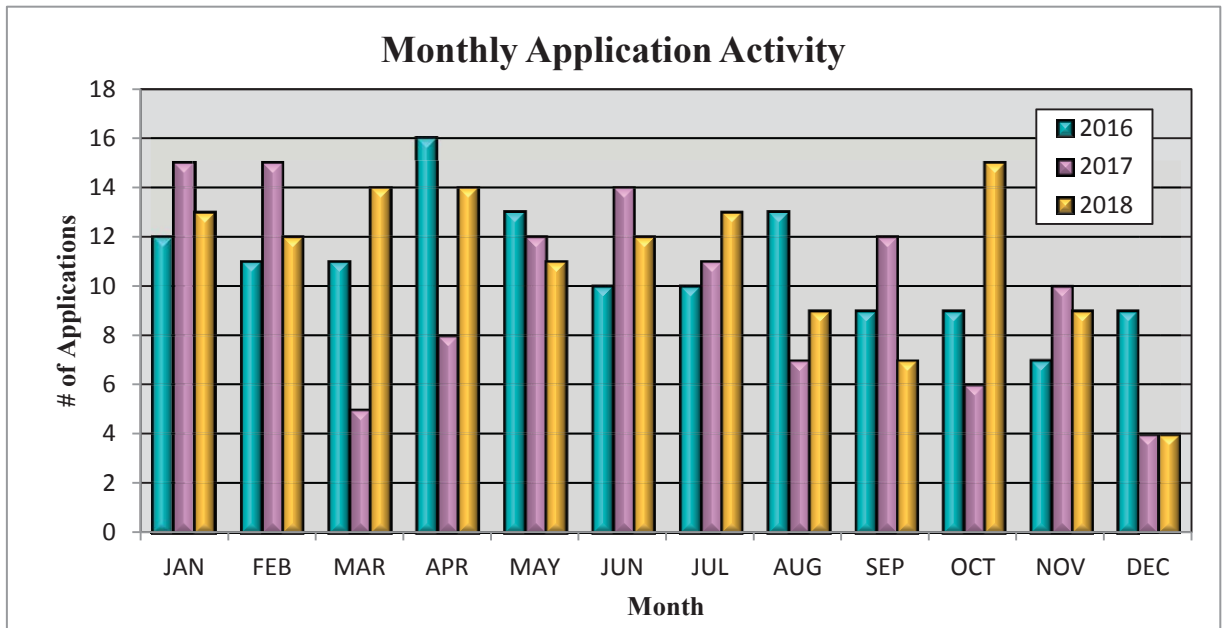


**SUBDIVISION ACTIVITY
& ADMINISTRATION**

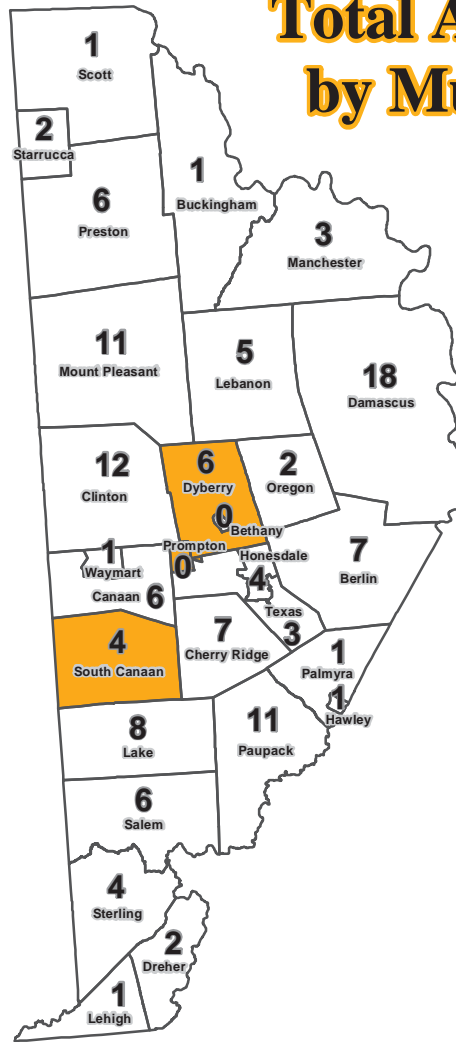
2018 Municipal Application Reviews

| MUNICIPALITY | No. of Apps. | No. of Lots | No. of Additions | No. of Land Developments |
|---------------|--------------|-------------|------------------|--------------------------|
| Berlin | 7 | 8 | - | 1 |
| Bethany | - | - | - | - |
| Buckingham | 1 | 1 | - | - |
| Canaan | 6 | 5 | 11 | - |
| Cherry Ridge | 7 | 3 | 5 | 2 |
| Clinton | 12 | 8 | 22 | - |
| Damascus | 18 | 14 | 16 | - |
| Dreher | 2 | 6 | 1 | - |
| Dyberry* | 6 | 1 | 6 | - |
| Hawley | 1 | - | 2 | - |
| Honesdale | 4 | - | 7 | - |
| Lake | 8 | 4 | 8 | - |
| Lebanon | 5 | 4 | 2 | - |
| Lehigh | 1 | - | - | 1 |
| Manchester | 3 | 3 | - | - |
| Mt. Pleasant | 11 | 13 | 4 | 1 |
| Oregon | 2 | 1 | 2 | - |
| Palmyra | 1 | - | - | 1 |
| Paupack | 11 | 2 | 12 | 1 |
| Preston | 6 | 2 | 4 | - |
| Prompton* | - | - | - | - |
| Salem | 6 | 4 | 4 | - |
| Scott | 1 | - | 1 | - |
| South Canaan* | 4 | 4 | 4 | 1 |
| Starrucca | 2 | 4 | 3 | - |
| Sterling | 4 | 2 | 2 | 1 |
| Texas | 3 | - | 4 | 1 |
| Waymart | 1 | 1 | - | - |
| TOTAL | 133 | 90 | 120 | 10 |

* Under the jurisdiction of the Wayne County Subdivision & Land Development Ordinance in 2018



Total Applications by Municipality 2018

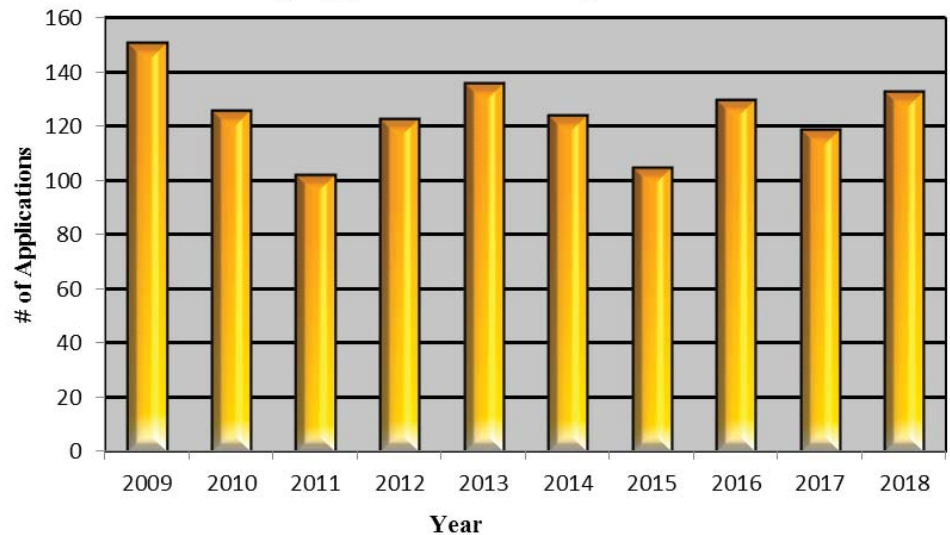


A total of **133** subdivision or land development applications were reviewed by the Wayne County Planning/GIS Department in 2018. The numbers shown within the map to the right represent the number of applications received by the Wayne County Planning/GIS Department from each municipality in 2018.

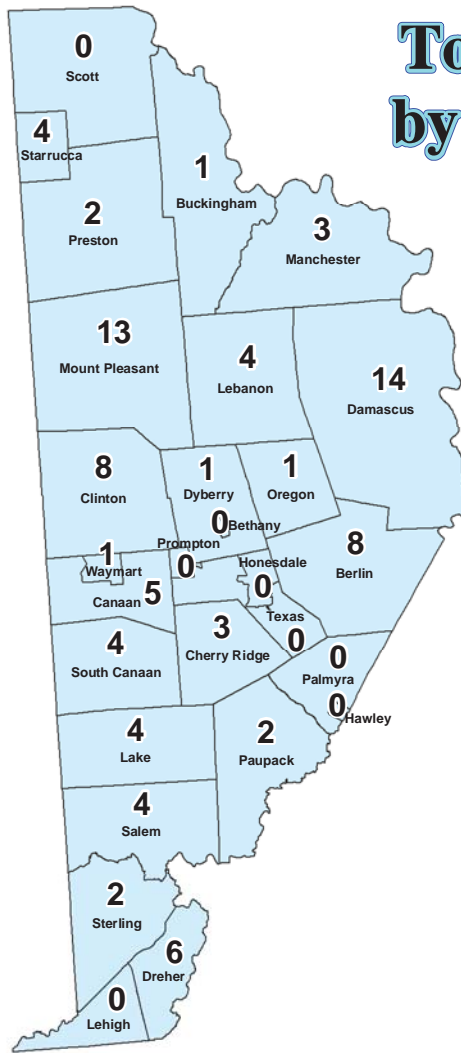
On the map, the shaded municipalities (Dyberry, South Canaan, & Prompton) were under the jurisdiction of the Wayne County Subdivision and Land Development Ordinance. The remaining municipalities have locally adopted ordinances in effect.

In 2018 the number of applications submitted to the Wayne County Department of Planning/GIS increased. There were 14 more applications submitted this past year compared to the 2017 total of 119. The highest number in the last ten years was in 2009 with 151 applications. Since then, the yearly applications have been fluctuating, but staying below 140 applications. The average number of submissions over this ten year period was 125 per year.

Yearly Application Activity 2009-2018



Total New Lots by Municipality 2018



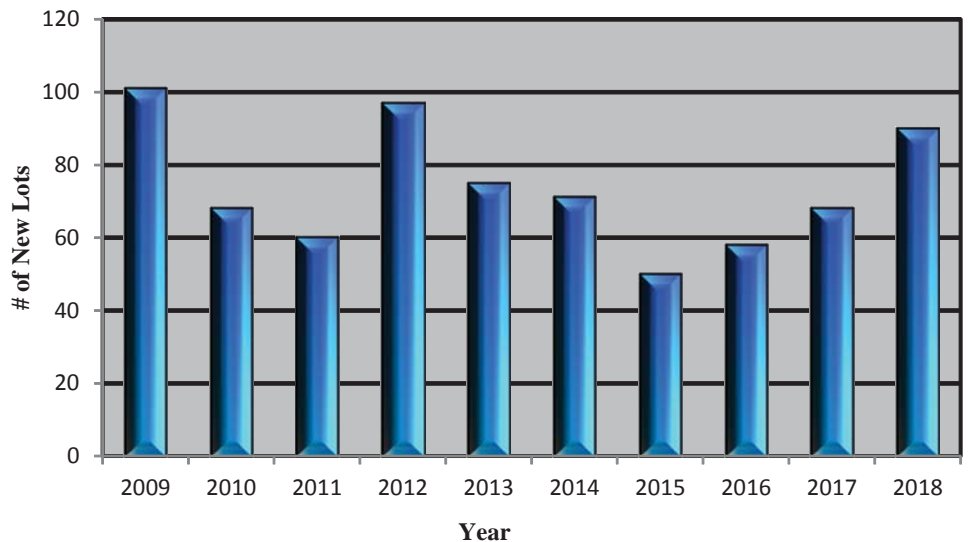
The map to the right shows the number of new lots created in each municipality in 2018. In total, **90** new lots were created in Wayne County in 2018.

The number of new lots created in 2018 increased by 22 in comparison to last year. The highest total of new lots over the past ten years was in 2009 with 101 followed by 97 in 2012 and then last year's total of 90.

Damascus Township had the most new lots created in 2018 with 14, followed by Mount Pleasant with 13, and Berlin and Clinton Townships both with 8 new lots. A total of 8 municipalities had no new lots created in 2018, with four of those located in the Boroughs.



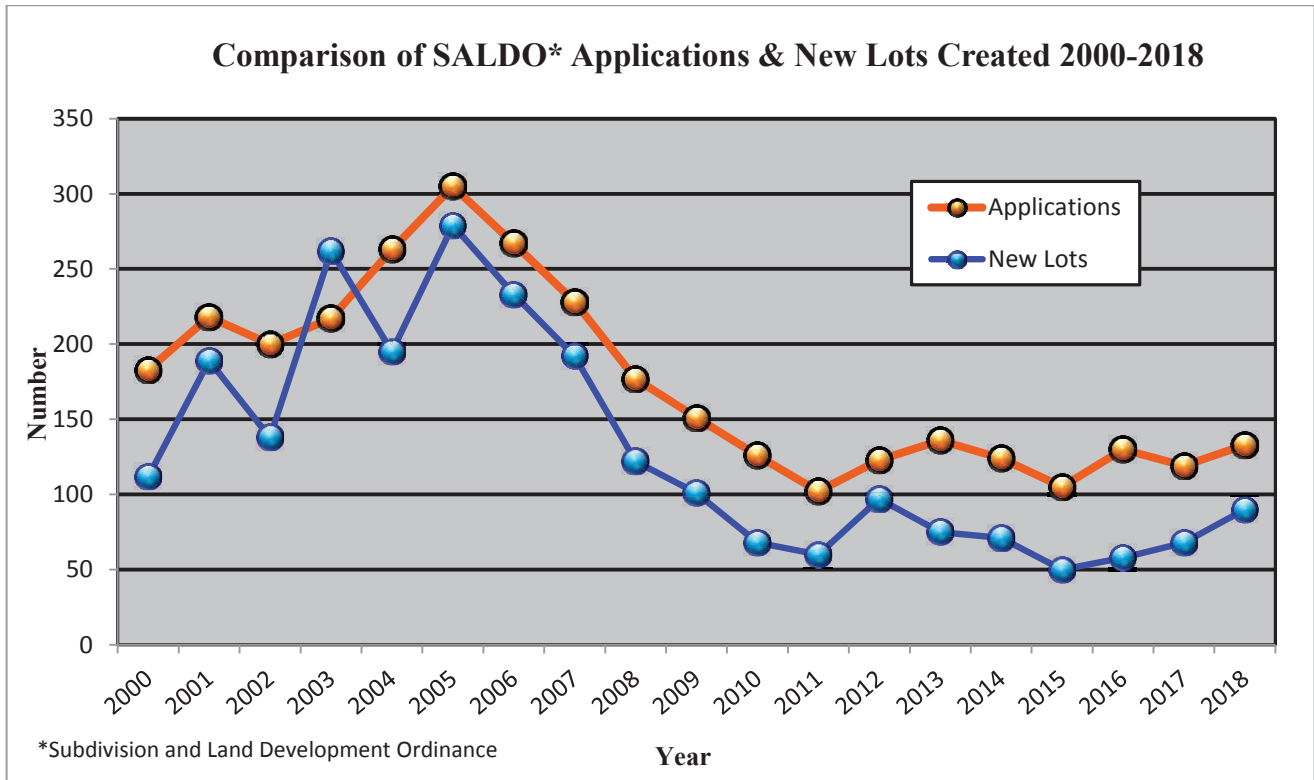
New Lots Created 2009-2018



Over the course of the past decade, the average number of new lots created per year was 74. Although the last ten years have shown fluctuations, a steady increase in newly created lots has been occurring since 2015.

Applications & New Lots Created (2000 – 2018)

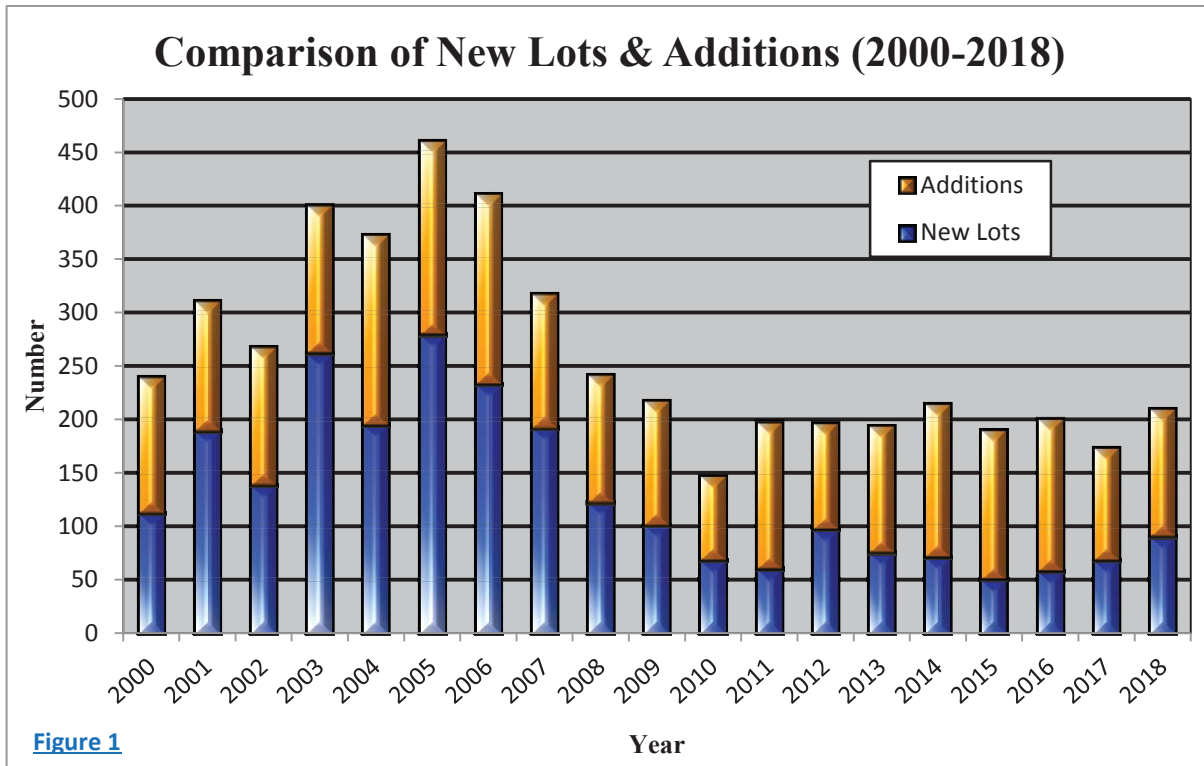
The following paragraphs offer a breakdown of the types of applications reviewed by the Wayne County Planning/GIS Department from the year 2000 up to and including 2018. Comparisons will be drawn between the numbers of new lots created relative to the number of applications received. We will also break down the application results by type and compare the numbers of subdivision applications that result in new lots to those that involve additions. Also illustrated on the following page is the number of land developments reviewed each year compared to the number of subdivisions.



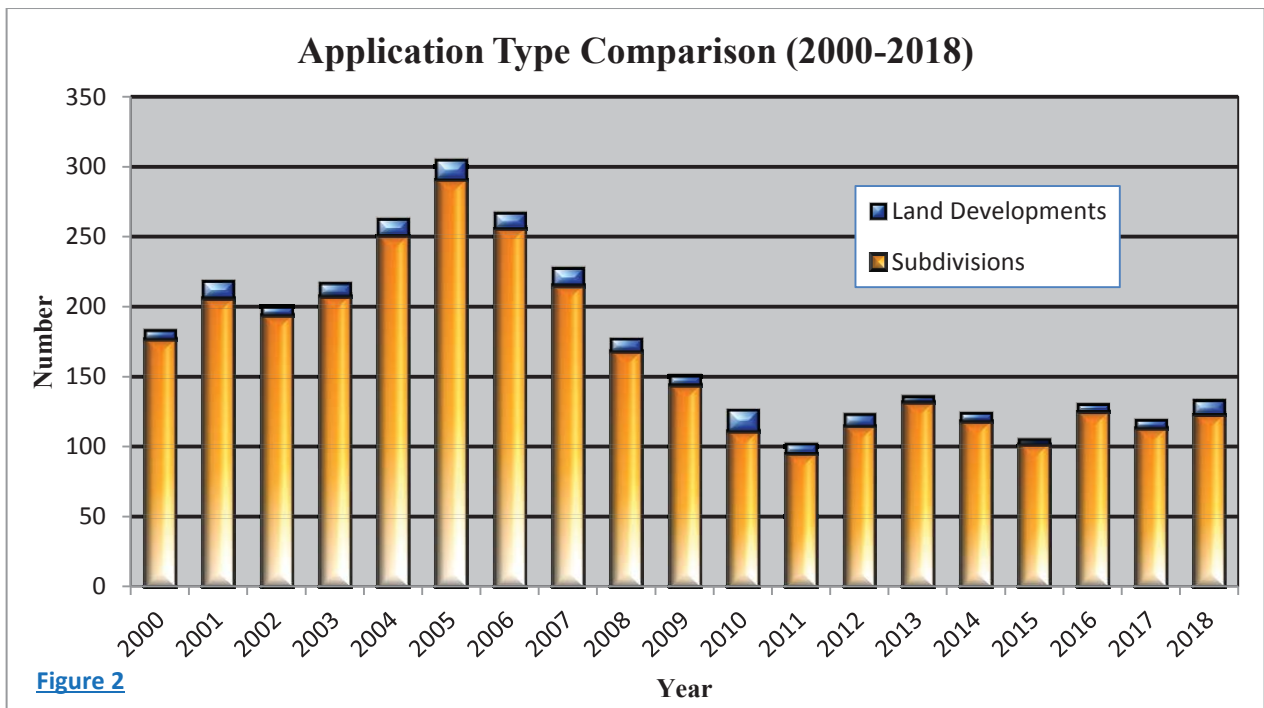
The Planning/GIS Department reviewed 14 more applications in 2018 than the previous year. The number of new lots created in the County also increased by 22 with respect to the previous year of 2017. A total of 90 new lots were created in the County in 2018, which was higher than the previous six-year time period. However, the total new lots created since 2010 has consistently been less than 100 over the past nine years.

Overall, for the period of 2000 to 2018, a total of 3,307 applications were submitted for review to the Wayne County Planning/GIS Department. Over this same period, these applications resulted in the creation of 2,460 new lots in Wayne County. On an average basis, these totals translate to 174 applications submitted for review and 130 new lots per year over this 19 year time span. Whether referring to the yearly average, the cumulative totals over this period or simply the yearly comparison of the number of submitted applications to the number of newly created lots, the number of new lots is typically always less than the applications figure. The only exception to this pattern over this nineteen year time period was in the year 2003 when the number of newly created lots surpassed the number of applications by approximately fifty. Since that time, the number of newly created lots has consistently been lower than the total applications received for review.

A major reason why the number of applications submitted for review outpaces the number of newly created lots is that a large percentage of subdivision applications result in lot combinations or additions of portions of a lot to another adjoining existing lot. The year 2018 was no exception to this pattern as 120 additions resulted from the subdivision reviews conducted by the Wayne County Planning/GIS Department. This marks the tenth straight year where the number of additions surpassed the number of newly created lots in the County. Over the past ten years a total of 738 new lots were created in the County compared to 1,206 additions equaling 468 more additions over this ten-year time span (2009 -2018). **Figure 1** at the top of the next page illustrates the yearly comparison of resulting new lots to additions going back to the year 2000.



Another explanation, but to a lesser degree, of why the number of reviewed applications is greater than the number of new lots is that a number of applications are for the purposes of land development rather than a subdivision of land. A subdivision application proposes changes to existing lot lines or the establishment of newly created lots lines, whereas a ‘land development’, as defined by Act 247, involves certain types of physical improvements to a parcel of land. **Figure 2** below illustrates a comparison of the number of land developments to the number of subdivision applications for each year going back to the year 2000. Although the number of land developments is relatively small in comparison, it is still a contributing factor that explains why the number of new lots is typically less than the number of reviewed applications over the last nineteen years.



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