



Cumberland County Planning Commission



2006 ANNUAL REPORT



CUMBERLAND COUNTY PLANNING COMMISSION

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Dear Commissioners Barclay, Eichelberger, and Rovegno:

The Cumberland County Planning Commission is pleased to present you with the 2006 Annual Report to inform the Board of Commissioners and the public of our 2006 activities. More detailed information on the Commission's activities can be found in the official minutes of our regularly scheduled meetings.

Over the past year, the Commission continued its service as the lead agency charged with developing and implementing the Board of Commissioners' policies related to smart growth and conservation. *Land Partnerships*, the county's inaugural open space preservation plan, was adopted by the Commissioners in April and closely followed by the launch of the county's first ever \$1 million open space grant program.

The Commission's core planning program continued at its bustling pace in 2006 with staff reviewing over 320 subdivision and land development plans and logging over 500 hours of direct technical assistance to municipalities. The Commission's training program included 8 offerings in 2006 that were attended by more than 484 participants.

The Farmland Preservation Program benefited from increased state and county funding to secure easements on nearly 2,900 acres of the best farmland in Cumberland County in 2006. These permanently preserved lands help to sustain the county's agricultural economy well into the future.

The Commission's accomplishments are made possible by our excellent professional staff and our tireless, dedicated Commission volunteers. Together we stand ready to assist the Commissioners in developing and implementing the planning policies of today that will enhance the quality of life of Cumberland County for future generations.

Sincerely,

Jackie Eakin, Chairman
Cumberland County Planning Commission

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Cumberland County Planning Commission Members and Staff - 2006

Board of Commissioners

Bruce Barclay, Chairman
Gary Eichelberger
Richard L. Rovegno

Planning Commission

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

Cumberland County Planning Commission Staff

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

*Tri-County Regional Planning Commission staff

Tri-County Regional Planning Commission Staff

Executive Director.....	James Szyborski, AICP
Associate Director.....	Timothy Reardon, AICP
Staff Planner III.....	Omar Syed, AICP
	Diane Myers-Krug, AICP
	Janine M. Park
Staff Planner II.....	Carl "Chip" L. Millard, III
	Jason R. Finnerty
	Alfred P. Sundara, AICP
	Brian W. Dickson
Staff Planner I.....	Sara M. Henke ⁴
	Matthew C. Jones ⁵
GIS Manager.....	Jessi B. Carter
Planning Technician III.....	George E. Hubley, Jr.
Planning Technician II.....	Timothy R. Jones
Administrative Coordinator.....	Patty L. Buggy
Administrative Assistant/Receptionist.....	Donna L. Clay

1 Hired January, 2006.

2 Left January, 2006.

3 Hired February, 2006.

4 Left February, 2006.

5 Hired April, 2006.

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 7:30 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) 240-5362

Website

The Cumberland County Planning Commission's website can be accessed at www.ccpa.net/planning. The site includes the following resources digitally:

- Comprehensive Plan
- Subdivision & Land Development Plan List & Review Comments
- Developments of Regional Impact Notifications
- Municipal Zoning Maps
- Annual Reports
- Greenway Study
- Land Partnerships: A Countywide Strategy for Open Space Preservation and Smart Growth
- Simply Moving: A Guide to Public Parks, Trails & Recreation Facilities in Cumberland and Perry Counties
- Conodoguinet Creek Water Trail Guide
- Upper Yellow Breeches & Cedar Run Watershed – Act 167 Stormwater Management Plans
- Agricultural Land Preservation Guide
- Ask the Planning Commission a Question?

County / Regional Projects

Existing Land Use Update

The existing land use inventory was updated by the Cumberland County Planning Commission staff in 2006. The last comprehensive update was completed in 1997, and in 2002, tax parcel information was analyzed to provide additional information about existing land use. A combination of techniques were utilized in this update. Geographic Information System (GIS) mapping software was used extensively to minimize the amount of actual field work that was needed to complete the task. Rough draft maps were generated based upon tax assessment parcel information and orthophotography available in GIS. These maps were provided to the municipalities for review. Cumberland County Planning Commission staff utilized the municipal feedback to help focus both the additional work done in GIS and field work that was needed to refine the data.

New land use categories were added in this update to provide a more detailed picture of how the land in Cumberland County is currently being used. Some categories were added to make the Future Land Use Map and Existing Land Use Map more comparable. Others were added to distinguish new land use patterns observed. Agriculture and vacant are identified separately in the update. The Vacant category was also applied to wooded areas in mountainous areas. "Large Lot Residential" was added to the inventory as a second residential category. This category identifies single-family detached dwellings on more than five acres where the primary use on the lot is residential but does not impact the majority of the tract.

Commercial uses were split into three categories: Commercial Retail, Commercial Service, and Commercial Open Space / Recreation. Commercial Retail areas are characterized by a concentration of businesses that sell goods for profit, while Commercial Service areas include businesses that provide professional and personal services. The third commercial category, Commercial Open Space / Recreation, was created to identify commercial enterprises that occupy larger tracts of land, primarily for outdoor recreation purposes, such as: golf courses, campgrounds, hunting clubs, speedways, etc.

The accuracy of the existing land use inventory update was greatly enhanced by the use of GIS. Staff were able to calculate the acreage for each existing land use category and account for the entire acreage of the County. The area of Cumberland County is approximately 550 square miles or 352,000 acres. The following table illustrates the accuracy of the new existing land use inventory update.

EXISTING LAND USE BY ACREAGE		
Land Use Categories:	Acreage	% Total Acreage
Residential	42,269	12.00
Large Lot Residential	13,288	3.77
Commercial Retail	4,010	1.14
Commercial Service	2,041	0.58
Commercial Open Space/Recreation	3,504	0.99
Industrial	8,335	2.37
Public/Semi-Public	57,588	16.35
Agricultural	151,734	43.07
Vacant	57,635	16.36
Total of Land Use Categories	340,404	96.62
Hydrology	758.8	0.22
Right-of-way	12645.3	3.59
Portion of Parcels Outside County Boundary	-1510.6	-0.43
Grand Total*	352,297	100.00

*Note: The area of Cumberland County is approximately 550 sq. mi. or 352,000 acres.

Source: Cumberland County Planning Commission (2006);

Cumberland County Tax Assessment (2006).

Land Partnerships

On April 17, 2006 the Cumberland County Board of Commissioner's adopted *Land Partnerships*, a countywide strategy designed to maintain and improve the quality of life in Cumberland County through open space preservation and smart growth planning. \$4.6 million in County bond funds were earmarked for implementation of Phase 1 of the Plan. Phase 1 included two primary funding areas; farmland preservation and a pilot open space grant program.

In Phase 1, \$3.6 million was directed to Cumberland County Agricultural Land Preservation Board to be invested in the Agricultural Conservation Easement Program. Through this Program, the combination of State and County funding will be utilized to purchase conservation easements on prime agricultural lands. Approximately 25 farms totaling nearly 3,000 acres is expected to be preserved through this initiative.

The remaining \$1 million for Phase 1 was earmarked for implementation of the *Land Partnerships* pilot grant program. The *Land Partnerships* pilot grant program provides financial assistance to municipalities and non-profit organizations in Cumberland County for land acquisition, park and trail development, land use ordinance assistance and comprehensive planning for greenways and open space.

Overall support for the *Land Partnerships* pilot grant program has been very positive and demand for the program has far exceeded grant funds available. 49 grant applications totaling \$1.9 million in projects were received from 23 municipalities and 5 non-profit organizations. In July 2006, 29 grants were awarded totaling nearly \$1 million. As a result of the grant offering, another \$1 million in local, State, and private dollars were leveraged. All *Land Partnerships* grant projects are to be fully implemented by the end of 2008. When complete, these projects will result in:

- 4 land acquisition projects totaling 130 acres in priority conservation areas
- 16 park & trail development projects including 14 park expansion/improvements projects, 2 new parks and over 5 miles of new trail
- 5 updated land use ordinances including innovative smart growth techniques such as conservation subdivision and traditional neighborhood development
- 4 updated comprehensive land use plans for greenway & open space including 2 multi-municipal plans
- New County-based Land Recycling and Brownfield Program

In total, the \$4.6 million County investment in Phase 1 of *Land Partnerships* has leveraged over \$7.3 million in local, State and private dollars, for a total community investment of \$12 million. Further, the Plan has significantly increased public awareness for land preservation and helped to build support and capacity for smart growth planning.

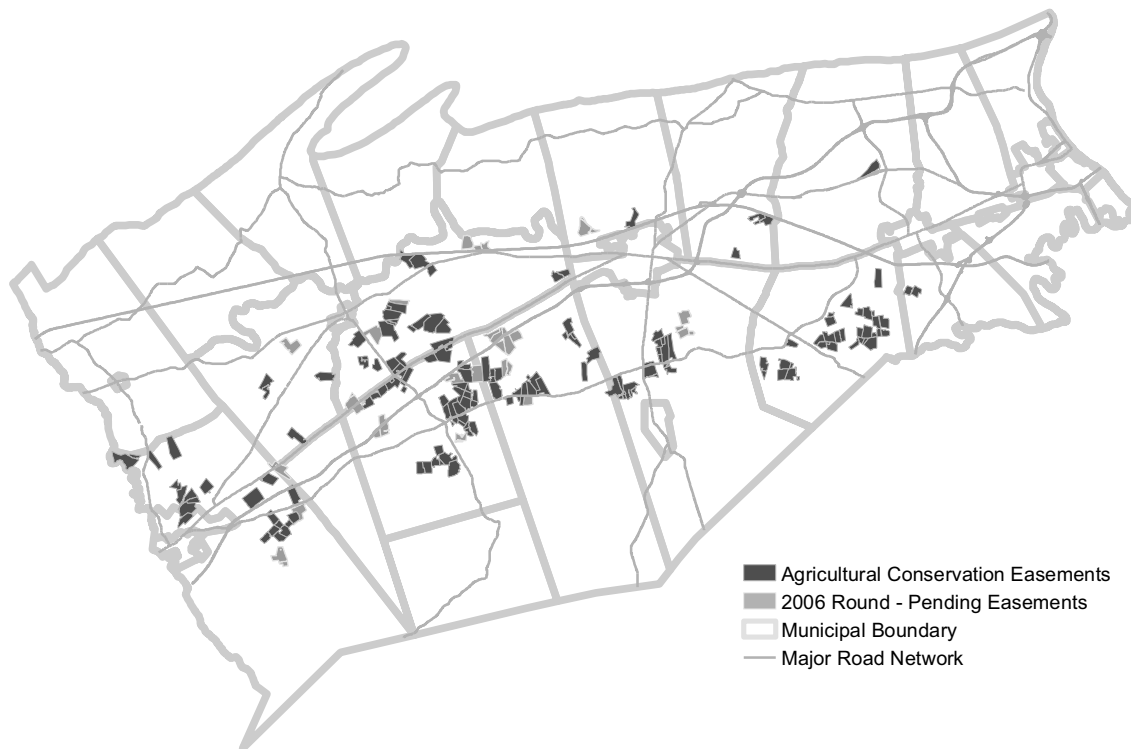
Agricultural Conservation Easement Program

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

In 2006, the County Agricultural Conservation Easement Program received the largest amount of funding in the history of the program. Cumberland County Commissioners allocated \$3.6 million of county funds to purchase agricultural conservation easements. The Pennsylvania Department of Agriculture matched this allocation with \$6.3 million, giving the County \$9.9 million for farmland preservation in 2006. The large state match was a result of a record \$100 million, which was available from the Pennsylvania Department of Agriculture for distribution statewide.

Applications for 2006 were ranked and selected through two cycles. The Board selected 12 out of 40 applicants in Round 1, and 20 out of 50 applicants in Round 2. Of the 32 properties selected for consideration, 25 farms covering approximately 2,900 acres, are proceeding toward settlement. The 2006 farms will increase the County's total of agricultural conservation easements to 116 farms on 13,200 acres.

Agricultural Conservation Easement Program - December 2006



PHMC Historic Plan Grant

In August of 2006, the Cumberland County Planning Commission received a grant from the Pennsylvania Historical and Museum Commission (PHMC) to update the History and Historic Plan sections of the *Cumberland County Comprehensive Plan*. The grant will enable the Planning Commission staff to revise these sections of the comprehensive plan to be consistent with recent revisions to the Municipalities Planning Code and guidelines developed by PHMC. The project will update the developmental history, identify and map historic resources not currently included in the comprehensive plan, assess the threats to these important historic resources, and recommend strategies to protect them. Project initiation is expected in 2007.

GIS Zoning Project

Twenty-nine of the thirty-three municipalities in Cumberland County have adopted zoning ordinances. The official paper maps on file in the Planning Office were converted to a digital format using Geographic Information Systems (GIS) through collaboration between the County Planning Commission and the County GIS Department. In 2006, County Planning and GIS staff worked with municipal staff to finalize the zoning maps to ensure that they are accurate depictions. Since zoning regulations are established and administered by the municipalities, only the twenty-eight maps finalized with municipal staff have been posted on the planning commission's website (www.ccpa.net/planning). A process has been put in place to ensure that updates are made as municipalities make map changes. This will allow the county to make available to the municipalities the most current GIS data and mapping of their zoning districts.

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 attending municipal planning commission meetings and providing technical advice regarding comprehensive plan development, zoning matters, subdivision and land development plans, and other miscellaneous planning related assistance. The 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 staff spent 508 hours providing planning services and attending municipal meetings in 2006. During 2006, the staff provided professional planning services by entering into agreements with the following 29 municipalities:

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

Countywide Act 167 Stormwater Management Plan

The Cumberland County Planning Commission initiated a county-wide stormwater management plan in 2006. The plan will be developed in two phases and follow the guidelines of the Pennsylvania Stormwater Management Act (Act 167).

In September, 2006, the Department of Environmental Protection (DEP) approved State funding for Phase I and a consultant was selected. An advisory committee was established in October, comprised of municipal representatives, watershed associations, the Home Builders Association of Metropolitan Harrisburg, and Soil Conservation District. In November, 2006, a survey to identify stormwater problem areas was distributed to the municipalities. Phase I is expected to be completed by spring 2007. Phase II will develop the stormwater plan and model ordinances for municipal use.

Natural Areas Inventory Update

The Tri-County Natural Areas Inventory (NAI) was recently updated to include new information acquired since the original 2000 NAI. The inventory provides information and mapping of natural communities and locations of animal and plant species of special concern in the region. The report also prioritizes sites and provides management recommendations to encourage conservation of the resources.

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 2006, the Outreach meetings concentrated on the following planning issues:

- County-wide Stormwater Management Study
- Existing Land Use Mapping for the County
- Land Partnership Plan & Grant Program
- Regional Transportation Plan updates
- Agricultural Conservation Easement Program
- Liquid Fuels Funds

Guest speakers attended several Outreach meetings and discussed the Future of Cumberland County Agriculture's panel discussion and the County's Nutrient Trading Program. Approximately 230 municipal and county officials attended the 12 outreach meetings held in 2006.

Cumberland County Training Program

The Cumberland County Planning Commission continued in 2006 with the successful training program that was launched in 2005. Working with municipal stakeholders, the CCPC staff identified priority training needs and developed programs that addressed those needs. The following courses were offered in 2006.

Course	Description	Attendance
Agricultural Conservation Easement Program	CCPC staff held two pre-application informational workshops to describe the program, its guidelines, and the application and selection processes.	>50 farmers
Roles and Responsibilities of a Planning Commission Member	Partnering with the Pennsylvania Department of Community and Economic Development, this course provided new planning commission members with the basic skills they needed to effectively serve their community.	22 municipal and county planning commission members
Land Partnerships Grant Program	CCPC staff conducted 2 training sessions for local project sponsors interested in applying for funding from the county's Land Partnerships Grant Program.	>50 municipalities, developers, and non-profit organizations
Chesapeake Bay Strategy	Partnering with a local engineering firm, the training session provided an overview of the Chesapeake Bay Strategy and outlined Cumberland County's approach to generating nutrient credits as part of the nutrient trading demonstration project.	>75 municipalities, developers, and non-profit organizations
Traditional Neighborhood Development	Working with a local consultant and developer, the CCPC staff conducted an educational workshop on traditional neighborhood development, providing technical guidance on how to develop a TND and offering practical advice on the pros and cons of various techniques.	35 municipalities and engineers
Agriculture Preservation Zoning	Partnering with the Future of Cumberland County Agriculture (FOCCA), CCPC staff organized and participated in a presentation and panel discussion on effective agricultural zoning techniques.	62 municipal and county representatives
Growing Greener: Conservation By Design – Putting Conservation into Local Codes	Coordinated in partnership with the Natural Lands Trust, this workshop was designed to demonstrate the principals of "conservation zoning" and "conservation subdivision." These techniques are intended to help communities use the development regulation process to their advantage to protect greenways and open space.	40 municipalities and engineers
The Dollars & Sense Of Protecting Community Character	Mr. Ed McMahon presented material from his book "Better Models for Development in Pennsylvania", a guide to creating, maintaining and enhancing livable communities. Mr. McMahon stressed the use of education, incentives and voluntary initiatives, not just regulations to encourage higher quality development. Presented in coordination with the Appalachian Trail Conservancy and other local partners.	>150 municipalities, engineers, planning commission members, elected officials, and general public

Transportation Planning

Major Transportation Planning Involvements and Projects

The Cumberland County Planning Commission, as a member of the Harrisburg Area Transportation Study (HATS), was involved in various transportation projects and studies during 2006. 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 2006:

1. Cumberland / Perry Counties Congestion Management Study – Task Force and subcommittees continuing work on implementation
2. Susquehanna Regional Transportation Partnership – Continuing
3. I-81 Exit 44 Improvements – Final design completed, Utilities and right-of-way acquisition completed
4. Western Cumberland County COG Transportation Study – Draft report completed
5. Intelligent Transportation Systems (ITS) Regional Architecture - Implementing
6. Regional Goods Movement Study – Completed
7. Corridor One Regional Rail Preliminary Engineering Study – Preliminary engineering completed, Awaiting dedicated State operating subsidy to proceed
8. St. Johns Church Road Circulation Study - Initiated

Major Construction Projects Completed in 2006:

1. Carlisle Pike – Mill, base repair, guide rail, drainage updates, minor bridge repair from I-81 to PA 114
2. Hanover, High, Trindle Road – Mill, base repair, overlay
3. US 11 & 21st Street – Widen, add turning lanes, improve intersection
4. PA 114 Expressway – Resurface from I-81 to US 11
5. Wertzville Rd Bridge – Replace bridge over Simmons Run, Silver Spring
6. Wertzville Rd Resurfacing – Resurface from Lambs Gap Rd to Dorchester Rd
7. Enola Dr – Base repair, drainage and overlay from Pa 944 to US 11/15
8. Cumberland County Resurfacing East – Scratch and overlay Old York Rd (Pa 174)
9. Cumberland County Resurfacing West – Scratch and overlay Walnut Bottom Rd
10. Forge Rd and Front St – Resurface from Forge Rd to York St
11. 3rd, 7th, and 21st Streets – Mill and resurface from Brandt Ave to Bridge St
12. Front St – Resurface from First St to Front St
13. Mountain Road Bridge – Replace bridge over Three Square Hollow Creek

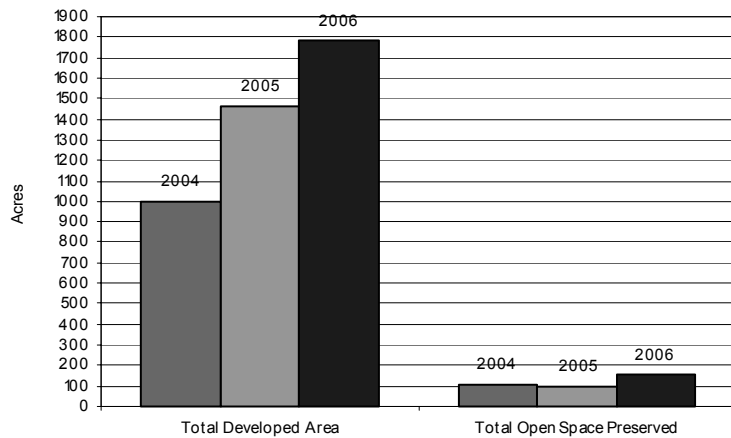
Subdivision & Land Development Activity

Monitoring Growth in Cumberland County

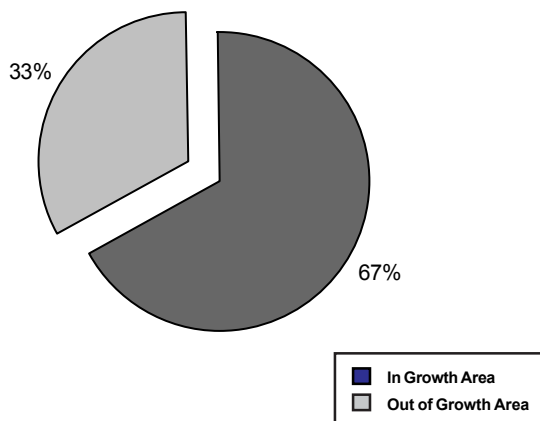
During 2006, approximately 1,781 acres were proposed for development, based on final subdivision and land development plans submitted to the County. This is an increase of 314 acres (21% increase) compared to the acres proposed for development in 2005. The County's developed acreage has steadily increased since 2004.

Approximately 159 acres of preserved open space was proposed in 2006. Compared to 2005, this is an increase of 64 acres. The preserved open space represents the amount of acreage set aside for recreation and open space, as delineated on final subdivisions and land development plans. Stormwater facilities were not considered preserved open space and not included in the open space acreage total. In 2006, for every 11 acres proposed for development, approximately 1 acre of open space was proposed. This is an increase in preserved open space, per acre developed, compared to 2005 (1 acre preserved per 15 acres developed).

Land Development and Open Space Preservation

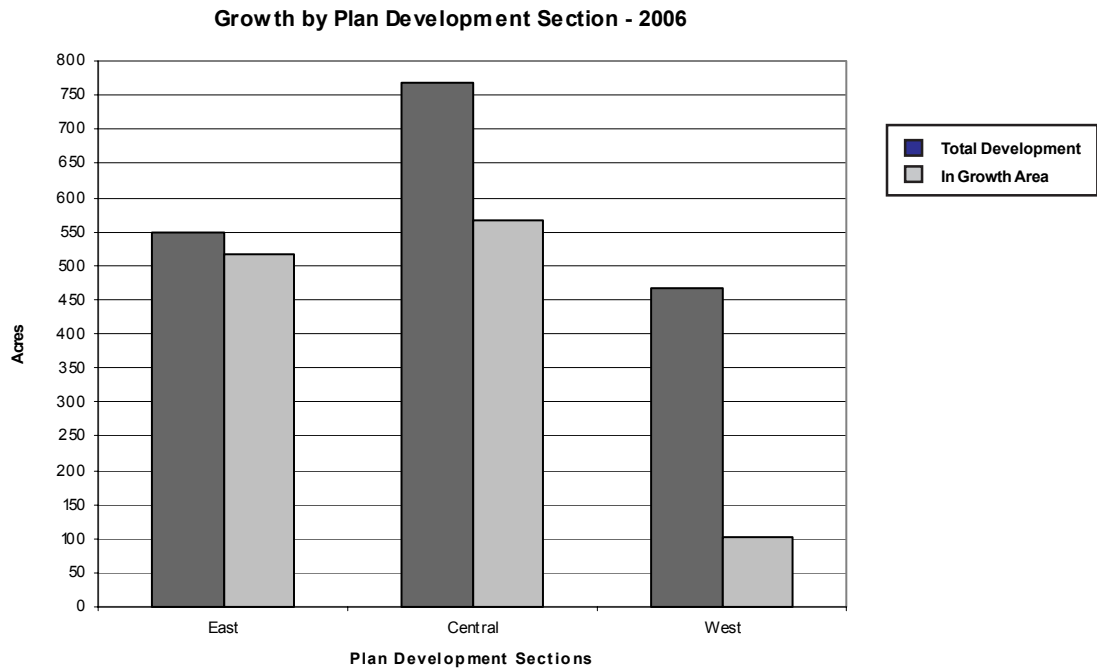


Development In and Out of Growth Areas -2006



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 areas provided with public services such as sewer, water, transit, and highway access. Most of the proposed development in 2006 occurred within designated growth areas. Approximately 1,186 acres (67%) were located within a growth area and 595 acres (33%) were located outside a growth area. This is a decrease in the percentage of new development located in growth areas compared to 2005 (74%) and the same as 2004 (67%).

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 (767 acres), the East section was next (548 acres), and the West section was third (466 acres). In the East and Central sections most of the proposed development was focused in growth areas (95% and 74%, respectively). In the West section, 22% of the acreage proposed for development was within growth areas.



Developments of Regional Impact

The Cumberland County Planning Commission has implemented a policy to notify governing bodies of major development projects proposed in neighboring municipalities since the end of 2004. The intent is to provide up-to-date information to municipalities for use in planning efforts and to enhance regional coordination. Developments of regional impact are subdivisions and land developments that may have regional impacts on traffic, housing, infrastructure, environment, employment, or schools. These types of developments are identified in Table 1 with an asterisk (*) and mapped on the following page.

When a plan has been submitted to the County Planning Commission for review, the following criteria are used as a general basis for notifying adjacent municipalities: 25 or more dwelling units proposed for residential projects and 20,000 sq. ft. or more of floor area for commercial / industrial uses. A letter of notification, describing the development and mapping the location, is sent to impacted municipalities and posted on the County Planning Commission web site – www.ccpa.net/planning.

Developments of Regional Impact - 2006

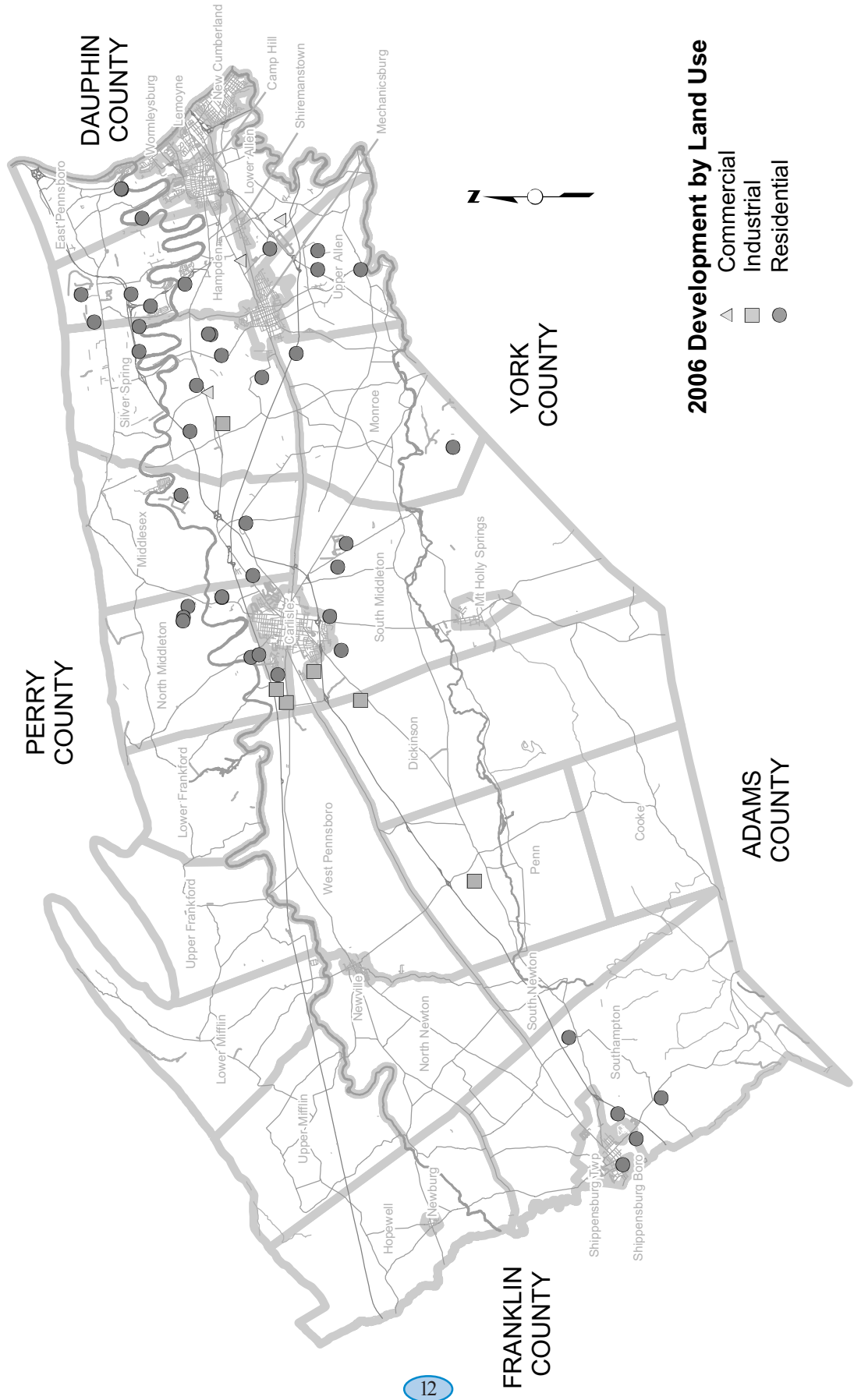


Table 1
Major Final Subdivisions and Land Developments - 2006

The Cumberland County Planning Commission reviewed a total of 320 subdivision and land development plans during 2006. Table 1 below identifies the major final plan submissions for 2006 (5 or more lots or units) and all final 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		
LA Fitness Sports Club	1	CM
Hilltop Village	12	SF
Carlisle Borough		
Walnut Bottom Radiology	1	CM
Dickinson Township		
South Fields	15	SF
East Pennsboro Township		
224 Susquehanna Ave.	6	Mu-F
Hoss's Steak & Sea House	2	CM
Mike Murphy Rentals	5	TH
Deimler Hardware	1	CM
Locust Ridge*	40	TH
Brick Church Townes	5	TH
Fred Sullenberger	1	CM
Hampden Township		
Pinnacle Health West	1	CM
The Village of Brandywine Ph. 4*	37	TH
Members 1 st Federal Credit Union	1	CM
1 st National Bank of Marysville	1	CM
DMX Investments – West Shore Office Park	1	CM
Jamestown Square*	38	TH
Hampden Summit Ph. 4*	29	SF
The Preserve Ph. 3 & 4*	39	SF
Tracy Eppers Office	1	CM
Five Guys Burgers – Hampden Center	1	CM
Dr. Anzur Office	1	CM
Types of Land Use:	SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park	
*Denotes Plans of Regional Impact		

Municipality/Development	#Lots/Units	Land Use Type
Hampden Township (cont.)		
Silver Creek Ph. 1 (Revised)	102	TH
Silver Creek Ph. 2	67	TH
Village of Brandywine Ph. 5	24	TH
The Preserve Ph. 5	8	SF
Lower Allen Township		
Dining Facility & Jack's Dining Facility	1	CM
Graystone Bank	1	CM
The Village at Fair Oaks	10	SF
Lot 11 – Westport*	1	CM
Texas Roadhouse – Capital City Commons	1	CM
Mechanicsburg Borough		
David's Furniture Store	1	CM
Middlesex Township		
Knight Transportation, Inc.	1	CM
Light Styles	1	IND
Heavy Duty Tires & Treads, Inc.	1	IND
Keystone Arms Lot 165	1	CM
Keystone Arms (Revised)*	216	TH
Monroe Township		
Wynfields	20	SF
Eagles Crest Ph. 1*	32	SF
Ronald Sanderson	10	SF
North Middleton Township		
B&C Properties*	31	TH
Logisticcenter at Carlisle – Lot 2*	1	IND
Logisticcenter at Carlisle – Lot 4*	1	IND
Logisticcenter at Carlisle – Lot 1 (Revised)	1	IND
Robert & Mary Noll	10	TH
The Village of Cross Creek Ph. F & G	25	SF
The Village of North Ridge Ph. 1*	48	SF
Brubacker Property*	158	SF
Pine Manor Mobile Home Park Ph. 2*	39	MHP
The Estates at Cross Creek	15	SF
Meadowbrook Farms Ph. 6	15	SF
Types of Land Use: SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park		
*Denotes Plans of Regional Impact		

Municipality/Development	#Lots/Units	Land Use Type
North Newton Township		
Re's Run	8	SF
Penn Township		
Key Logistics Park*	1	IND
Shippensburg Borough		
The Earl Group	24	TH
Shippensburg Township		
John's Refrigeration	1	CM
Tinicum Magnetics, Inc.	1	CM
Hot Point Townhouse Development	21	TH
Silver Spring Township		
Progressive Service Die Co.	1	IND
Team Rahal of Mechanicsburg*	2	CM
Pointe Vista Ph. 1	16	SF
Hillside Farms Ph. 5	14	SF
Freedom Court	9	SF
Walden Ph. 1*	103/108	SF/TH
Hamlet Square*	75	SF
The Hills at Silver Spring*	236/43	SF/TH
Excel Inc.*	1	IND
The Peninsula Ph. 4A, 4B, & 4C*	57	SF
The Manors	34	TH
Morgan Tract	47	SF
Lawrence Chevrolet	1	CM
Westhafer Estates	15	SF
South Middleton Township		
Carlisle Crossing – Lot 7	1	CM
Carlisle Forge Tract	1	CM
Carlisle Crossing – Lot 5	1	CM
Rite Aid – York Rd.	1	CM
Sable Chase*	58	TH
Carlisle Hotel Partners, LP	1	CM
Carlisle Crossing – Lot 8	1	CM
Holly Pike Animal Hospital	1	CM
Carlisle Crossing – Lot 6	1	CM
Douglas C. Kiehl	1	CM
Types of Land Use: SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park		
*Denotes Plans of Regional Impact		

Municipality/Development	#Lots/Units	Land Use Type
South Middleton Township (cont.)		
Dawn Commons	1	CM
Cumberland Medical Properties, LLC	1	CM
McCoy Business Center – Lot 16	1	CM
The Villas Estates – Section 2*	47	SF
Forgedale Crossing – Section 6	17	SF
Forgedale Crossing – Section 7	20	SF
Excel, Inc.*	4	IND
Southampton Township		
RLH Contractors, LLC	5	SF
JLG Industries, Inc.	1	IND
Timberland Estates Ph. 2*	94	SF
Bethel Glen Ph. 1*	37	SF
Keswick Heights*	29	SF
Upper Allen Township		
Union Hotel	1	CM
Mark G. Wilson	1	CM
Winding Hills (Revised)*	64/215	SF/TH
Loudon Centre	1	CM
West Pennsboro Township		
PA Builders & Developers	16	SF
Gerald P. & Marjorie L. Jones	7	SF
James Zimmerman	1	CM
Wormleysburg Borough		
North Front Street Townhouse Development	5	TH
The Woods at Waterford	14	TH
Types of Land Use:	SF = Single Family, TH = Townhouse, Mu-F = Multi-Family, CM = Commercial, IND = Industrial, MHP = Mobile Home Park	
*Denotes Plans of Regional Impact		

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

MUNICIPALITY	PRELIMINARY	P/F	FINAL	TOTAL
CAMP HILL BOROUGH	0	2	1	3
CARLISLE BOROUGH	2	3	4	9
COOKE TOWNSHIP	0	0	0	0
DICKINSON TOWNSHIP	3	1	4	8
EAST PENNSBORO TOWNSHIP	4	7	5	16
HAMPDEN TOWNSHIP	3	18	15	36
HOPEWELL TOWNSHIP	0	2	0	2
LEMOYNE BOROUGH	0	1	1	2
LOWER ALLEN TOWNSHIP	1	8	13	22
LOWER FRANKFORD TOWNSHIP	0	0	3	3
LOWER MIFFLIN TOWNSHIP	1	0	2	3
MECHANICSBURG BOROUGH	0	1	2	3
MIDDLESEX TOWNSHIP	3	2	8	13
MONROE TOWNSHIP	5	1	12	18
MT. HOLLY SPRINGS BOROUGH	0	0	2	2
NEW CUMBERLAND BOROUGH	0	1	2	3
NEWBURG BOROUGH	0	0	0	0
NEWVILLE BOROUGH	0	2	1	3
NORTH MIDDLETON TOWNSHIP	5	11	15	31
NORTH NEWTON TOWNSHIP	1	0	4	5
PENN TOWNSHIP	1	1	8	10
SHIPPENSBURG BOROUGH	0	0	3	3
SHIPPENSBURG TOWNSHIP	0	3	5	8
SHIREMANSTOWN BOROUGH	0	1	1	2
SILVER SPRING TOWNSHIP	3	2	22	27
SOUTH MIDDLETON TOWNSHIP	2	0	26	28
SOUTH NEWTON TOWNSHIP	1	0	2	3
SOUTHAMPTON TOWNSHIP	0	5	10	15
UPPER ALLEN TOWNSHIP	3	5	4	12
UPPER FRANKFORD TOWNSHIP	0	1	5	6
UPPER MIFFLIN TOWNSHIP	0	0	6	6
WEST PENNSBORO TOWNSHIP	0	1	13	14
WORMLEYSBURG BOROUGH	0	1	3	4
COUNTY TOTALS	38	80	202	320

SOURCE: CCPC Files/Minutes

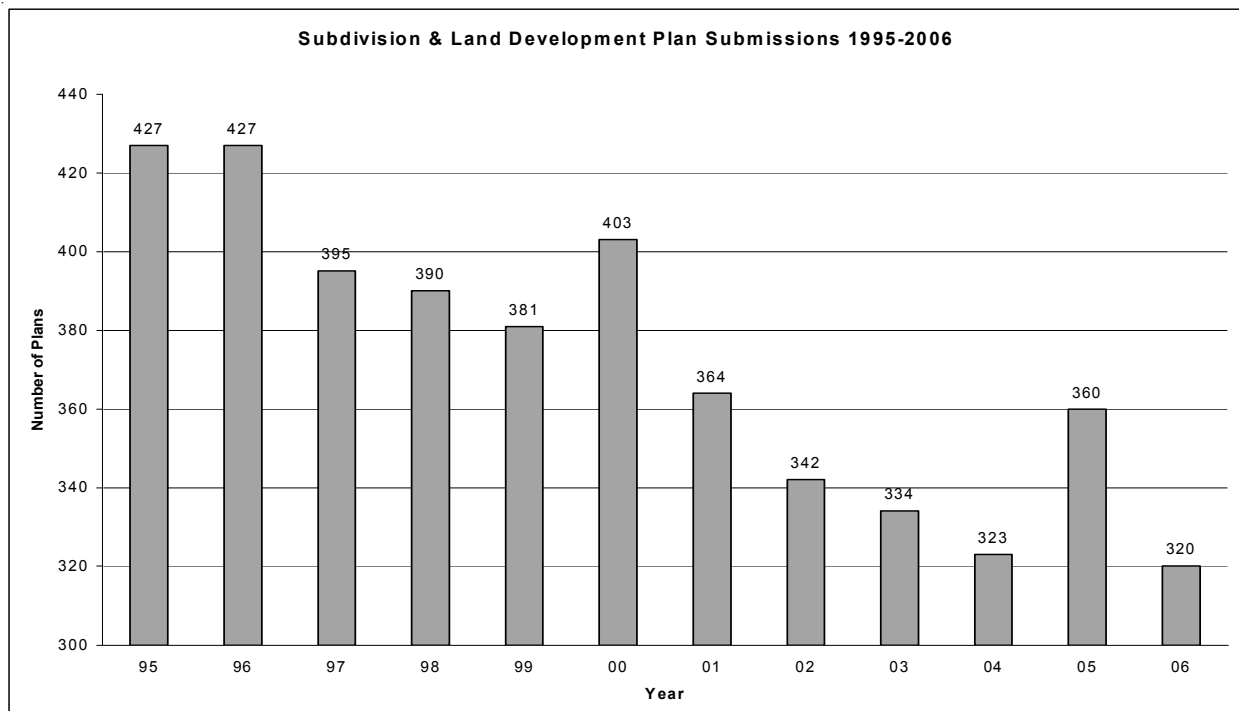


TABLE 3
CUMBERLAND COUNTY PLANNING COMMISSION
Number of Proposed Lots / Units by Land Use Type for Final Plans - 2006

MUNICIPALITY	LOTS	SF	MU-F	TH	CM	IND	OTHER	ACREAGE
CAMP HILL BOROUGH	15	12	0	0	1	0	2	12.43
CARLISLE BOROUGH	23	3	0	0	1	2	17	3.34
COOKE TOWNSHIP	0	0	0	0	0	0	0	0.00
DICKINSON TOWNSHIP	24	15	0	0	0	2	7	263.92
EAST PENNSBORO TOWNSHIP	24	2	6	48	4	0	3	13.99
HAMPDEN TOWNSHIP	182	79	0	268	10	0	27	140.33
HOPEWELL TOWNSHIP	4	1	0	0	0	0	3	3.32
LEMOYNE BOROUGH	3	0	0	0	0	0	3	0.18
LOWER ALLEN TOWNSHIP	35	16	0	0	5	0	14	31.70
LOWER FRANKFORD TOWNSHIP	6	2	0	0	0	0	4	28.10
LOWER MIFFLIN TOWNSHIP	2	1	0	0	0	0	1	25.21
MECHANICSBURG BOROUGH	3	1	0	0	1	0	1	0.51
MIDDLESEX TOWNSHIP	231	1	0	216	2	3	9	128.15
MONROE TOWNSHIP	75	69	0	0	1	0	5	172.83
MT. HOLLY SPRINGS BOROUGH	3	0	0	2	0	0	1	0.96
NEW CUMBERLAND BOROUGH	7	0	0	0	0	0	7	1.09
NEWBURG BOROUGH	0	0	0	0	0	0	0	0.00
NEWVILLE BOROUGH	5	1	0	0	1	0	3	0.40
NORTH MIDDLETON TOWNSHIP	373	305	0	41	0	4	23	462.16
NORTH NEWTON TOWNSHIP	12	12	0	0	0	0	0	82.73
PENN TOWNSHIP	11	8	0	0	0	1	2	287.41
SHIPPENSBURG BOROUGH	28	0	0	30	0	0	1	2.37
SHIPPENSBURG TOWNSHIP	13	0	0	21	10	0	2	68.86
SHIREMANSTOWN BOROUGH	2	0	1	0	0	0	1	0.57
SILVER SPRING TOWNSHIP	748	583	0	185	3	4	9	542.16
SOUTH MIDDLETON TOWNSHIP	177	89	0	58	8	4	15	503.38
SOUTH NEWTON TOWNSHIP	6	6	0	0	0	0	0	14.36
SOUTHAMPTON TOWNSHIP	224	216	0	0	0	1	7	213.21
UPPER ALLEN TOWNSHIP	85	71	0	215	2	0	7	291.34
UPPER FRANKFORD TOWNSHIP	8	5	0	0	0	0	3	26.68
UPPER MIFFLIN TOWNSHIP	9	4	0	0	0	0	5	65.52
WEST PENNSBORO TOWNSHIP	42	35	0	0	1	0	6	237.78
WORMLEYSBURG BOROUGH	8	0	0	19	0	0	2	3.41
COUNTY TOTALS	2388	1537	7	265	50	21	190	3628.40

SF - Single Family

MU-F - Multiple Family Units

TH - Townhouse

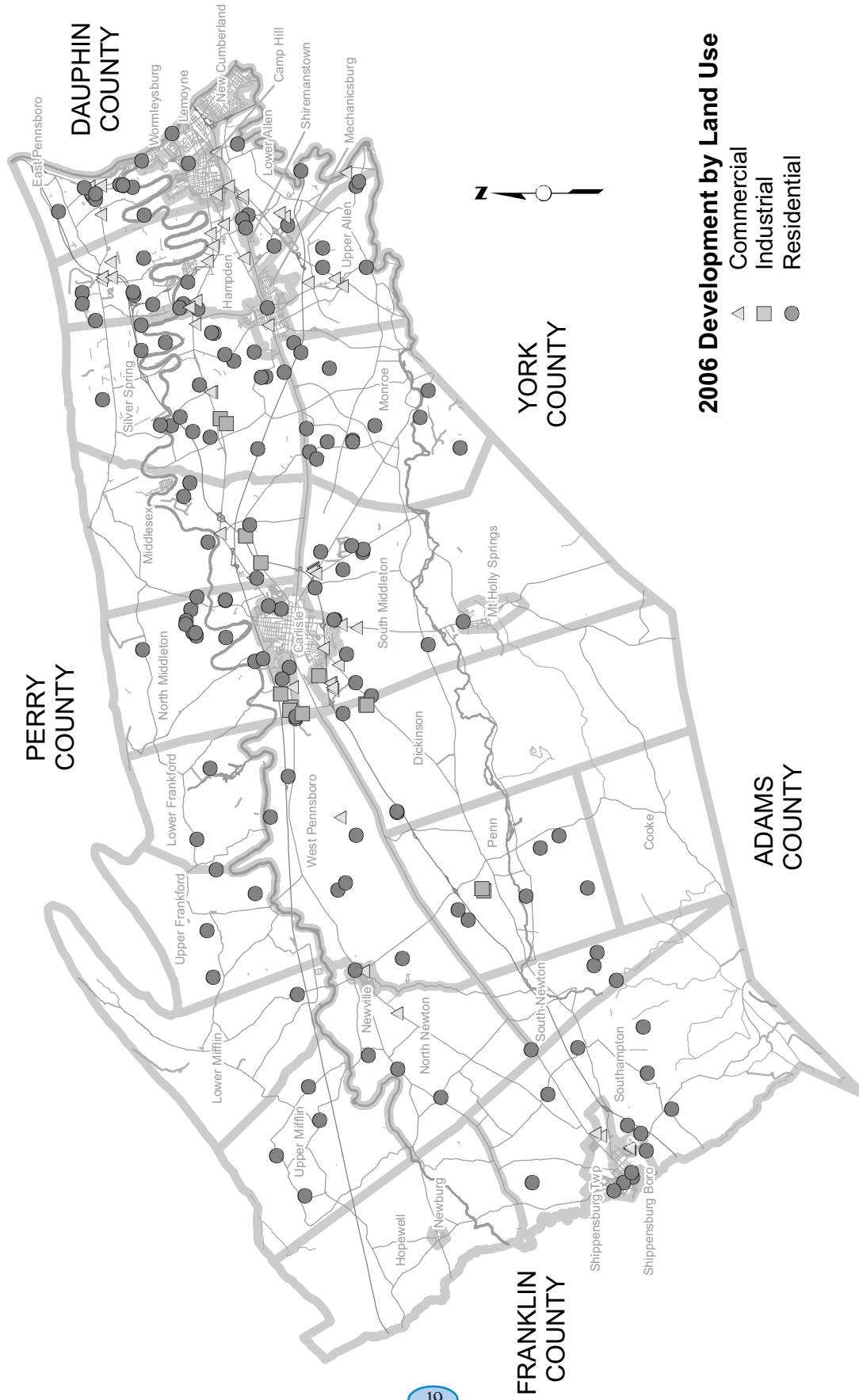
IND - Industrial

CM - Commercial

OTHER - Lot Add/ Recreational/Stormwater

SOURCE: CCPC Files/Minutes

Subdivision and Land Development Activity - 2006



Zoning and Subdivision Amendment Review

As required by the Pennsylvania Municipalities Planning Code, Act 247, the County Planning Commission reviewed and commented on 46 proposed amendments to local comprehensive plans, zoning ordinances, and subdivision and land development ordinances in 2006.

Table 4 lists the type of amendment, recommended action, and date of review.

Table 4
Zoning and Subdivision Ordinance Reviews - 2006

Date of Review	Municipality	Type of Amendment	Recommendation
01-19-06	Carlisle	Zoning Ordinance amendment – Allow Restaurants, Offices, Retail Sales in Industrial Commercial Zone	Disapproval
	Lower Allen	Draft Comprehensive Plan	Approval
	North Middleton	Zoning Map change- R-1 to R-2, George Ave.	Approval
02-16-06	Middlesex	Zoning Ordinance amendment – Allow Colleges, Universities, Post-graduate educational facilities in Commercial Highway Zone	Approval
	Middlesex	Zoning Ordinance amendment – Sign Provisions	Approval
	Upper Allen	Zoning Ordinance amendment – Design standards, Parking definitions	Approval
	Upper Allen	Zoning Map changes – R-2 to Neighborhood Commercial, Gettysburg Pike; Business Professional Office to Institutional, W. Lisburn Rd and Gettysburg Pike	Approval
	Upper Allen	Rural Living to Low Density Residential, E. Lisburn Rd	Disapproval

Date of Review	Municipality	Type of Amendment	Recommendation
03-16-06	Hampden	Zoning Ordinance amendment – Definitions for Multi-Vendor Open Air Market, Multi-Vendor Indoor Market	Approval
	North Middleton	Zoning Ordinance amendment – Co-location of communication Antennas	Approval
	Penn	Draft Zoning Ordinance (Revised)	Approval
	Silver Spring	Zoning Map change – Residential Estate to Neighborhood Commercial, Wertzville Rd and Pa 114	Approval
	South Middleton	Zoning Ordinance amendment – Establish Percentage of Baseline Acreage for Cluster Developments	Approval with Comments
	Wormleysburg	Zoning Ordinance amendment – Allow Electronically Activated Changeable Message Sign	Approval
04-20-06	Hampden	PRD Amendment – Non-Residential to Residential Use, Village of Westover	Approval
	Mechanicsburg	Zoning Map change and Ordinance amendment – R-M to C-G, West Main St and York St; Parking Requirements for Furniture/ Appliance Store	Disapproval
	Middlesex	Zoning Map change – Residential Farm to Village Center, Wolfs Bridge Rd	Approval
	Upper Allen	Zoning Ordinance amendment – Design Standards, Enforcement procedures, Personal Care Facilities	Approval
	Wormleysburg	Zoning Ordinance amendment – Allow maximum height of townhouses to be 44 ft.	Approval
05-18-06	Mechanicsburg	Zoning Ordinance amendment and Map change – Traditional Neighborhood Development; Definition for No-Impact Home Based Business	Approval with Conditions
	Silver Spring	Zoning Ordinance amendment – Allow Churches and Related Uses in the Residential Estate Zone	Approval with Comments
06-15-06	Dickinson	Zoning Ordinance amendment and Map change – Create new Business-Professional Office (BPO) District, Rezone areas from Business Industrial , Business Recreation, and Medium Density Residential Office to BPO, Exit 44 region; Regulate fuel dispensing, floor area, landscaping; add definitions	Disapproval with Comments

Date of Review	Municipality	Type of Amendment	Recommendation
07-20-06	Camp Hill	Zoning Ordinance amendment – Allow libraries as a permitted use in Low Density Residential	Approval
	North Middleton	Zoning Map change – Agricultural holding to Suburban Residential, Cornman Rd	Disapproval
	Silver Spring	Zoning Ordinance amendment – Allow churches as conditional use in residential zones	Approval
	Silver Spring	Zoning Map change – Residential Estate to Neighborhood Commercial, Pa 944 & Pa 114	Approval
	South Newton	Draft Zoning Ordinance	Disapproval
08-17-06	South Middleton	Zoning Map change – Agricultural & Conservation to Neighborhood District, Rockledge Dr., 70.25 acres	Disapproval
	Upper Allen	Zoning Ordinance amendment – Conservation subdivision design open space percentages	Approval
09-21-06	Newburg	Zoning Ordinance amendment – Allow hotels, dormitories, lodges, boarding houses, and group homes in R-2, R-3, and CC zones	Disapproval
	Perry County	Draft Comprehensive Plan Update	Approval
	Shippensburg Township	Zoning Map change – Agricultural to Commercial General, North of US 11, 67.21 acres	Disapproval
10-19-06	East Pennsboro	Zoning Ordinance Draft	Approval
	Hampden	Zoning Map change – RS to RT, Musser and Swartz, 32.22 acres, Jerusalem Rd	Disapproval
	Monroe	Comprehensive Plan Update	Approval
	Monroe	Zoning Ordinance amendments – Various text changes concerning Definitions, Woodland Preservation, Agricultural Zone, Driveways, Signs, Buffer Zones, Permits, Cluster Developments, Home Occupations, Forestry Operations	Approval
	South Middleton	Comprehensive Plan Update Draft	Approval with Conditions

Date of Review	Municipality	Type of Amendment	Recommendation
10-19-06 (cont.)	South Middleton	Zoning Ordinance Draft	Approval
	Wormleysburg	Zoning Ordinance amendment – Sign permits	Approval
11-16-06	Middlesex	Subdivision & Land Development Ordinance amendment – Letort Regional Authority Review Fee	Approval
	North Newton	Subdivision & Land Development Ordinance amendment – Dedication of recreational land or fee in lieu	Approval
	Dickinson, L. Frankford, Newville, N. Newton, S. Newton, U. Frankford, U. Mifflin, W. Pennsboro	Western Cumberland County Joint Comprehensive Plan	Forward Comments to Municipalities
12-14-06	Carlisle	Zoning Ordinance amendment – Allow Age-Restricted Mid-Rise Condominium in C-3 Zone	Approval with Comments
	Hampden	Zoning Map change – Industrial General to Apartment Office Limited, 17.4 acres, Brandy Ln	Approval
	Hampden	Comprehensive Plan , Future Land Use Map Change – Industrial to Residential-Office-Limited	Approval
	Lower Mifflin	Zoning Ordinance amendment – No more than 1 dwelling per lot; Driveway paving for new construction	Approval

Sewage Module Review - The County Planning Commission reviews modules and sends comments to municipalities. In 2006, the Commission reviewed a total of 56 sewer modules and 2 Act 537 Sewage Facilities Plans.

TABLE 5
CUMBERLAND COUNTY PLANNING COMMISSION
Municipal Plans and Ordinances - 2006

Municipality	Comprehensive Plan	Zoning Ordinance	Subdivision Ordinance	Open Space, Park & Recreation Plan
<i>Boroughs</i>				
Camp Hill Borough	1972	2004	1993	*
Carlisle Borough	2002	2003	2003	*
Lemoyne Borough	1975	1992	1986	*
Mechanicsburg Borough	1971	1991	1973	*
Mt. Holly Springs Borough	1970	2001	2000	*
Newburg Borough	*	1987	1987	*
New Cumberland Borough	1993	1981	1997	*
Newville Borough	1995	2000	1973	1995
Shippensburg Borough	2005	1995	1988	*
Shiremanstown Borough	1975	1975	1973	*
Wormleysburg Borough	1971	1998	1998	*
<i>Townships</i>				
Cooke Township	2000	*	2004	*
Dickinson Township	1990	1994	1997	*
East Pennsboro Township	2005	1999	1999	2005
Hampden Township	1994	1998	1995	*
Hopewell Township	1990	1998	2001	*
Lower Allen Township	2006	1997	1986	*
Lower Frankford Township	1991	1994	1993	*
Lower Mifflin Township	1992	1993	1978	*
Middlesex Township	2003	1991	1990	1995
Monroe Township	1994	1998	1998	1995
North Middleton Township	1995	1999	1986	*
North Newton Township	1973	*	2001	*
Penn Township	1997	2006	1999	*
Shippensburg Township	2005	1990	1991	*
Silver Spring Township	1995	2003	2003	2005
South Middleton Township	1999	1999	2001	1995
South Newton Township	1971	1987	1997	*
Southampton Township	1989	2004	1994	*
Upper Allen Township	1999	2004	2006	2002
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 2006

Development activity has been predominant in certain municipalities in the County. According to the building permit survey for 2006, North Middleton Township, South Middleton Township, and Upper Allen Township ranked in the top five for both commercial / industrial permits and residential permits. Approximately 42% of the commercial and industrial permits and approximately 29% of the residential permits for 2006 were issued in these three municipalities. Hampden Township, alone, comprised almost 18% of the residential permits issued for the year. Almost 17% of the commercial and industrial permits were issued by Silver Spring Township.

Table 6
Greatest Number of Permits Issued - 2006

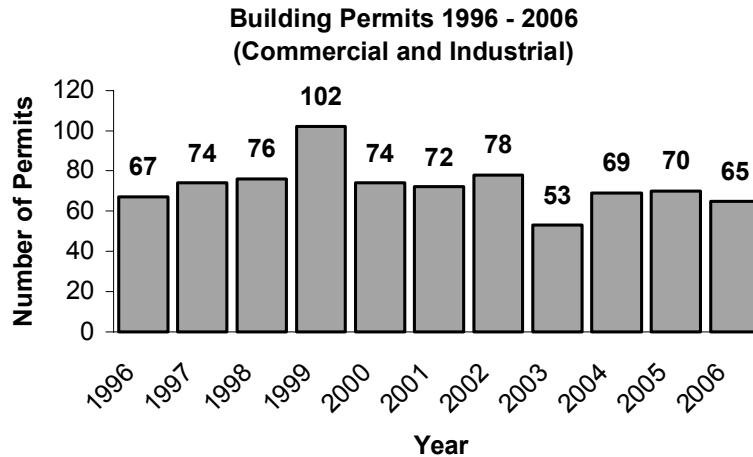
Commercial and Industrial Permits Issued in 2006		Residential Permits Issued in 2006	
Municipality	No. of Permits	Municipality	No. of Permits
Silver Spring Twp.	11	Hampden Twp.	241
U. Allen Twp.	9	U. Allen Twp.	148
L. Allen Twp.	8	N. Middleton Twp.	134
N. Middleton Twp.	8	S. Middleton Twp.	114
S. Middleton Twp.	8	Carlisle Boro.	106



Commercial Construction, South Middleton Township

Commercial and Industrial Development

Municipalities issued permits for a total of 65 new commercial and industrial businesses in 2006 (59 commercial and 6 industrial). Compared to 2005, there were 5 fewer new commercial and industrial permits issued in 2006. 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 1,351 new dwelling units were scheduled for construction in 2006. Overall, there were 187 fewer units scheduled for construction in 2006 than in 2005. Annual totals of residential building permits issued are provided in the following bar chart:

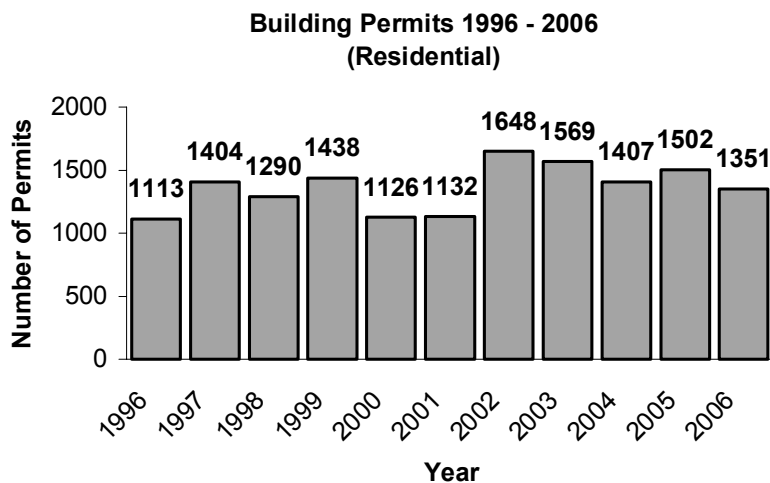


TABLE 7
CUMBERLAND COUNTY PLANNING COMMISSION
Total New Residential Dwelling Units - 1997-2006

MUNICIPALITY	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
CAMP HILL BOROUGH	6	0	*	7	1	3	3	1	1	3
CARLISLE BOROUGH	21	28	112	30	35	55	61	128	59	106
COOKE TOWNSHIP	1	3	1	8	1	3	5	4	3	0
DICKINSON TOWNSHIP	27	51	46	35	42	42	46	59	40	41
EAST PENNSBORO TOWNSHIP	105	114	146	130	159	197	207	118	65	77
HAMPDEN TOWNSHIP	373	349	349	170	164	192	197	229	288	241
HOPEWELL TOWNSHIP	13	15	18	8	*	8	*	9	7	6
LEMOYNE BOROUGH	10	3	6	22	13	15	*	20	14	4
LOWER ALLEN TOWNSHIP	17	73	15	20	29	323	42	32	31	36
LOWER FRANKFORD TOWNSHIP	4	11	6	5	4	5	4	4	6	6
LOWER MIFFLIN TOWNSHIP	8	9	10	*	13	21	21	8	12	13
MECHANICSBURG BOROUGH	7	5	12	3	6	2	3	12	3	8
MIDDLESEX TOWNSHIP	27	26	26	15	21	19	25	35	31	49
MONROE TOWNSHIP	23	13	42	31	32	23	28	21	27	21
MT. HOLLY SPRINGS BOROUGH	2	7	8	3	5	5	2	3	3	6
NEW CUMBERLAND BOROUGH	11	0	1	1	2	3	0	18	0	0
NEWBURG BOROUGH	0	0	1	0	0	0	0	0	0	2
NEWVILLE BOROUGH	3	0	9	0	0	0	0	2	0	0
NORTH MIDDLETON TOWNSHIP	66	62	38	26	39	58	78	96	138	134
NORTH NEWTON TOWNSHIP	16	20	12	18	10	15	11	16	21	12
PENN TOWNSHIP	19	23	17	22	20	20	12	12	29	22
SHIPPENSBURG BOROUGH	131	1	2	40	21	6	10	11	5	11
SHIPPENSBURG TOWNSHIP	17	68	0	3	29	2	57	5	7	6
SHIREMANSTOWN BOROUGH	0	1	0	1	1	1	2	2	2	2
SILVER SPRING TOWNSHIP	57	60	187	202	129	177	261	162	162	101
SOUTH MIDDLETON TOWNSHIP	113	86	113	125	96	118	154	99	119	114
SOUTH NEWTON TOWNSHIP	9	9	7	*	4	5	4	5	1	8
SOUTHAMPTON TOWNSHIP	69	67	83	64	56	73	94	117	101	102
UPPER ALLEN TOWNSHIP	190	116	104	95	153	208	188	119	263	148
UPPER FRANKFORD TOWNSHIP	20	21	14	11	9	12	15	24	29	36
UPPER MIFFLIN TOWNSHIP	7	9	7	9	14	9	6	9	7	3
WEST FAIRVIEW BOROUGH	0	**	**	**	**	**	**	**	**	**
WEST PENNSBORO TOWNSHIP	27	40	46	23	24	25	31	27	62	31
WORMLEYSBURG BOROUGH	5	1	0	0	0	3	2	0	2	2
COUNTY TOTALS	1,404	1,291	1,438	1,127	1,132	1,648	1,569	1,407	1,538	1,351

SOURCE: Annual Building Permit Surveys

* No Response

** Merged with East Pennsboro

**TABLE 8
CUMBERLAND COUNTY PLANNING COMMISSION
Building Permits Issued - 2006**

NEW RESIDENTIAL UNITS													
MUNICIPALITY	SINGLE FAMILY	SEMI-DETACHED	MULTI-FAMILY	TOWN-APARTMENT	MOBILE HOMES	REHABILITATED DWELLINGS	TOTAL NEW RESIDENTIAL	DWELLINGS DEMOLISHED	NET TOTAL RESIDENTIAL UNITS	NEW COMMERCIAL ESTABLISHMENTS	NEW INDUSTRIAL ESTABLISHMENTS	NEW PUBLIC SEMI-PUBLIC ESTABLISHMENTS	
				HOUSES	CONVERSIONS								
CAMP HILL BOROUGH	3	0	0	0	0	0	0	0	3	7	4	1	0
CARLISLE BOROUGH	27	0	26	6	6	0	41	106	15	91	3	2	0
COOKE TOWNSHIP	0	0	0	0	0	0	0	0	0	0	0	0	0
DICKINSON TOWNSHIP	40	0	0	0	0	1	0	41	0	41	0	0	0
EAST PENNSBORO TOWNSHIP	48	0	0	29	0	0	0	77	9	68	1	0	0
HAMPDEN TOWNSHIP	118	110	0	0	0	13	0	241	0	241	6	0	0
HOPEWELL TOWNSHIP	6	0	0	0	0	0	0	6	0	6	0	0	0
LEMOYNE BOROUGH	0	0	0	0	2	0	2	4	0	4	0	0	0
LOWER ALLEN TOWNSHIP	36	0	0	0	0	0	0	36	0	36	7	1	0
LOWER FRANKFORD TOWNSHIP	4	0	0	0	0	2	0	6	0	6	0	0	0
LOWER MIFFLIN TOWNSHIP	7	0	0	0	0	6	0	13	2	11	0	0	0
MECHANICSBURG BOROUGH	1	6	0	0	1	0	0	8	4	4	0	0	0
MIDDLESEX TOWNSHIP	24	0	0	23	0	0	2	49	6	43	0	0	0
MONROE TOWNSHIP	21	0	0	0	0	0	0	21	3	18	0	0	0
MT. HOLLY SPRINGS BOROUGH	2	0	0	3	0	1	0	6	0	6	0	0	0
NEW CUMBERLAND BOROUGH	0	0	0	0	0	0	0	0	0	0	0	0	0
NEWBURG BOROUGH	2	0	0	0	0	0	0	2	0	2	0	0	0
NEWVILLE BOROUGH	0	0	0	0	0	0	0	0	0	0	1	0	0
NORTH MIDDLETON TOWNSHIP	51	4	0	63	0	16	0	134	6	128	6	2	0
NORTH NEWTON TOWNSHIP	11	0	0	0	0	1	0	12	0	12	0	0	0
PENN TOWNSHIP	21	0	0	0	0	1	0	22	0	22	0	0	0
SHIPPENSBURG BOROUGH	3	2	0	6	0	0	0	11	10	1	1	0	0
SHIPPENSBURG TOWNSHIP	0	2	0	0	0	4	0	6	0	6	4	0	0
SHIREMANS TOWN BOROUGH	0	0	0	0	2	0	0	2	0	2	0	0	0
SILVER SPRING TOWNSHIP	66	0	0	24	0	11	0	101	5	96	10	1	0
SOUTH MIDDLETON TOWNSHIP	74	0	9	25	0	6	0	114	9	105	8	0	0
SOUTH NEWTON TOWNSHIP	6	0	0	0	0	2	0	8	1	7	0	0	0
SOUTHAMPTON TOWNSHIP	71	4	0	22	0	5	0	102	0	102	1	0	0
UPPER ALLEN TOWNSHIP	58	0	2	88	0	0	0	148	6	142	9	0	0
UPPER FRANKFORD TOWNSHIP	4	0	0	0	0	32	0	36	0	36	0	0	0
UPPER MIFFLIN TOWNSHIP	3	0	0	0	0	0	0	3	0	3	1	0	0
WEST PENNSBORO BOROUGH	19	0	0	0	0	12	0	31	0	31	0	0	0
WORMLEYSBURG BOROUGH	1	0	0	0	0	0	1	2	2	0	0	0	0
COUNTY TOTALS	727	128	37	289	11	113	46	1351	85	1266	59	6	1

SOURCE: Municipality Building Permit Survey 2006

TABLE 9
CUMBERLAND COUNTY PLANNING COMMISSION
New Residential Unit Construction Costs - 2006

MUNICIPALITY	SINGLE FAMILY		SEMI-DETACHED		APARTMENTS		TOWNHOUSES		APARTMENT CONVERSIONS		MOBILE HOMES		REHABILITATED DWELLING		TOTAL NEW	
	TOTAL	AVG COST	TOTAL	AVG COST	TOTAL	AVG COST	TOTAL	AVG COST	TOTAL	AVG COST	TOTAL	AVG COST	TOTAL	AVG COST	TOTAL	AVG COST
CAMP HILL BORO	\$ 774,150	\$ 258,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 774,150
CARLISLE BORO	\$ 4,646,072	\$ 172,077	\$ -	\$ -	\$ 1,950,000	\$ 75,000	\$ 68,444	\$ 410,665	\$ 435,200	\$ 72,533	\$ -	\$ -	\$ 1,576,221	\$ 38,444	\$ 9,018,158	\$ -
COOKE TWP	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DICKINSON TWP	\$ 11,457,600	\$ 286,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,000	\$ 86,000	\$ -	\$ -	\$ 8,490,000	\$ -
EAST PENNSBORO TWP	\$ 10,204,145	\$ 212,586	\$ -	\$ -	\$ -	\$ -	\$ 87,157	\$ 2,527,550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,731,695	\$ -
HAMPDEN TWP	\$ 35,888,235	\$ 304,138	\$ 18,080,600	\$ 164,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,553,987	\$ -
HOPEWELL TWP	\$ 1,015,000	\$ 169,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,000	\$ 61,500	\$ -	\$ -	\$ 248,000	\$ 124,000	\$ 1,015,000	\$ -
LEMOYNE BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,000	\$ -
LOWER ALLEN TWP	\$ 7,802,488	\$ 216,736	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,802,488	\$ -
LOWER FRANKFORD TWP	\$ 812,000	\$ 203,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,000	\$ 10,500	\$ -	\$ -	\$ 833,000	\$ -
LOWER MIFFLIN TWP	\$ 980,000	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330,000	\$ 55,000	\$ -	\$ -	\$ 1,310,000	\$ -
MECHANICSBURG BORO	\$ 128,500	\$ 128,500	\$ 575,000	\$ 95,833	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ -	\$ -	\$ 709,000	\$ -
MIDDLESEX TWP	\$ 6,315,234	\$ 263,135	\$ -	\$ -	\$ -	\$ -	\$ 1,725,000	\$ 75,000	\$ -	\$ -	\$ -	\$ -	\$ 280,000	\$ 140,000	\$ 8,320,234	\$ -
MONROE TWP	\$ 6,180,000	\$ 294,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,180,000	\$ -
MT. HOLLY SPRINGS BORO	\$ 160,000	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ 90,000	\$ 30,000	\$ -	\$ -	\$ 60,900	\$ 60,900	\$ -	\$ -	\$ 310,900	\$ -
NEW CUMBERLAND BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEWBURG BORO	\$ 200,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -
NEWVILLE BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NORTH MIDDLETON TWP	\$ 9,240,739	\$ 181,191	\$ 440,000	\$ 110,000	\$ -	\$ -	\$ 4,218,780	\$ 66,965	\$ -	\$ -	\$ 1,550,300	\$ 96,894	\$ -	\$ -	\$ 15,449,819	\$ -
NORTH NEWTON TWP	\$ 1,570,000	\$ 142,727	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,800	\$ 3,800	\$ -	\$ -	\$ 1,573,800	\$ -
PENN TWP	\$ 3,577,000	\$ 170,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 3,592,000	\$ -
SHIPPENSBURG BORO	\$ 529,000	\$ 176,333	\$ 200,000	\$ 100,000	\$ -	\$ -	\$ 744,000	\$ 124,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,473,000	\$ -
SHIPPENSBURG TWP	\$ -	\$ -	\$ 120,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 186,500	\$ 46,625	\$ -	\$ -	\$ 306,500	\$ -
SHIREMANSTOWN BORO	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -
SILVER SPRING TWP	\$ 16,114,000	\$ 244,152	\$ -	\$ -	\$ -	\$ -	\$ 3,114,000	\$ 129,750	\$ -	\$ -	\$ 211,000	\$ 19,182	\$ -	\$ -	\$ 19,439,000	\$ -
SOUTH MIDDLETON TWP	\$ 14,260,279	\$ 192,706	\$ -	\$ -	\$ 1,318,500	\$ 146,500	\$ 2,849,900	\$ 113,996	\$ -	\$ -	\$ 363,974	\$ 60,662	\$ -	\$ -	\$ 18,792,653	\$ -
SOUTH NEWTON TWP	\$ 838,624	\$ 139,771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 42,500	\$ -	\$ -	\$ 923,624	\$ -
SOUTHAMPTON TWP	\$ 7,704,635	\$ 108,516	\$ 642,343	\$ 160,586	\$ -	\$ -	\$ 3,532,870	\$ 160,585	\$ -	\$ -	\$ 103,340	\$ 20,668	\$ -	\$ -	\$ 11,983,188	\$ -
UPPER ALLEN TWP	\$ 16,380,788	\$ 282,427	\$ -	\$ -	\$ 1,035,000	\$ 517,500	\$ 8,956,211	\$ 101,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,371,989	\$ -
UPPER FRANKFORD TWP	\$ 647,600	\$ 161,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,376,700	\$ 105,522	\$ -	\$ -	\$ 4,024,300	\$ -
UPPER MIFFLIN TWP	\$ 554,240	\$ 184,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554,240	\$ -
WEST PENNSBORO TWP	\$ 3,907,585	\$ 205,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 651,100	\$ 54,258	\$ -	\$ -	\$ 4,558,685	\$ -
WORMLEYSBURG BORO	\$ 1,095,900	\$ 1,095,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 1,105,900	\$ -
COUNTY TOTALS	\$ 162,983,814	\$ 224,187	\$ 20,057,943	\$ 156,703	\$ 4,303,500	\$ 116,311	\$ 28,168,976	\$ 87,754	\$ 568,700	\$ 51,700	\$ 7,629,766	\$ 67,520	\$ 2,114,221	\$ 70,100	\$ 225,826,920	\$ -

SOURCE: Municipality Building Permit Survey 2006

TABLE 10
 CUMBERLAND COUNTY PLANNING COMMISSION
 Commercial / Industrial Construction Costs - 2006

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	1	\$ 2,900,000.00	\$ 2,900,000.00	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
CARLISLE BORO	3	\$ 42,576,856.00	\$ 14,192,285.33	94	\$ 7,643,315.00	\$ 81,311.86	2	\$ 25,561,754.00	\$ 12,780,877.00	99	\$ 8,737,226.00	\$ 88,254.81
COOKE TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
DICKINSON TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
EAST PENNSBORO TWP	1	\$ 775,000.00	\$ 775,000.00	37	\$ 6,998,537.00	\$ 189,149.65	0	\$ -	\$ -	0	\$ -	\$ -
HAMPDEN TWP	6	\$ 6,772,000.00	\$ 1,128,666.67	32	\$ 3,663,450.00	\$ 114,482.81	0	\$ -	\$ -	2	\$ 364,000.00	\$ 182,000.00
HOPEWELL TOWNSHIP	0	\$ -	\$ -	1	\$ 1,000.00	\$ 1,000.00	0	\$ -	\$ -	0	\$ -	\$ -
LEMOYNE BORO	0	\$ -	\$ -	8	\$ 3,000.00	\$ 375.00	0	\$ -	\$ -	2	\$ 625,000.00	\$ 312,500.00
LOWER ALLEN TWP	7	\$ 22,137,220.00	\$ 3,162,460.00	0	\$ -	\$ -	1	\$ 80,000.00	\$ 80,000.00	0	\$ -	\$ -
LOWER FRANKFORD TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
LOWER MIFFLIN TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
MECHANICSBURG BORO	0	\$ -	\$ -	10	\$ 14,662,209.00	\$ 1,466,220.90	0	\$ -	\$ -	0	\$ -	\$ -
MIDDLESEX TWP	0	\$ -	\$ -	11	\$ 3,274,900.00	\$ 297,718.18	0	\$ -	\$ -	3	\$ 408,000.00	\$ 136,000.00
MONROE TWP	0	\$ -	\$ -	3	\$ 248,000.00	\$ 82,666.67	0	\$ -	\$ -	0	\$ -	\$ -
MT. HOLLY SPRINGS BORO	0	\$ -	\$ -	3	\$ 32,000.00	\$ 10,666.67	0	\$ -	\$ -	0	\$ -	\$ -
NEW CUMBERLAND BORO	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
NEWBURG BORO	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
NEWVILLE BORO	1	\$ 105,412.00	\$ 105,412.00	1	\$ 15,000.00	\$ 15,000.00	0	\$ -	\$ -	0	\$ -	\$ -
NORTH MIDDLETON TWP	6	\$ 290,500.00	\$ 48,416.67	4	\$ 263,900.00	\$ 65,975.00	2	\$ 35,208,000.00	\$ 17,604,000.00	8	\$ 9,484,042.00	\$ 1,185,505.25
NORTH NEWTON TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
PENN TWP	0	\$ -	\$ -	1	\$ 470,000.00	\$ 470,000.00	0	\$ -	\$ -	0	\$ -	\$ -
SHIPPENSBURG BORO	1	\$ 475,000.00	\$ 475,000.00	5	\$ 322,000.00	\$ 64,400.00	0	\$ -	\$ -	1	\$ 9,000,000.00	\$ 9,000,000.00
SHIPPENSBURG TWP	4	\$ 828,000.00	\$ 207,000.00	2	\$ 155,000.00	\$ 77,500.00	0	\$ -	\$ -	0	\$ -	\$ -
SHIREMANSTOWN BORO	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
SILVER SPRING TWP	10	\$ 23,613,000.00	\$ 2,361,300.00	21	\$ 2,329,500.00	\$ 110,928.57	1	\$ 3,175,000.00	\$ 3,175,000.00	0	\$ -	\$ -
SOUTH MIDDLETON TWP	8	\$ 15,436,630.00	\$ 1,929,578.75	27	\$ 16,652,922.00	\$ 616,774.89	0	\$ -	\$ -	0	\$ -	\$ -
SOUTH NEWTON TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
SOUTHAMPTON TWP	1	\$ 45,000.00	\$ 45,000.00	4	\$ 35,500.00	\$ 8,875.00	0	\$ -	\$ -	2	\$ 517,000.00	\$ 258,500.00
UPPER ALLEN TWP	9	\$ 8,790,265.00	\$ 976,696.11	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
UPPER FRANKFORD TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	1	\$ 40,000.00	\$ 40,000.00
UPPER MIFFLIN TWP	1	\$ 264,600.00	\$ 264,600.00	1	\$ 20,000.00	\$ 20,000.00	0	\$ -	\$ -	0	\$ -	\$ -
WEST PENNSBORO TWP	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -	0	\$ -	\$ -
WORMLEYSBURG BORO	0	\$ -	\$ -	4	\$ 60,200.00	\$ 15,050.00	0	\$ -	\$ -	0	\$ -	\$ -
COUNTY TOTAL	59	\$ 125,009,483.00	\$ 2,118,804.80	269	\$ 56,850,433.00	\$ 211,339.90	6	\$ 64,024,754.00	\$ 10,670,792.33	119	\$ 29,190,268.00	\$ 245,296.37

SOURCE: Municipality Building Permit Survey 2006