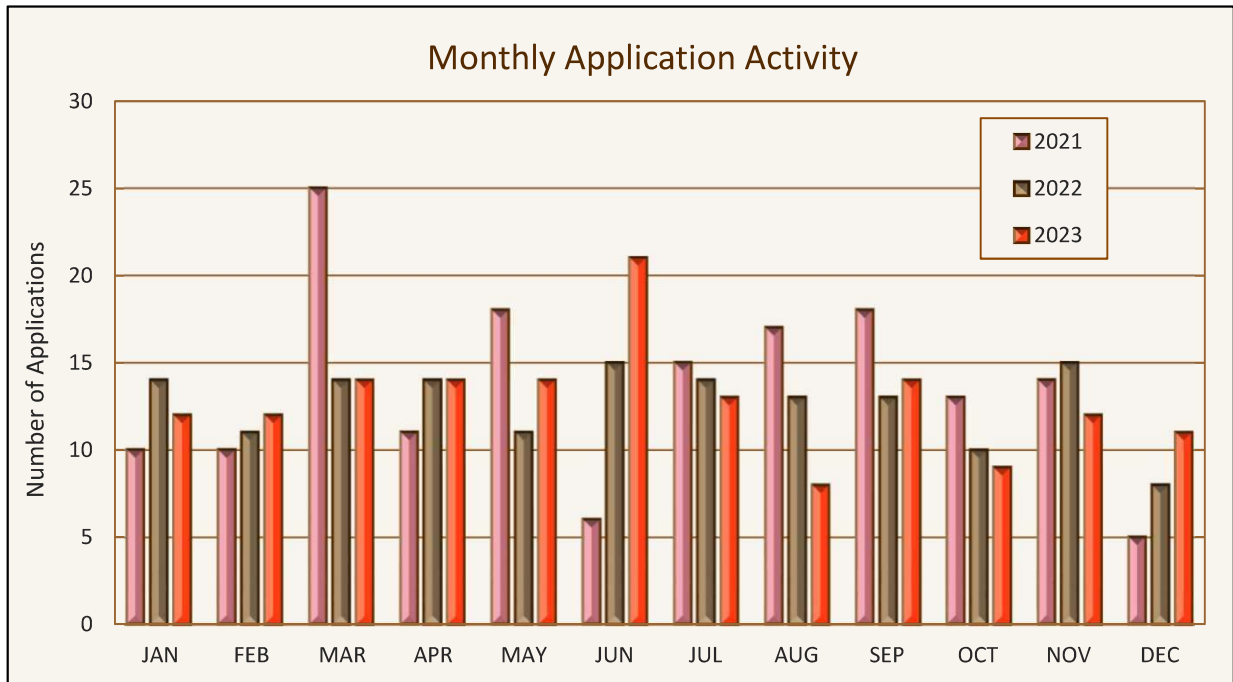


SUBDIVISION ACTIVITY & ADMINISTRATION

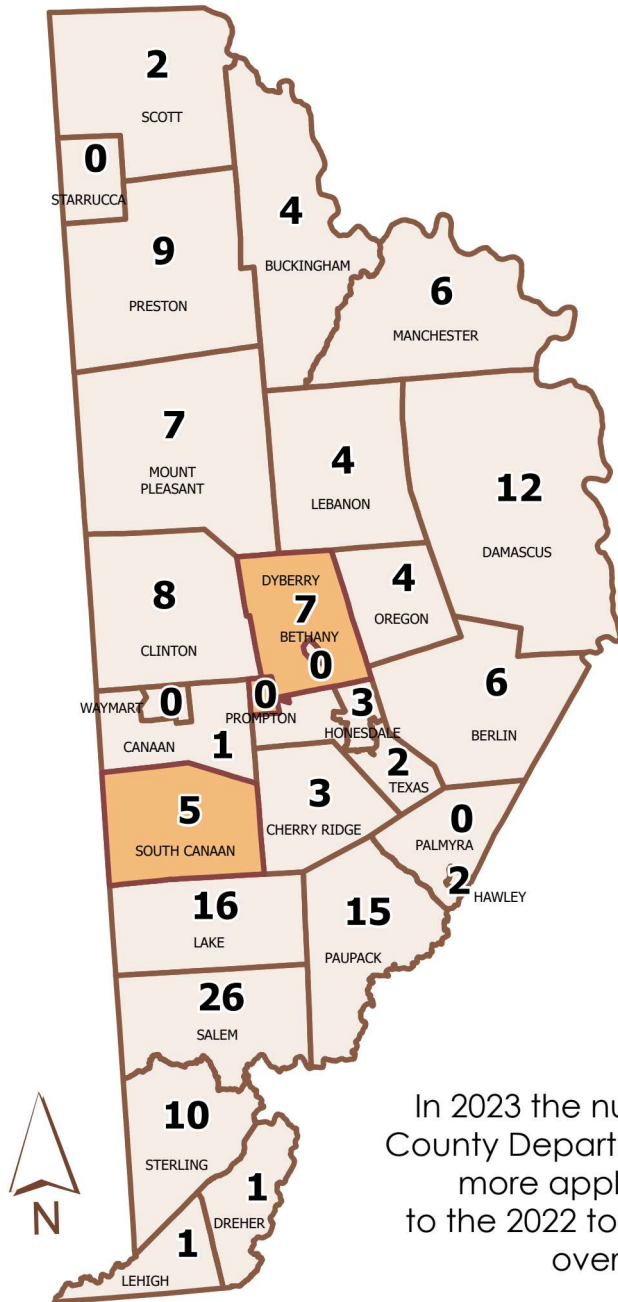
2023 Municipal Application Reviews

MUNICIPALITY	Applications	New Lots	Additions	Land Developments
Berlin	6	1	6	1
Bethany	-	-	-	-
Buckingham	4	-	4	1
Canaan	1	-	2	-
Cherry Ridge	3	-	4	-
Clinton	8	3	6	1
Damascus	12	8	7	-
Dreher	1	-	-	1
Dyberry*	7	1	6	1
Hawley	2	1	2	-
Honesdale	3	-	5	2
Lake	16	2	21	1
Lebanon	4	3	3	-
Lehigh	1	-	1	-
Manchester	6	3	3	-
Mt. Pleasant	7	3	5	-
Oregon	4	5	1	-
Palmyra	-	-	-	-
Paupack	15	2	16	-
Preston	9	3	16	-
Prompton*	-	-	-	-
Salem	26	4	33	5
Scott	2	1	1	-
South Canaan*	5	2	2	-
Starrucca	-	-	-	-
Sterling	10	4	14	1
Texas	2	1	1	-
Waymart	-	-	-	-
TOTAL	154	47	159	14

* Under the jurisdiction of the Wayne County Subdivision & Land Development Ordinance in 2023



Total Applications by Municipality 2023

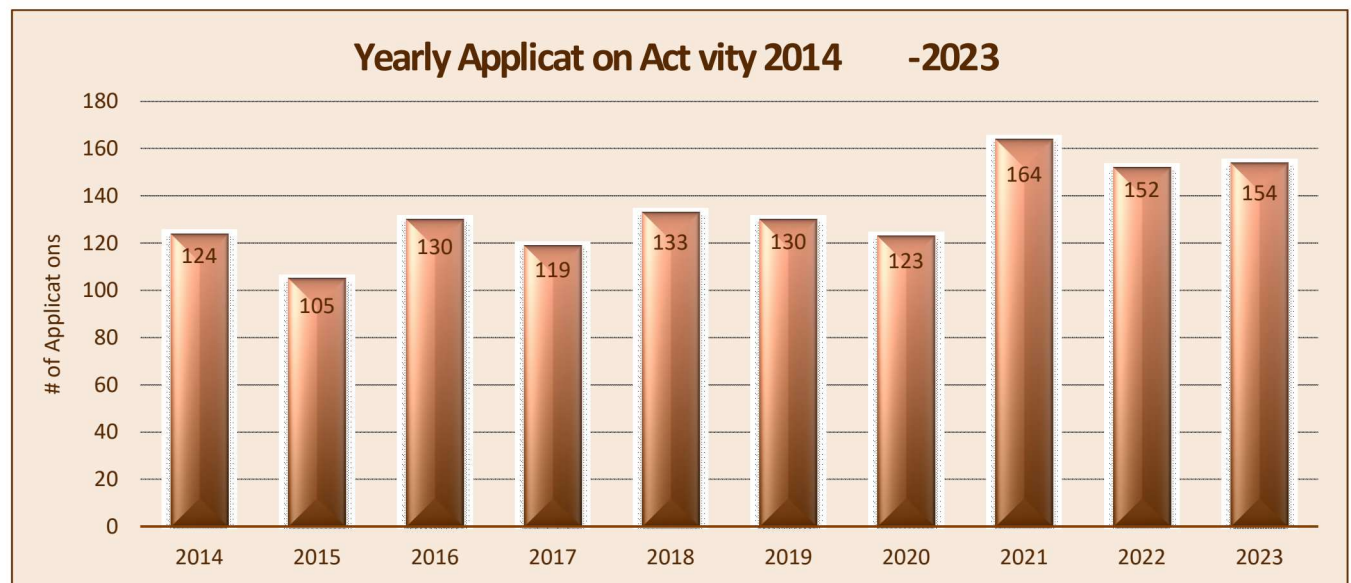


A total of 154 subdivision or land development applications were reviewed by the Wayne County Planning/GIS Department in 2023. The numbers shown within the map to the left represent the number of applications received by the Wayne County Planning/GIS Department from each municipality in 2023.

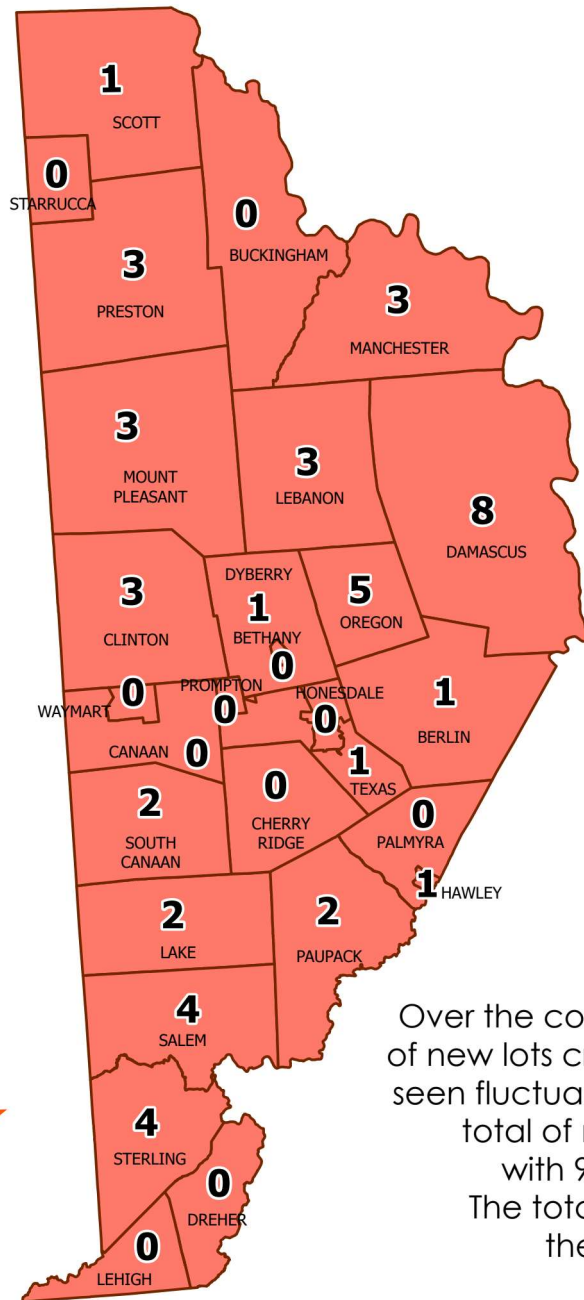
On the map, the shaded municipalities (Dyberry, South Canaan, & Prompton) were under the jurisdiction of the Wayne County Subdivision and Land Development Ordinance. The remaining municipalities have locally adopted ordinances in effect.

The greatest number of applications received was from Salem Township with 26 applications followed by Lake with 16 and Paupack with 15.

In 2023 the number of applications submitted to the Wayne County Department of Planning/GIS increased. There were two more applications submitted this past year compared to the 2022 total of 152. The average number of submissions over this ten year period was 133 per year.



Total New Lots by Municipality 2023

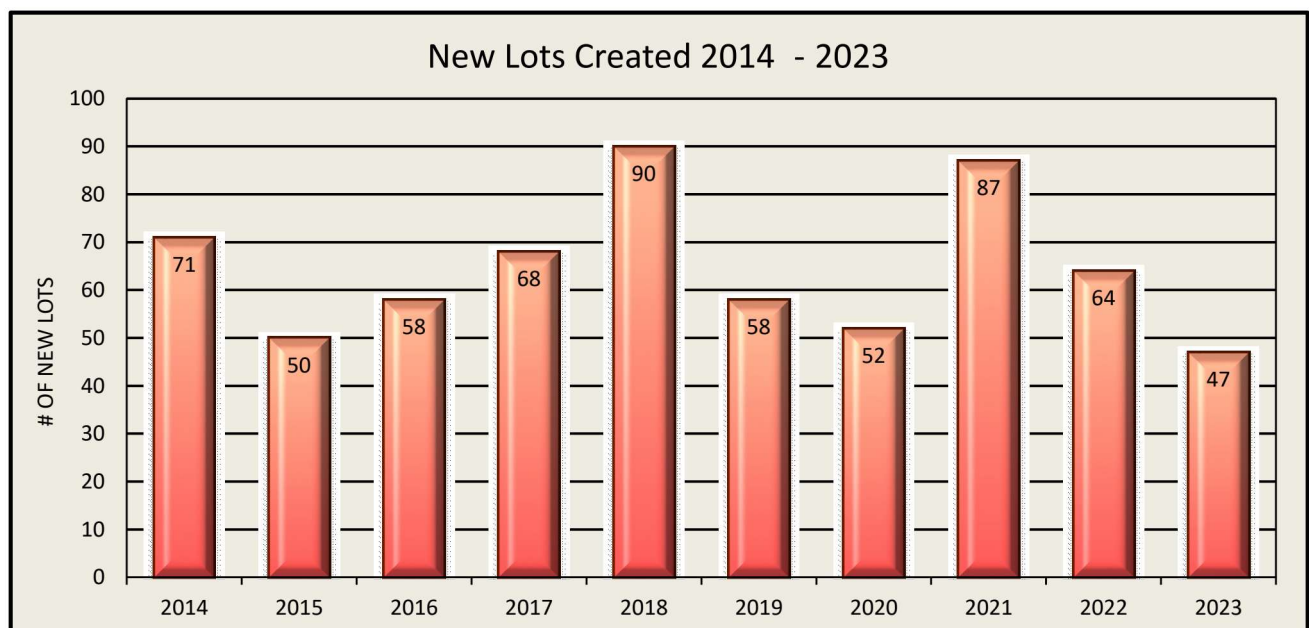


The map to the left shows the number of new lots created in each municipality in 2023. In total, **47** new lots were created in Wayne County in 2023.

There were 17 fewer lots created in 2023 compared to last years total of 64 new lots.

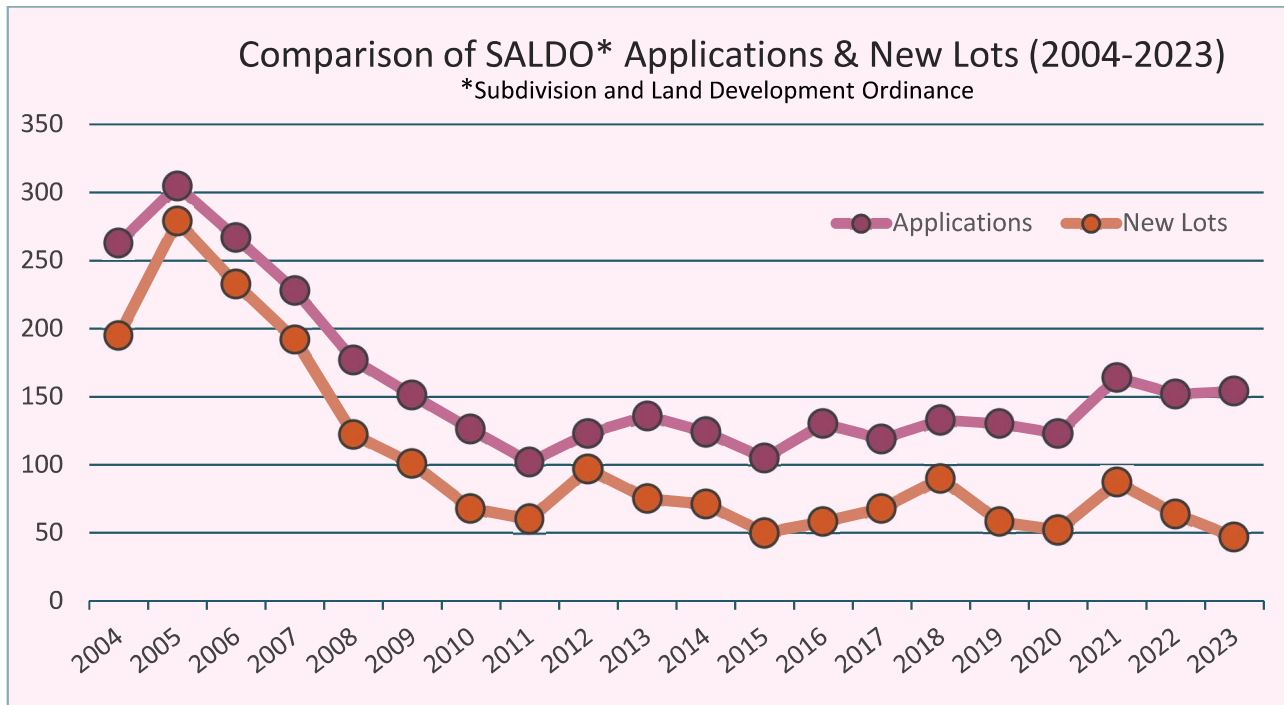
Damascus Township had the most new lots created in 2023 with 8, followed by Oregon Township with 5 new lots. and Sterling and Salem Townships with 4 lots each. A total of 11 municipalities, 5 of which were boroughs, had no new lots created in 2023.

Over the course of the past decade, the average number of new lots created per year was 65. The last ten years have seen fluctuations in the total number of new lots. The highest total of new lots over the past ten years was in 2018 with 90, followed by 87 in 2021 and 71 in 2014. The total number of new lots created this year was the lowest throughout the past 10 years.



Applications & New Lots Created (2004 – 2023)

The following paragraphs offer a breakdown of the types of applications reviewed by the Wayne County Planning Department from the year 2004 up to and including 2023. 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 number 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 and GIS Department reviewed 2 more applications in 2023 than the previous year. The number of new lots created was 17 fewer with respect to the previous year of 2022. A total of 47 new lots were created in the County in 2023. The total new lots created since 2010 has consistently been less than 100 over the past fourteen years including 2023.

Overall, for the period from 2004 to 2023, a total of 3,212 applications were submitted for review to the Wayne County Planning and GIS Department. Over this same period, these applications resulted in the creation of 2,067 new lots in Wayne County. On an average basis, these totals translate to 161 applications submitted for review and 103 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 total. The number of newly created lots has consistently been lower than the total applications received for review over the last twenty years.

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 2023 was no exception to this pattern as 159 additions resulted from the subdivision reviews completed by the Wayne County Planning and GIS Department. This marks the fifteenth 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 645 new lots were created in the County compared to 1,328 additions equaling 683 more additions over this ten-year time span (2014-2023). [Figure 1](#) at the top of the next page illustrates the yearly comparison of resulting new lots to additions going back to the year 2004.

Comparison of New Lots and Additions (2004-2023)

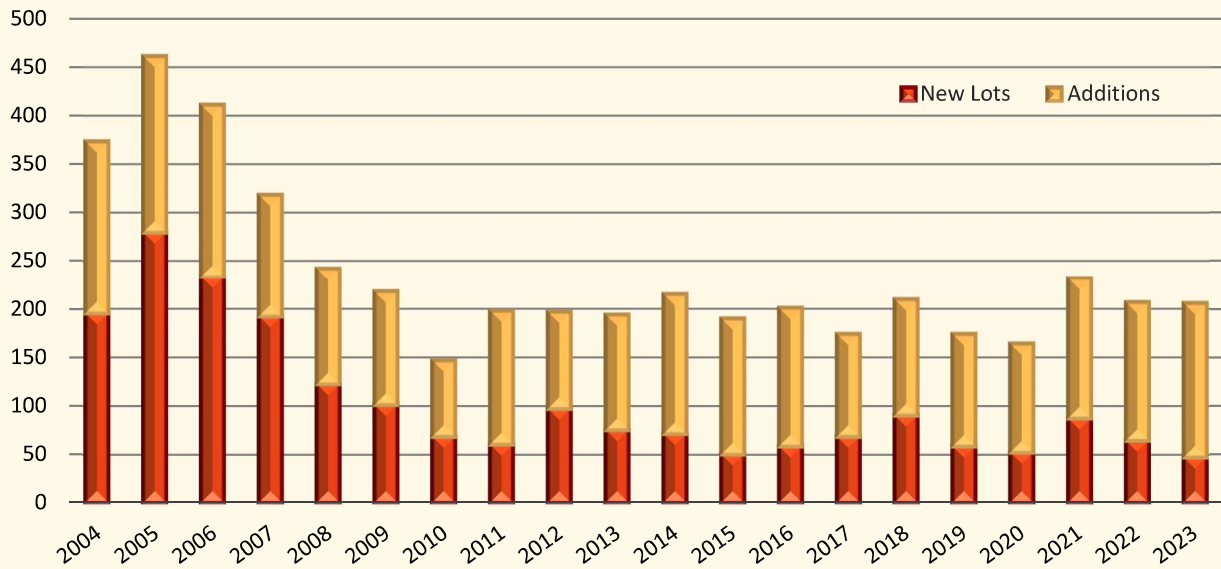


Figure 1

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 2004. 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 fourteen (14) land developments were reviewed throughout Wayne County in 2023, which was two more than the previous year of 2022 and the most since 2010.

Application Type Comparison (2004-2023)

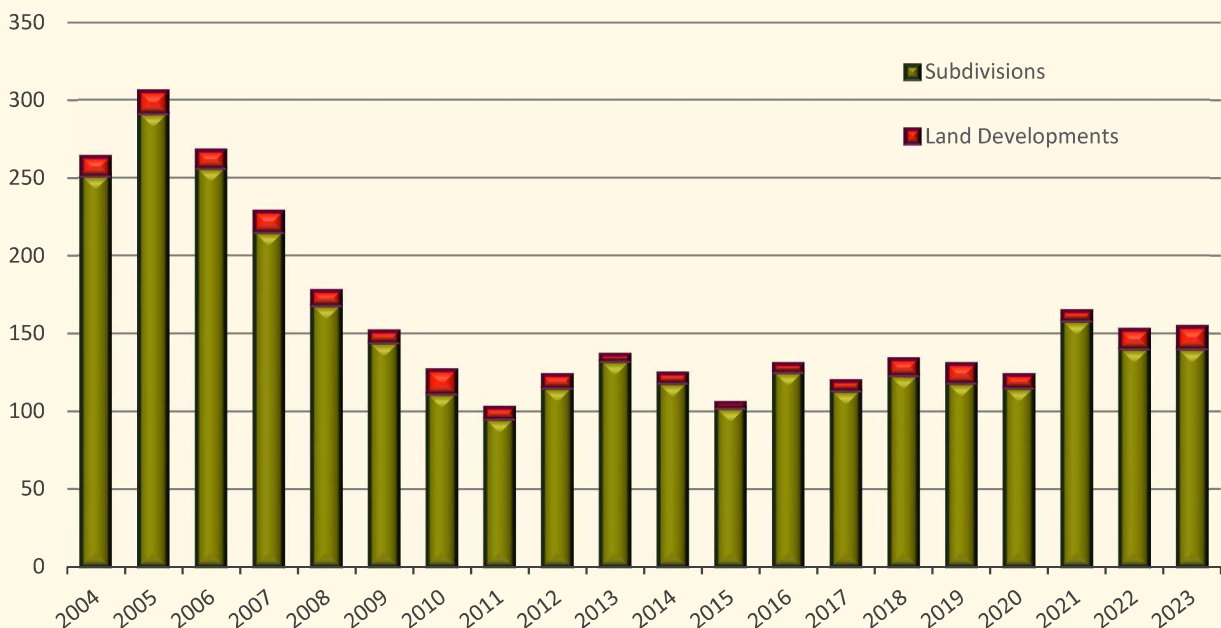


Figure 2

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