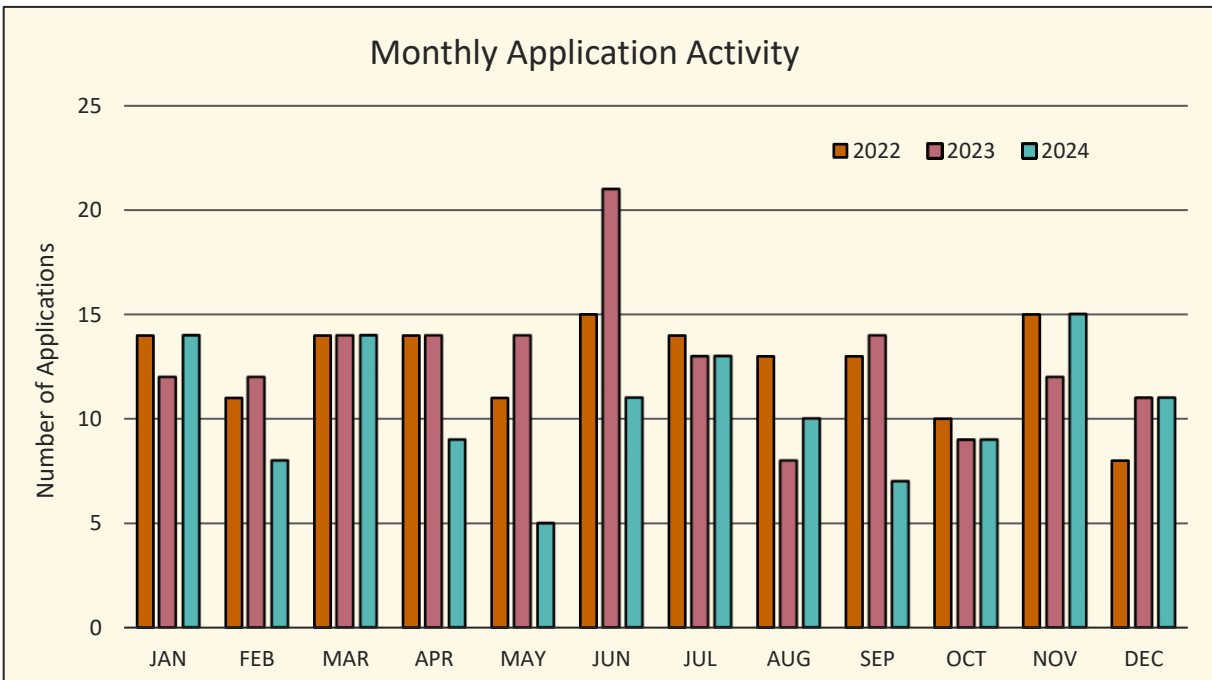


SUBDIVISION ACTIVITY & ADMINISTRATION

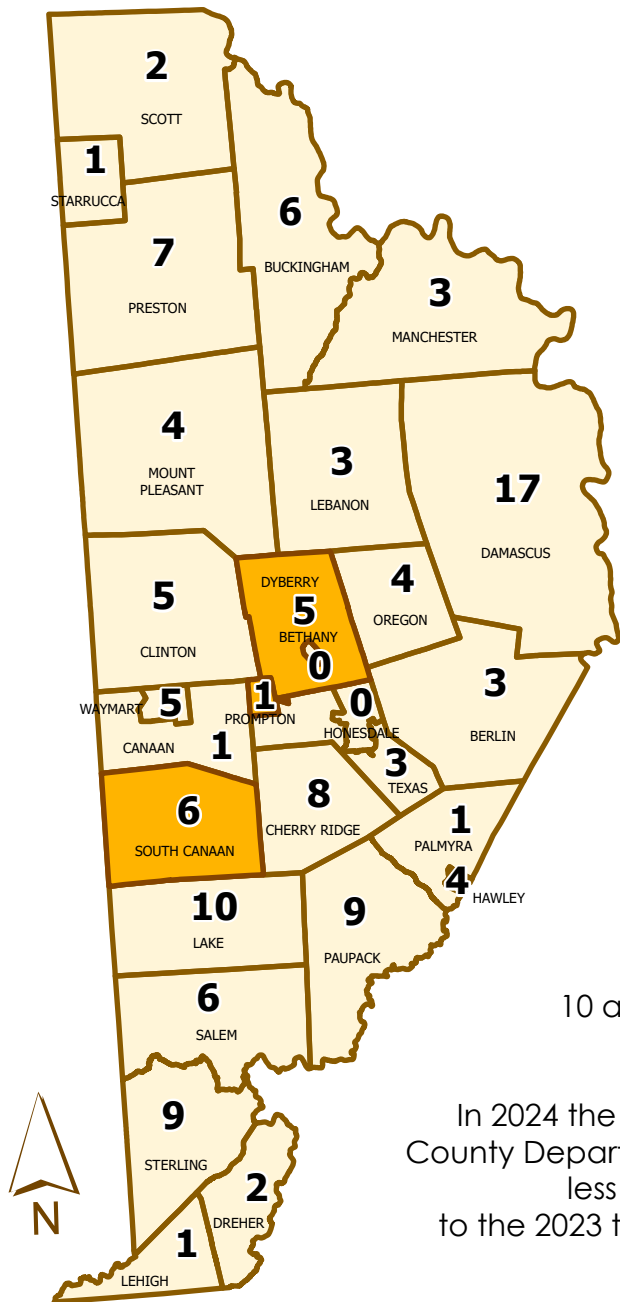
2024 Municipal Application Reviews

MUNICIPALITY	Applications	New Lots	Additions	Land Developments
Berlin	3	2	-	1
Bethany	-	-	-	-
Buckingham	6	1	3	2
Canaan	1	-	3	-
Cherry Ridge	8	3	6	2
Clinton	5	2	3	-
Damascus	17	10	10	3
Dreher	2	-	6	-
Dyberry*	5	2	4	-
Hawley	4	-	2	1
Honesdale	-	-	-	-
Lake	10	3	14	-
Lebanon	3	2	-	1
Lehigh	1	-	-	1
Manchester	3	3	1	-
Mt. Pleasant	4	1	2	1
Oregon	4	2	8	1
Palmyra	1	-	1	-
Paupack	9	-	27	1
Preston	7	3	7	-
Prompton*	1	-	1	-
Salem	6	2	8	1
Scott	2	2	-	-
South Canaan*	6	4	6	-
Starrucca	1	-	-	1
Sterling	9	1	13	1
Texas	3	1	-	2
Waymart	5	3	7	-
TOTAL	126	47	132	19

* Under the jurisdiction of the Wayne County Subdivision & Land Development Ordinance in 2024



Total Applications by Municipality 2024

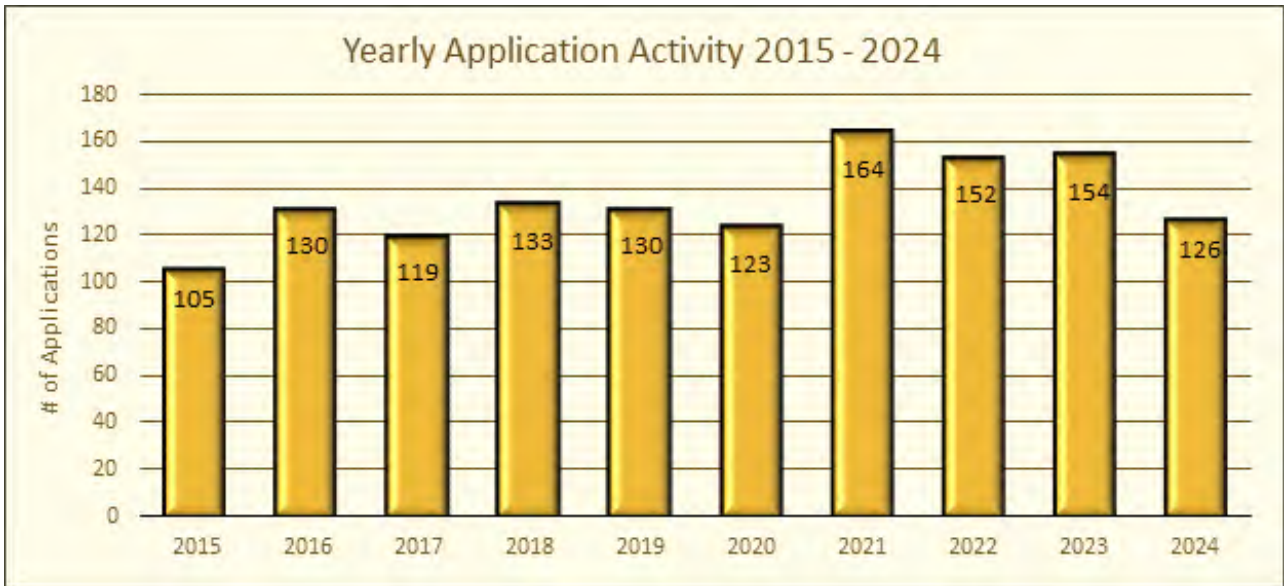


A total of 126 subdivision or land development applications were reviewed by the Wayne County Planning/GIS Department in 2024. The numbers shown within the map to the left represent the number of applications received by the Wayne County Planning/GIS Department from each municipality in 2024.

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 Damascus Township with 17 applications followed by Lake with 10 and Paupack and Sterling Townships with 9 each.

In 2024 the number of applications submitted to the Wayne County Department of Planning/GIS decreased. There were 28 less applications submitted this past year compared to the 2023 total of 154. The average number of submissions over this ten year period was 134 per year.



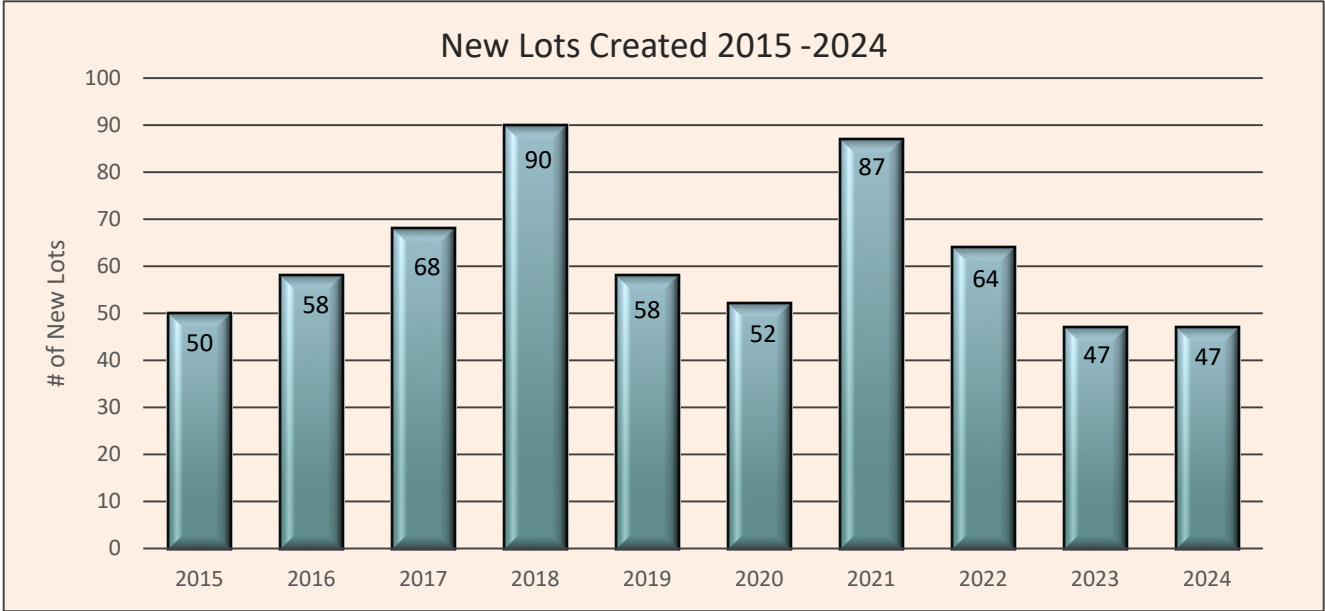
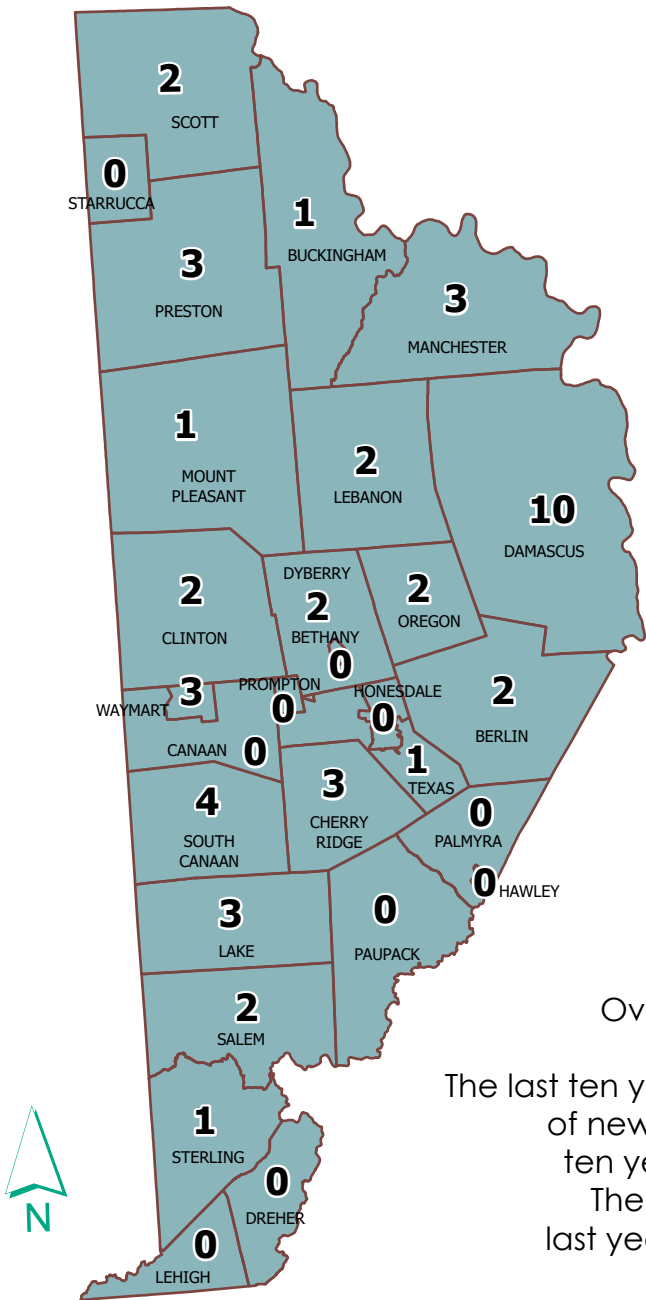
Total New Lots by Municipality 2024

The map to the left shows the number of new lots created in each municipality in 2024. In total, **47** new lots were created in Wayne County in 2024.

As you can see from the chart below, 2024 resulted in the same number of new lots as the previous year.

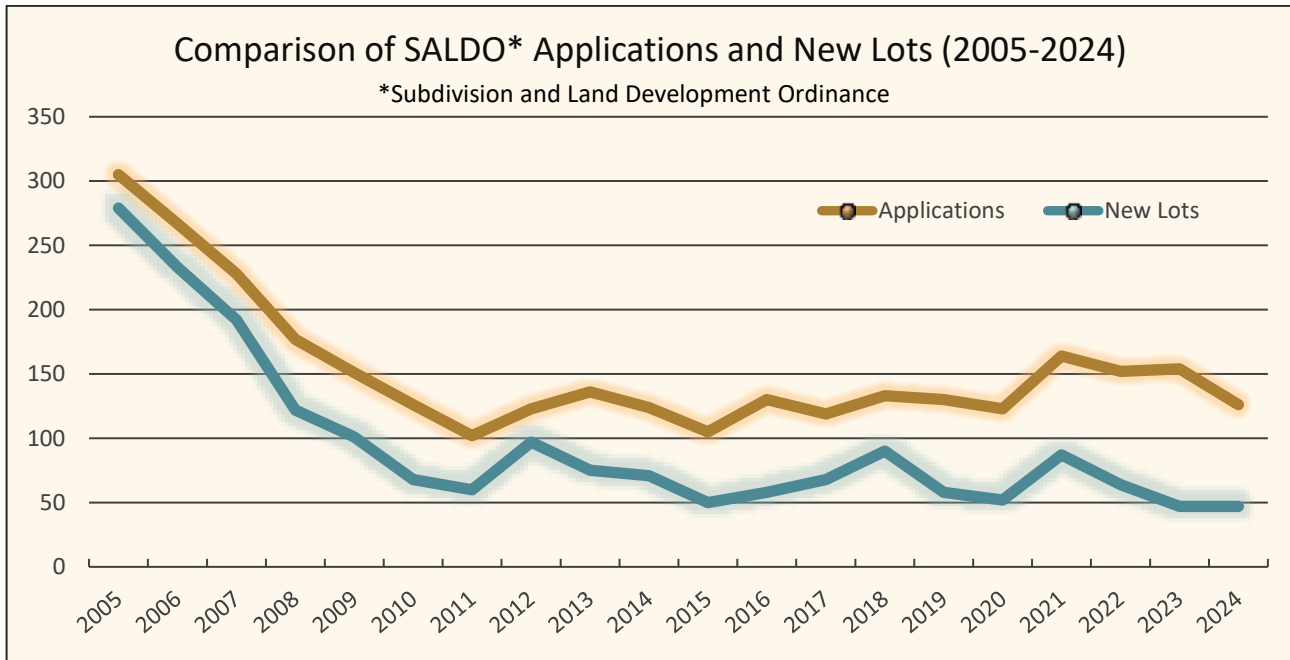
Similar to the previous year, this year Damascus Township had the highest number of new lots created in 2024 with 10, followed by South Canaan Township with 4 new lots. A total of 10 municipalities, 5 of which were boroughs, had no new lots created in 2024.

Over the course of the past decade, the average number of new lots created per year was 62. 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. The total number of new lots created this year and last year was the lowest throughout the past 10 years.



Applications & New Lots Created (2005 – 2024)

The following paragraphs offer a breakdown of the types of applications reviewed by the Wayne County Planning Department from the year 2005 up to and including 2024. 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 28 less applications in 2024 than the previous year. The number of new lots created was the same as the previous year. A total of 47 new lots were created in the County in 2024. The total new lots created since 2010 has consistently been less than 100 over the past fifteen years including 2024.

Overall, for the period from 2005 to 2024, a total of 3,075 applications were submitted for review to the Wayne County Planning and GIS Department. Over this same period, these applications resulted in the creation of 1,919 new lots in Wayne County. On an average basis, these totals translate to 154 applications submitted for review and 96 new lots per year over this twenty-year time span. Whether referring to the yearly average, the cumulative totals over this period or 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 land added to another adjoining existing parcel of land. The year 2024 was no exception to this pattern as 132 additions resulted from the subdivision reviews completed by the Wayne County Planning and GIS Department. This marks the sixteenth 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 621 new lots were created in the County compared to 1,316 additions equaling 695 more additions over this ten-year time span (2015-2024). [Figure 1](#) at the top of the next page illustrates the yearly comparison of new lots to additions going back to the year 2005.

Comparison of New Lots and Additions (2005-2024)

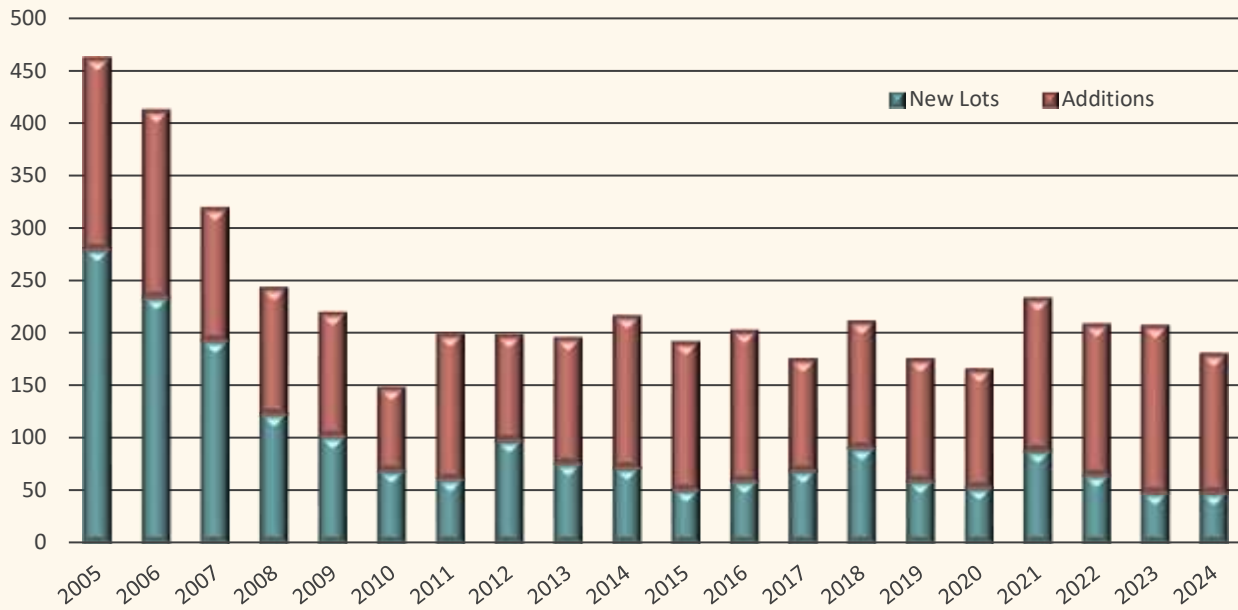


Figure 1

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 2005. 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 nineteen (19) land developments were reviewed throughout Wayne County in 2024, which was five more than the previous year of 2023 and the most in more than 25 years.

Application Type Comparison (2005-2024)

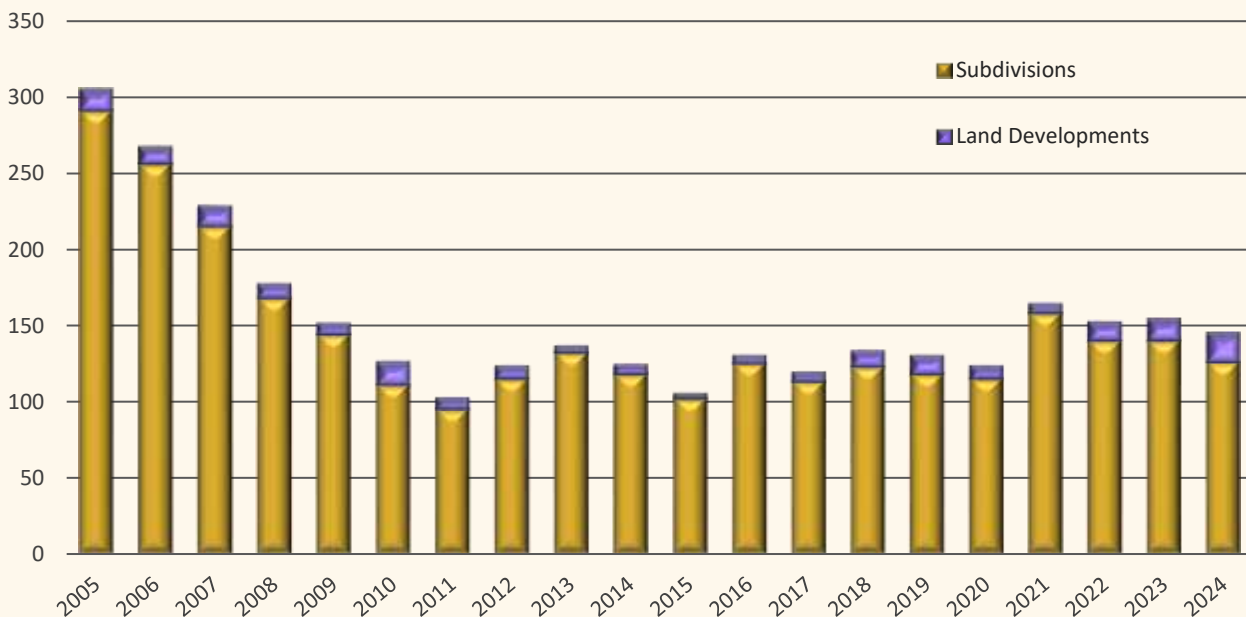


Figure 2

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