provide representation from the County Commissioners, Conservation District and the Penn State Cooperative Extension. Advisory members may not vote.

## ► Agricultural Land Preservation Board Members

Donald Mowery, *Chairman*  
*Contractor Representative*

Vince DiFilippo, *Vice-Chairman*  
*Township Representative*

Diane Stamy, *Secretary*  
*Farmer Representative*

Kingsley Blasco, *At Large Member*

Geoffrey Clymer, *At Large Member*

Denny McCullough, *Farmer Representative*

Boyd Weary, *Farmer Representative*

## ► Advisory Members

Rick Rovegno, *Cumberland County Board of Commissioners*

Carl Goshorn, *Cumberland County Conservation District*

David Swartz,  
*Penn State Cooperative Extension*

## ► Cumberland County Agricultural Land Preservation Board Staff

Kirk Stoner, AICP, *Executive Director*

Stephanie Williams,  
*Greenway & Open Space Coordinator*

Rebecca Wiser,  
*Agricultural Land Preservation Coordinator*

Tracey Yoder, *Department Clerk III*

Robert G. Frey, *Frey & Tiley*  
*5 South Hanover Street, Carlisle, PA 17013*

## ► Meetings

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

## ► Locations

### Cumberland County Agricultural Land Preservation Board

c/o Cumberland County Planning Department

18 North Hanover Street, 3rd Floor,  
Carlisle, PA 17013

Telephone: 717-240-6537

or

717-240-5362

Fax: 717-240-6517

The Cumberland County Agricultural Land Preservation Board's website can be accessed at [www.ccpa.net/farmland](http://www.ccpa.net/farmland).

# PROGRAM REVIEW

## Cumberland County Agricultural Conservation Easement Purchase Program

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

► ► *Thumma Farm, Penn Township*



CUMBERLAND COUNTY 2009 Farmland Ranking System	
Land Evaluation and Site Assessment System	
	Points
<b>Land Evaluation (40%)</b>	40
Soil quality, as per the NRCS Soil Survey	
<b>Site Assessment (60%)</b>	
<b>Development Potential Factors (10%)</b>	
Extent of non-agricultural land use in area	4
Road frontage	4
Availability of public water	1
Availability of public sewer	1
<b>Farmland Potential Factors (25%)</b>	
Size of farm	7.5
Percent of tract in agriculture production	5
Tenure of ownership	5
Conservation practices/Stewardship of land	5
Historic, scenic and environmental qualities	2.5
<b>Cluster Potential Factors (25%)</b>	
Proximity to other preserved farms	10
Proximity to Agricultural Security Areas	7.5
Consistency with the County planning and development map	7.5
<b>Total</b>	<b>100</b>

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

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

# PROGRAM REVIEW

## 2009 Program Funding

Funding for the Cumberland County Agricultural Conservation Easement Program totaled \$1.49 million in 2009. This amount includes \$250,000 from the County. The remaining funds were a combination of state and federal funds. These funds are to be used exclusively for easement purchases.

In 2009, nearly \$23 million was available from the Pennsylvania Department of Agriculture for distribution statewide. State funds are derived from cigarette tax revenues and Growing Greener 2. Federal funds were awarded from the Federal Farm and Ranchland Protection Program. County funding in 2009 was derived from the County's general fund and interest collected from 2008 Clean and Green rollback tax penalties.

►► *Bender Farm, Southampton Township*



## County Program Status

Between 1989 and 2009, 13,867 acres of farmland have been preserved Countywide through 113 easements. An additional 4 easements (one from 2008 and 3 from 2009) containing 465 acres of farmland are pending settlement. Refer to Figure 1 on page 9 for a location map of all final and pending easements. A total investment of \$34.9 million in federal, state, County and local funding was utilized to purchase these easements with an additional \$1.8 million pending settlement of 4 farms.

## 2009 Application Round

Applications for the 2009 round of funding were received by staff between January 1, 2008 and December 31, 2008. Backlogged applications and new applications were eligible for consideration in 2009. 46 applications, totaling 5,374 acres of farmland, were submitted for consideration. During the first quarter of 2009, the Board staff ranked all applications eligible for the Program

according to the approved farmland ranking system and reviewed the results with the Board Ranking Committee. From the 46 applications, the top 3 ranking farms were selected by the Board for appraisal and easement purchase consideration. The 3 farms selected covering 370 acres are expected to proceed to closing in 2010. The Board offered landowners \$3,970/acre for easement purchase. The Board cap is \$4,000/acre.

### Summary of 2009 County Board Offers

Name	Township	Acres	Board Offer/Acre	Total Easement Value	Application Status
<b>Nolt</b>	Southampton	139.3379	\$ 3,970	\$ 553,172	Settlement pending
<b>Hertzler</b>	Monroe	95.4800	\$ 3,970	\$ 379,056	Settlement pending
<b>Deitch</b>	Dickinson	136.2200	\$ 3,970	\$ 540,793	Settlement pending
		<b>Average/Acre</b>	<b>\$ 3,970</b>	<b>\$ 1,473,021</b>	

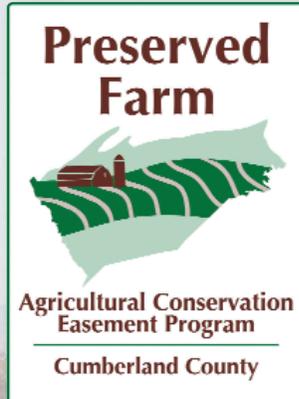
### Summary of Preserved Farms by Municipality 1989-2009

MUNICIPALITY	Acres Preserved	Acres Pending
Dickinson Township	1,873	136
Middlesex Township	238	0
Monroe Township	1,693	95
North Middleton Township	248	0
North Newton Township	379	0
Penn Township	3,016	0
Shippensburg Township	84	0
South Middleton Township	1,300	95
Southampton Township	2,133	139
Upper Allen Township	214	0
West Pennsboro Township	2,689	0
<b>Total Countywide</b>	<b>13,867</b>	<b>465</b>
<b>Total Cost</b>	<b>\$ 34.9 M</b>	<b>\$ 1.8 M</b>

# PROGRAM REVIEW

## Signage Program

A voluntary signage program has been established for preserved farms. Signs and sign posts are still available. Please contact our office if you would like a sign for your farm.



## Farmland Preservation Statewide

- ▶ Pennsylvania is a leader in farmland preservation and #1 in the nation for total acres of farmland protected.
- ▶ 57 of the 67 counties in Pennsylvania participate in the Agricultural Conservation Easement Purchase Program.
- ▶ 428,708 acres of farmland are permanently protected statewide through 3,928 agricultural conservation easements.
- ▶ Cumberland County ranks 9th in the State for acres preserved through the Program.

▶ Yorlets Farm, Upper Allen Township



## Program Guideline Amendments

In 2009, the Board approved the following changes to the program guidelines, which will be effective for the 2010 Program:

### Section 104 Farmland Ranking System and Appendix D Score Sheet:

- ▶ Removed tenure of ownership from farmland potential factors (5 points max).
- ▶ Redistributed points by adding 1.25 points to size of farm factor (8.75 points max).
- ▶ Redistributed points by adding 3.75 points to percent of tract in agricultural production factor (8.75 points max).

### Section 104 Farmland Ranking System:

- ▶ Added paragraph explaining conservation practices/stewardship of land factor from Section 138.e.15 of the Agricultural Conservation Easement Purchase Program Regulations.
- ▶ Amended points assigned to percentages of plan implementation (5 point max remains).

## Annual Inspections

During the second quarter of 2009, the Board staff, in cooperation with the Cumberland County Tax Assessment Office and Conservation District inspected all farms preserved through the Program. The County Board and staff are working with landowners to achieve full compliance on all farms.

## Summary of Inspections

Status	2008	2009
Farm Inspections completed	122	125
Full Compliance	105 (86%)	115 (92%)
Farms Requiring Conservation Plan Updates	7 (6%)	3 (2%)
Farms Requiring Corrective Deed Language	10 (8%)	7 (6%)

## Condemnation

In the first quarter of 2009, the County Board received a total of \$4,066 from the Pennsylvania Department of Transportation (PennDOT) and the Pennsylvania Turnpike Commission for condemnation of small acreages of farms enrolled in the County Agricultural Conservation Easement Program for improvement of existing roads as permitted by Act 43, the Agricultural Security Areas Law. PennDOT condemned 0.711 acres on one farm in South Middleton Township for road widening. The PA Turnpike Commission condemned a total of 0.625 acres on two farms in West Pennsboro Township for two bridge replacement projects. Both agencies were required to pay Cumberland County for the full value of the easements in order to condemn and take the land for the required road projects. Both agencies also were required to pay the landowner for the full value of the land less the value of the easement.

# PROGRAM REVIEW

## Agricultural Security Areas

Currently, there are approximately 71,947 acres of land enrolled in Agricultural Security Areas (ASAs) throughout 17 municipalities. This represents approximately 19% of the Cumberland County landscape. An agricultural security area (ASA) is a tract of agricultural land that has been officially designated as an agricultural district by the local municipality. ASAs are intended to promote more permanent and viable farming operations by strengthening the farming community's sense of security in land use and the right to farm. ASAs do not provide permanent farmland protection. Refer to Figure 1 on page 9 for a map of Agricultural Security Areas in Cumberland County.

►► Claycomb Recognition



## Farmland Preservation Donation Program

In 2009, the first easement was donated to the Cumberland County Farmland Preservation Donation Program by Larry and Ann Claycomb. The easement consists of approximately 40 acres of active farmland along the Conodoguinet Creek in Middlesex Township. The farm contains prime and statewide important soils and is important to the community

►► Claycomb Farm, Middlesex Township



for its economic, natural, and scenic qualities. In November 2009, The Cumberland County Board of Commissioners recognized the Claycomb's for their generous donation and presented a sign to post at their property to designate their farm as preserved land.

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



## Events & Education

In 2009, the Agricultural Land Preservation Board organized and/or hosted the following educational opportunities:

- **Preserved Farm Owner Meeting:** In March 2009, the Board hosted a meeting for preserved farm owners. The purpose of the meeting was to provide updates on the Agricultural Conservation Easement Program and an opportunity for landowners to meet the Board members and staff. Over 30 farm owners attended this meeting.

►► Buy Fresh, Bike Local



- **Buy Fresh, Bike Local:** In July 2009, the Planning Department partnered with Capital Resource Conservation & Development Area Council, Slow Food Harrisburg, Central Pennsylvania Conservancy, and Dickinson College for Buy Fresh, Bike Local. This event provided an opportunity for 60 participants to bike on a choice of three routes including preserved farmland in Dickinson, Monroe, and South Middleton Townships as well as local farm stands. After the ride, participants tasted and learned about a variety of local foods at a reception held at Dickinson College Farm.

# PROGRAM REVIEW

## ►► Farm tour at Stover Farm



► **Farm Tour:** In October 2009, the Planning Department and Penn State Cooperative Extension sponsored the Cumberland County Farm Tour. Free tours of Cumberland County farms and agriculture related businesses were available to the public the first Saturday of October. Two dairy farms, two ice cream shops, an alpaca farm, and farm market were featured in this year's farm tour. The purpose of the farm tour was to promote agriculture in Cumberland County and educate the general public on the environmental, financial, and societal benefits of agriculture. Approximately 400 people participated in the event.

## ►► Community Food Expo at Shippensburg University



## ► Pre-Application Workshop:

The Board hosted an information meeting in November 2009 for all persons interested in the Agricultural Conservation Easement Purchase Program. The purpose of the workshop was to provide an overview of the Program and review the provisions of the deed of easement, farmland ranking system and the application process. Eight landowners attended the meeting.

## ►► Farm tour at Jet-Rae Farm



## ►► Corn Maze at Paulus Market



## ► Local Food, Farm & Outdoor Attractions in the Cumberland Valley:

With a \$5,800 grant from the South Mountain Partnership, the Planning Department began development of a guide for the Cumberland Valley titled Local Food, Farm & Outdoor Attractions. The project was a collaborative effort with the following partners: Cumberland County, Capital Resource Conservation & Development Area Council, Cumberland County Economic Development Corporation, and the Cumberland Valley Visitors Bureau.

The goal of the guide is to promote local agricultural operations and to educate the public on the importance of local agriculture and natural resources in our County as well as attract visitors to the area. The guide will include a directory of farmers markets, roadside stands, pick your own operations, and community supported agriculture. The guide will also highlight vendors that produce local products and other agri-tourism destinations such as equestrian facilities, corn mazes, and farm stays. In addition, the guide will include information on outdoor recreation opportunities available in Cumberland County. The guide is expected to be complete in April 2010.

# COUNTY EASEMENTS

## Dickinson Township

- 1 Barrick et al
- 2 James & Ingrid Deitch
- 3 Lewis & Theilma Fink
- 4 Jason & Kathy Jones
- 5 Jason & Kathy Jones
- 6 Joseph & Jolene Jones
- 7 Joseph & Jolene Jones
- 8 Donald McKeegan
- 9 Donald McKeegan
- 10 Donald McKeegan
- 11 John McKeegan
- 12 Phares Newswanger
- 13 Robert & Jean Swartz
- 14 William & Betty Thrush
- 15 Triple L Farm (part in S. Middleton Twp)
- 16 Larry Yorlets
- 17 Larry Yorlets
- 18 Larry Yorlets

## Monroe Township

- 19 Michael Berkheimer & Todd Rabert
- 20 Michael Berkheimer & Todd Rabert
- 21 Phyllis Berkheimer
- 22 Phyllis Berkheimer
- 23 Mary Ann Brymesser
- 24 Matthew & Michelle Brymesser
- 25 Michael & Michele Brymesser
- 26 Stanley & Janet Brymesser
- 27 Jay Willard Fought
- 28 Wilmer & Patricia Harris
- 29 James & Dolores Hertzler
- 30 Blaine Leib
- 31 Creedin & Joann Paulus
- 32 Shirley Peffer Trust
- 33 Lester & Rhoda Rohrer
- 34 Gary & Elaine Shughart
- 35 Jeremy & Lauren Souder
- 36 John & Diane Stamy
- 37 John & Diane Stamy
- 38 Stoner Farm Partnership

## Middlesex Township

- 39 Larry & Ann Claycomb
- 40 Roy & Janice Coover
- 41 Ralph & Linda Deitch
- 42 David & Sandra Hukill

## North Middleton Township

- 43 Garman et al
- 44 Garman et al

## North Newton Township

- 45 Gene & Robert Hershey
- 46 Raymond & Janet Hoover
- 47 Richard & Anna Smith
- 48 Keith & Wilma Weaver

## Penn Township

- 49 Barrick et al
- 50 Josephine Bream
- 51 Weaver & Ruth Burkholder
- 52 Mark & Carolyn Gutshall
- 53 Doris Keck
- 54 Richard Mains Jr
- 55 Irvin & Alma Martin
- 56 Weaver & Mary Martin
- 57 R Scott & Pamela Rankin
- 58 Edwin & Alma Reiff
- 59 Mark & Mary Jane Reiff
- 60 Vada May Shughart
- 61 Ernest & Phebe Smith
- 62 George & Shirley Stambaugh
- 63 Harold & Dorothy Thumma
- 64 Earl & Patricia Thumma
- 65 Wilmer & Lena Weaver
- 66 Laura Witter
- 67 Wilbur & Margaret Wolf Jr.  
(part in Dickinson)
- 68 Richard & Mary Ellen Yeager
- 69 Cleason & Rosanne Zimmerman

## South Middleton Township

- 70 Galen Byers
- 71 Gregory Briggs & Patricia Whittaker
- 72 Cala-J Farm, LP
- 73 Lloyd & Shirley Edris
- 74 James & Linda Jones
- 75 David Masland Jr.
- 76 Masland Family
- 77 Glenn Peffer Trust
- 78 Glenn Peffer Trust
- 79 Stanley & Esther Reinford  
(part in Dickinson Twp)
- 80 Drew & Kathleen Stoken
- 81 Jeffrey & Janet Winemiller
- 82 Betty Wood

## Southampton Township

- 83 Steve & Patricia Bender
- 84 Mark & Linda Brandt
- 85 Mark & Linda Brandt
- 86 Timothy & Cindy Chamberlin
- 87 William & Clover Haycock
- 88 Paul & Harry Hoch
- 89 Paul & Harry Hoch  
(part in N. & S. Newton Twp)
- 90 Daniel & Debbie Miller
- 91 Paul & Jean Miller
- 92 John & Elaine Nolt
- 93 Elam & Mary Reiff
- 94 John & Eva Reiff
- 95 John & Eva Reiff
- 96 Harold & Ester Sensenig
- 97 Lamar & Carol Sensenig
- 98 Laverne & Norene Sensenig  
(part in Ship. Twp)
- 99 Menno & Emma Martin
- 100 Ray Stine
- 101 Ray & Jean Thrush

## Shippensburg Township

- 102 Enos Hoover

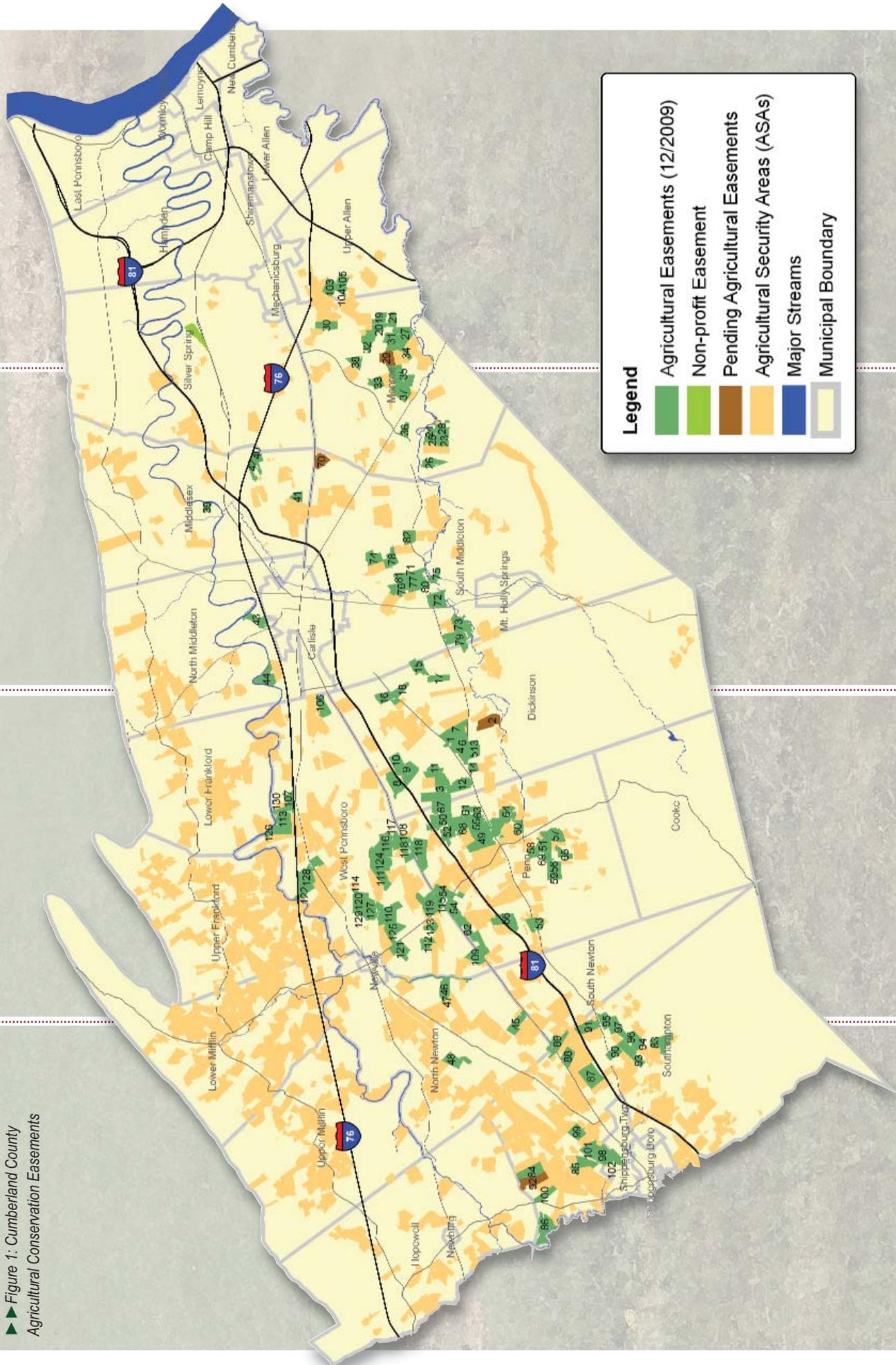
## Upper Allen Township

- 103 Barry & Linda Strock
- 104 Vance Weber
- 105 Catherine Stoner Yorlets

## West Pennshoro Township

- 106 Bloser et al
- 107 John Dyarman
- 108 Jason & Tammy Ege
- 109 Tim & Lisa Fahnestock  
(part in Penn Twp)
- 110 Edgar & Judith Heberflig
- 111 Edgar & Judith Heberflig
- 112 Earl & Joyce Heckendorn
- 113 Earl & Joyce Heckendorn
- 114 Ronald & Susan Lebo
- 115 Daniel & Sherri Mains
- 116 Daniel Mains
- 117 Daniel Mains
- 118 Daniel Mains (part in Penn Twp)
- 119 Richard & Shelva Mains
- 120 Richard & Shelva Mains
- 121 Denny McCullough
- 122 Richard Mellinger
- 123 Edward & Marian Nolt
- 124 Merle E. Piper et al
- 125 Pamela Schneider
- 126 John & Peggy Snyder
- 127 Ralph & Patricia Wax
- 128 Boyd & Barbara Weary
- 129 Edward & Rosemary Werner
- 130 Helen Wilson

▲ Figure 1: Cumberland County  
Agricultural Conservation Easements



**Legend**

- Agricultural Easements (12/2009)
- Non-profit Easement
- Pending Agricultural Easements
- Agricultural Security Areas (ASAs)
- Major Streams
- Municipal Boundary