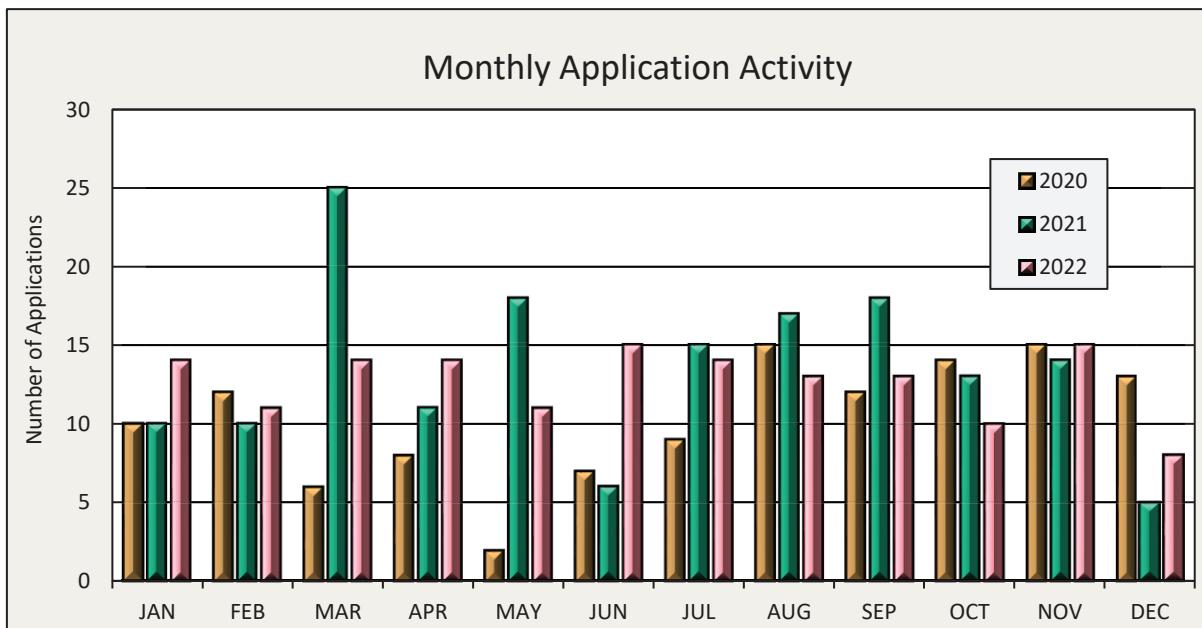


SUBDIVISION ACTIVITY & ADMINISTRATION

2022 Municipal Application Reviews

MUNICIPALITY	No. of Apps.	No. of Lots	No. of Additions	No. of Land Developments
Berlin	6	3	9	-
Bethany	-	-	-	-
Buckingham	-	-	-	-
Canaan	7	6	6	-
Cherry Ridge	5	4	3	-
Clinton	10	5	6	1
Damascus	16	10	12	1
Dreher	3	2	1	-
Dyberry*	4	1	4	-
Hawley	-	-	-	-
Honesdale	8	2	11	2
Lake	13	6	18	-
Lebanon	3	1	2	1
Lehigh	1	-	2	-
Manchester	2	1	3	-
Mt. Pleasant	9	5	7	-
Oregon	2	4	1	-
Palmyra	1	-	2	-
Paupack	27	1	25	5
Preston	4	1	3	-
Prompton*	-	-	-	-
Salem	7	2	10	-
Scott	4	1	6	-
South Canaan*	8	2	6	-
Starrucca	3	4	1	-
Sterling	4	2	2	-
Texas	3	1	3	-
Waymart	2	-	-	2
TOTAL	152	64	143	12

* Under the jurisdiction of the Wayne County Subdivision & Land Development Ordinance in 2022



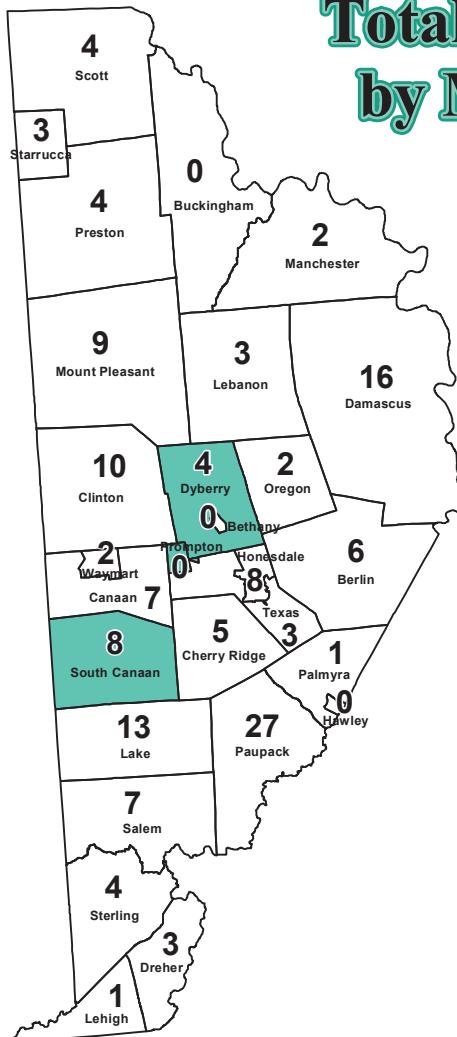
A total of **152** subdivision or land development applications were reviewed by the Wayne County Planning/GIS Department in 2022. The numbers shown within the map to the right represent the number of applications received by the Wayne County Planning/GIS Department from each municipality in 2022.

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.

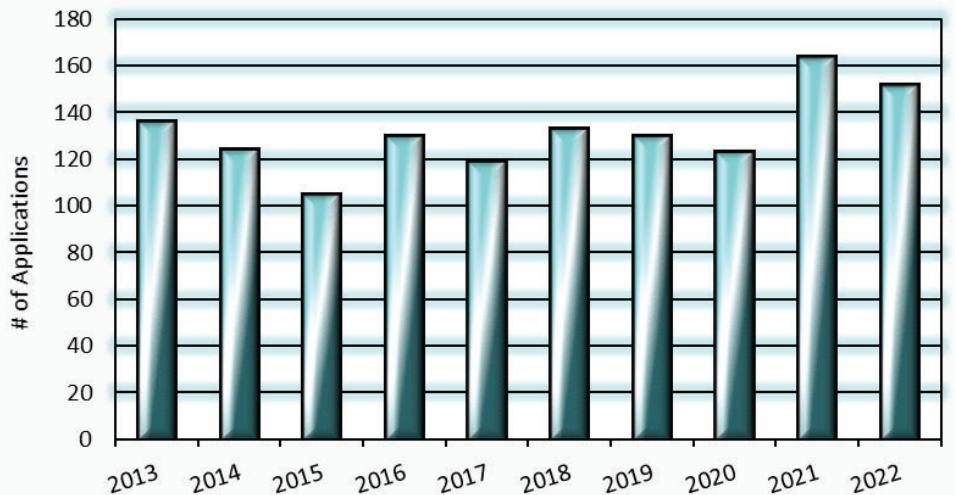
The greatest number of applications received was from Paupack Township with 27 applications followed by Damascus with 16 and Lake with 13.

In 2022 the number of applications submitted to the Wayne County Department of Planning/GIS decreased. There were 12 fewer applications submitted this past year compared to the 2021 total of 164. However, the total of 152 applications was still higher than the 8 years prior to 2021 as shown on the graph. The average number of submissions over this ten year period was 132 per year.

Total Applications by Municipality 2022



Yearly Application Activity 2013-2022



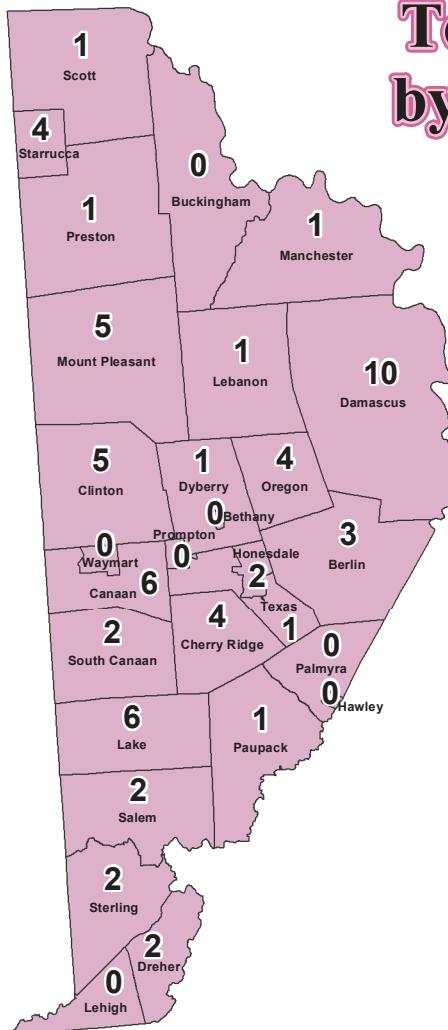
The map to the right shows the number of new lots created in each municipality in 2022. In total, 64 new lots were created in Wayne County in 2022.

The number of new lots created in 2022 decreased by 23 from the total in 2021. The highest total of new lots over the past ten years was in 2018 with 90, followed by 87 in 2021 and 75 in 2013.

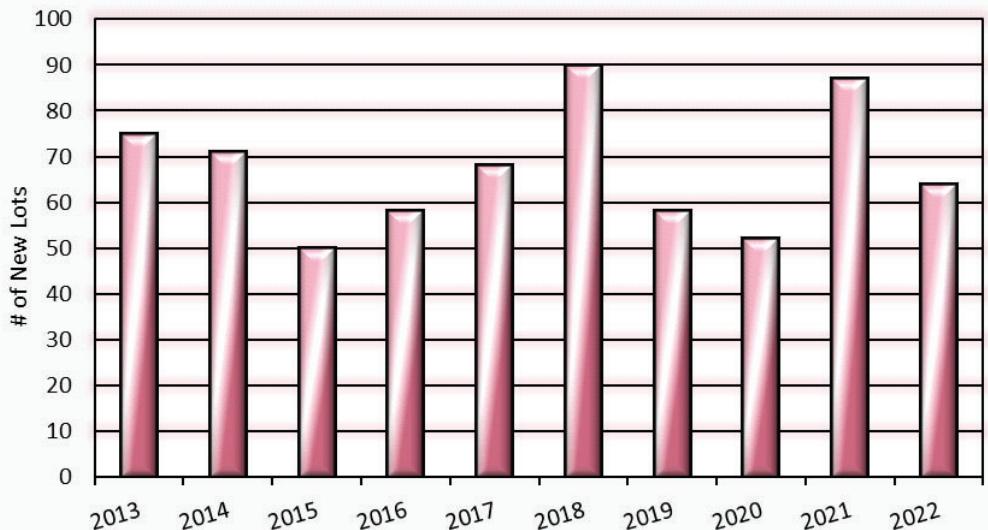
Damascus Township had the most new lots created in 2022 with 10, followed by Canaan and Lake Townships with 6, and Clinton and Mount Pleasant Townships with 5 new lots. A total of 7 municipalities, 4 of which were boroughs, had no new lots created in 2022.

Over the course of the past decade, the average number of new lots created per year was 67. The last ten years have seen fluctuations in the total number of new lots. The total number of new lots peaked in 2018 and 2021 with this past year being close to the median of the 10 year span.

Total New Lots by Municipality 2022

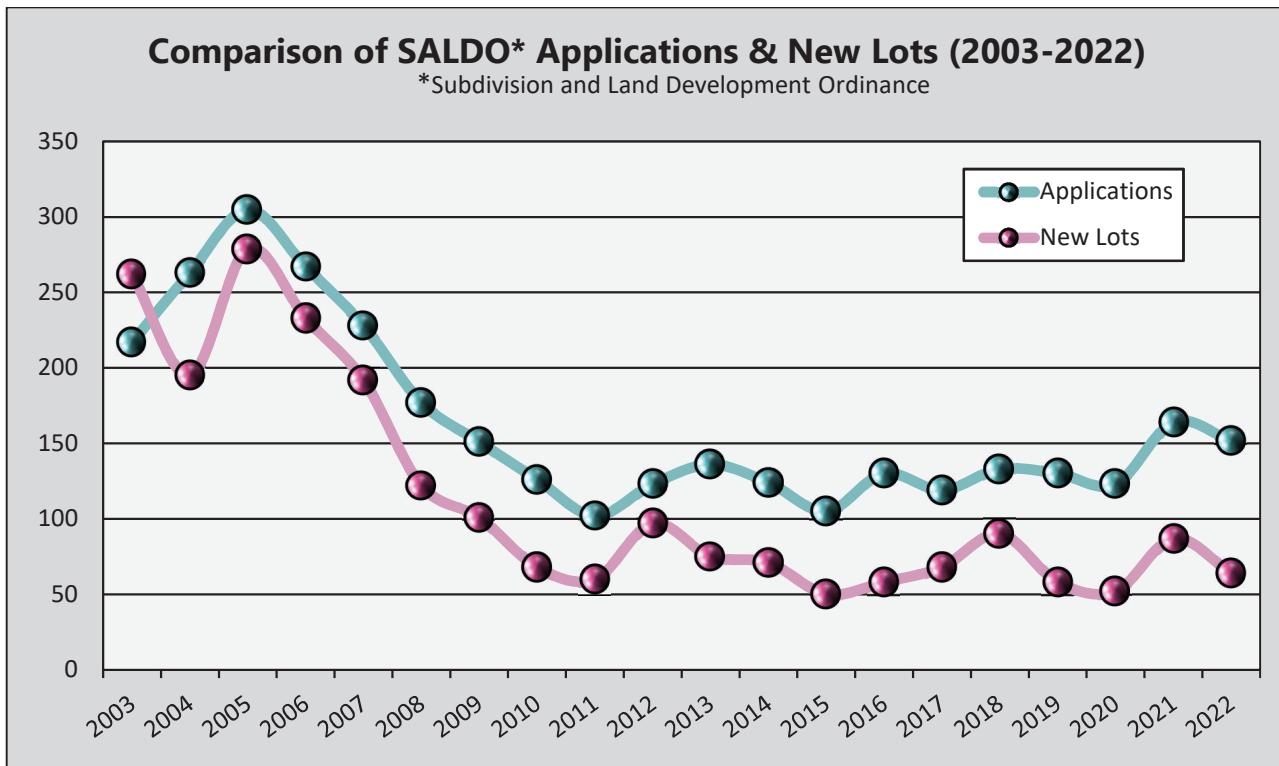


New Lots Created 2013-2022



Applications & New Lots Created (2003 – 2022)

The following paragraphs offer a breakdown of the types of applications reviewed by the Wayne County Planning/GIS Department from the year 2003 up to and including 2022. 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.

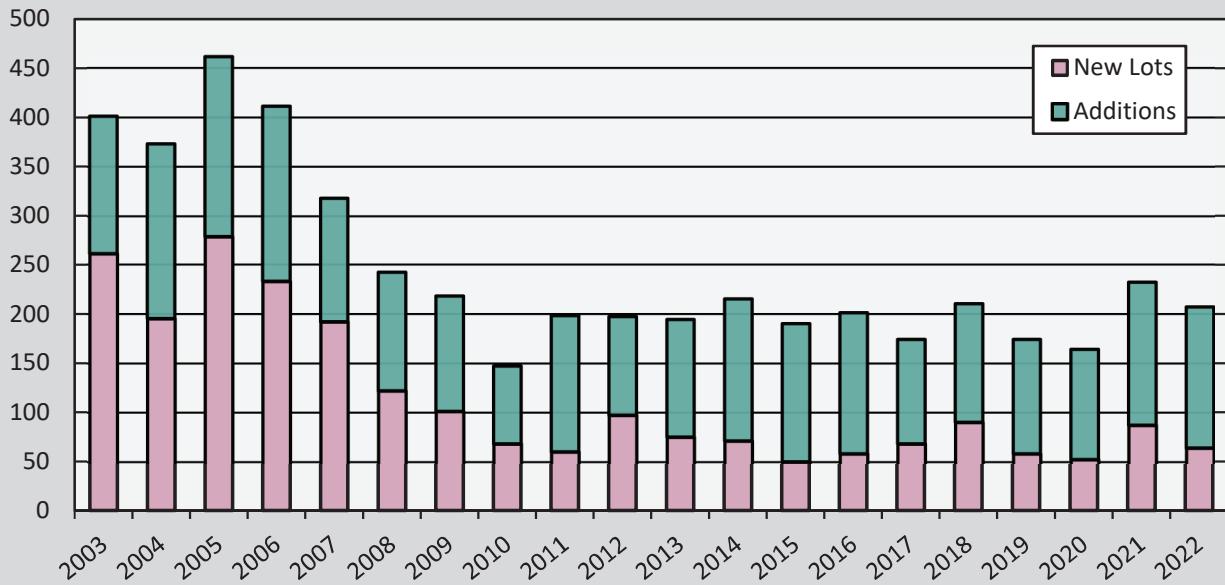


The Planning/GIS Department reviewed 12 fewer applications in 2022 than the previous year. The number of new lots created in the County decreased by 23 with respect to the previous year of 2021. A total of 64 new lots were created in the County in 2022. The total new lots created since 2010 has consistently been less than 100 over the past thirteen years including 2022.

Overall, for the period from 2003 to 2022, a total of 3,275 applications were submitted for review to the Wayne County Planning/GIS Department. Over this same period, these applications resulted in the creation of 2,282 new lots in Wayne County. On an average basis, these totals translate to 164 applications submitted for review and 114 new lots per year over this twenty-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 less than the applications figure. The only exception to this pattern over this twenty-year time period was in the year 2003 when the number of newly created lots surpassed the number of applications by approximately 50. 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 2022 was no exception to this pattern as 143 additions resulted from the subdivision reviews completed by the Wayne County Planning/GIS Department. This marks the fourteenth 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 673 new lots were created in the County compared to 1,288 additions equaling 615 more additions over this ten-year time span (2013-2022). **Figure 1** at the top of the next page illustrates the yearly comparison of resulting new lots to additions going back to the year 2003.

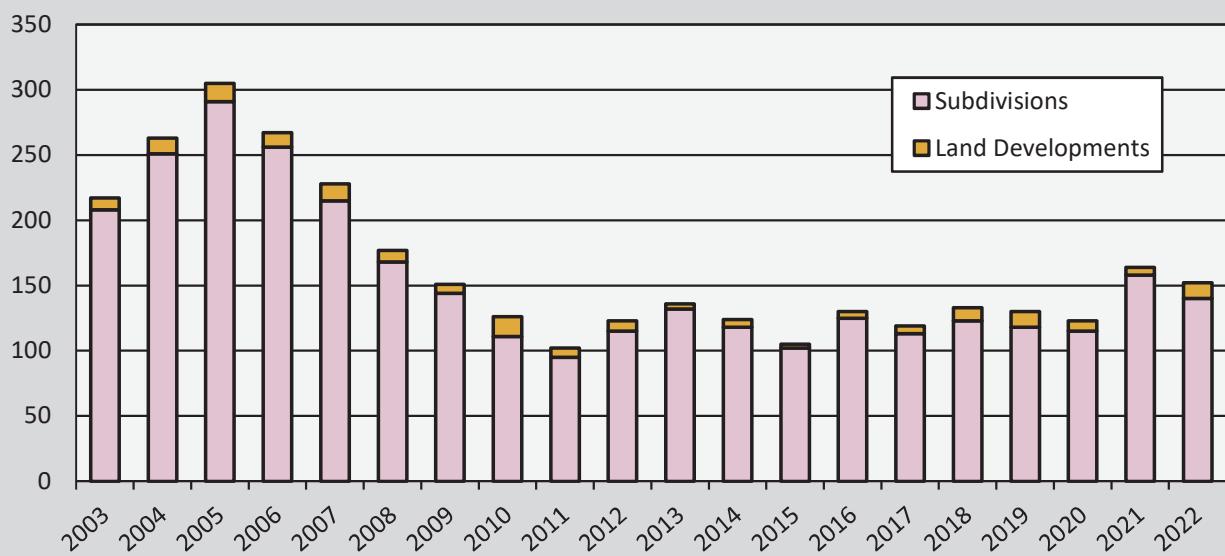
Comparison of New Lots and Additions (2003-2022)



[Figure 1](#)

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 the 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 2003. 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 twenty years. A total of twelve (12) land developments were reviewed throughout Wayne County in 2022, which was twice as many compared to 2021.

Application Type Comparison (2003-2022)



[Figure 2](#)

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