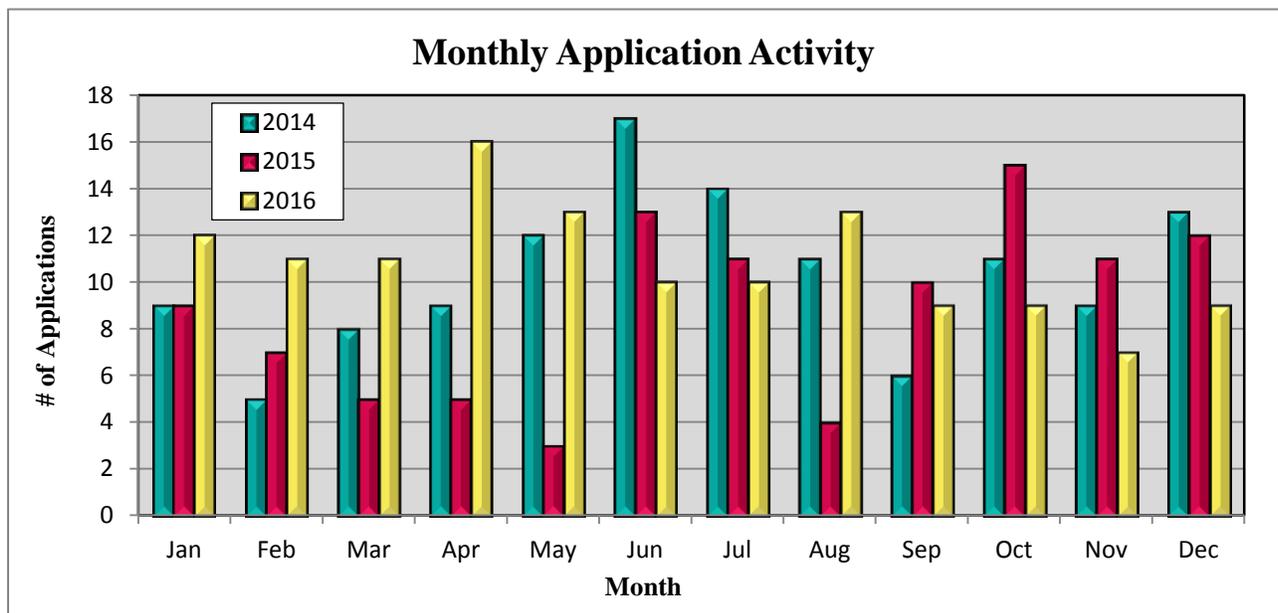


**SUBDIVISION ACTIVITY
& ADMINISTRATION**

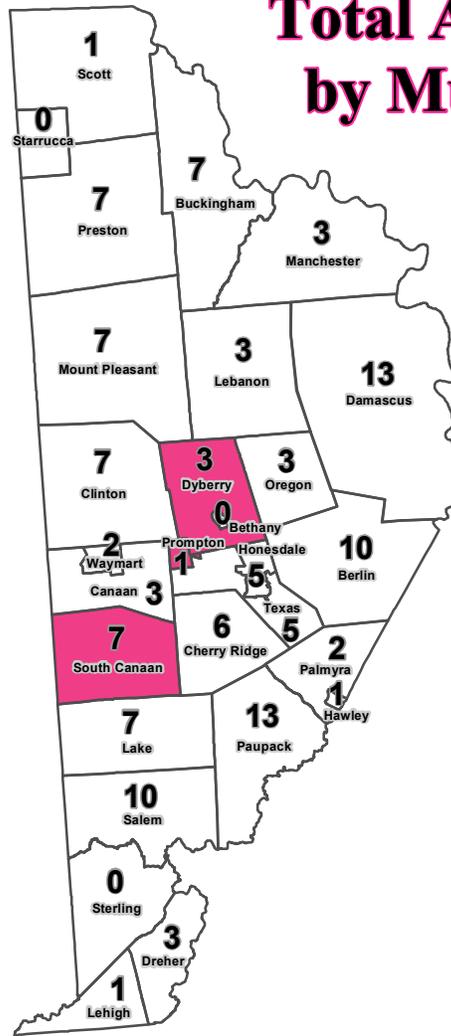
2016 Municipal Application Reviews

MUNICIPALITY	No. of Apps.	No. of Lots	No. of Additions	No. of Land Developments	Comp 4 Reviews
Berlin	10	3	12	-	-
Bethany	-	-	-	-	-
Buckingham	7	7	10	-	-
Canaan	3	1	2	1	1
Cherry Ridge	6	2	8	-	-
Clinton	7	2	5	-	-
Damascus	13	5	17	-	-
Dreher	3	1	2	-	-
Dyberry*	3	2	5	-	1
Hawley	1	-	4	-	-
Honesdale	5	-	7	-	-
Lake	7	2	5	-	1
Lebanon	3	2	1	-	-
Lehigh	1	-	3	-	-
Manchester	3	1	4	-	-
Mt. Pleasant	7	6	5	-	-
Oregon	3	3	-	-	-
Palmyra	2	-	2	-	-
Paupack	13	3	19	1	-
Preston	7	9	2	-	-
Prompton*	1	-	2	-	-
Salem	10	1	14	3	-
Scott	1	-	1	-	-
South Canaan*	7	3	8	-	-
Starrucca	-	-	-	-	-
Sterling	-	-	-	-	-
Texas	5	4	4	-	-
Waymart	2	1	1	-	-
TOTAL	130	58	143	5	3

* Under the jurisdiction of the Wayne County Subdivision & Land Development Ordinance in 2016



Total Applications by Municipality 2016

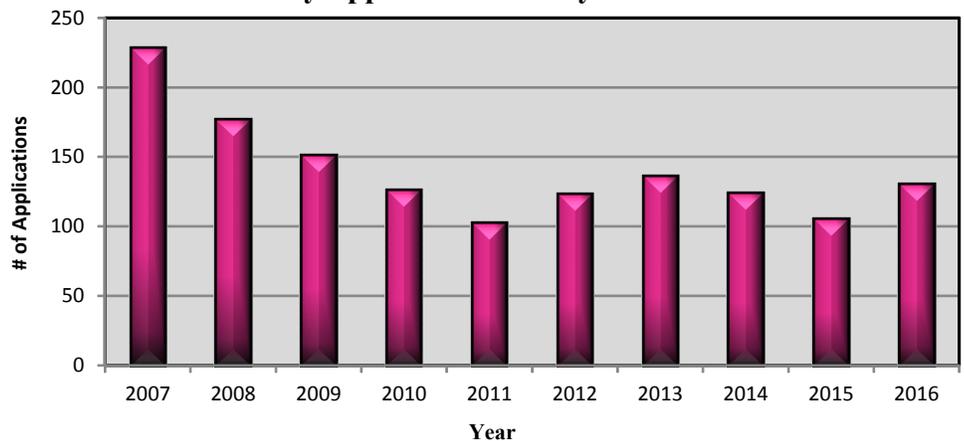


A total of **130** subdivision or land development applications were reviewed by the Wayne County Planning/GIS Department in 2016. The numbers shown within the map to the right represent the number of applications received by the Wayne County Planning/GIS Department from each municipality in 2016.

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.

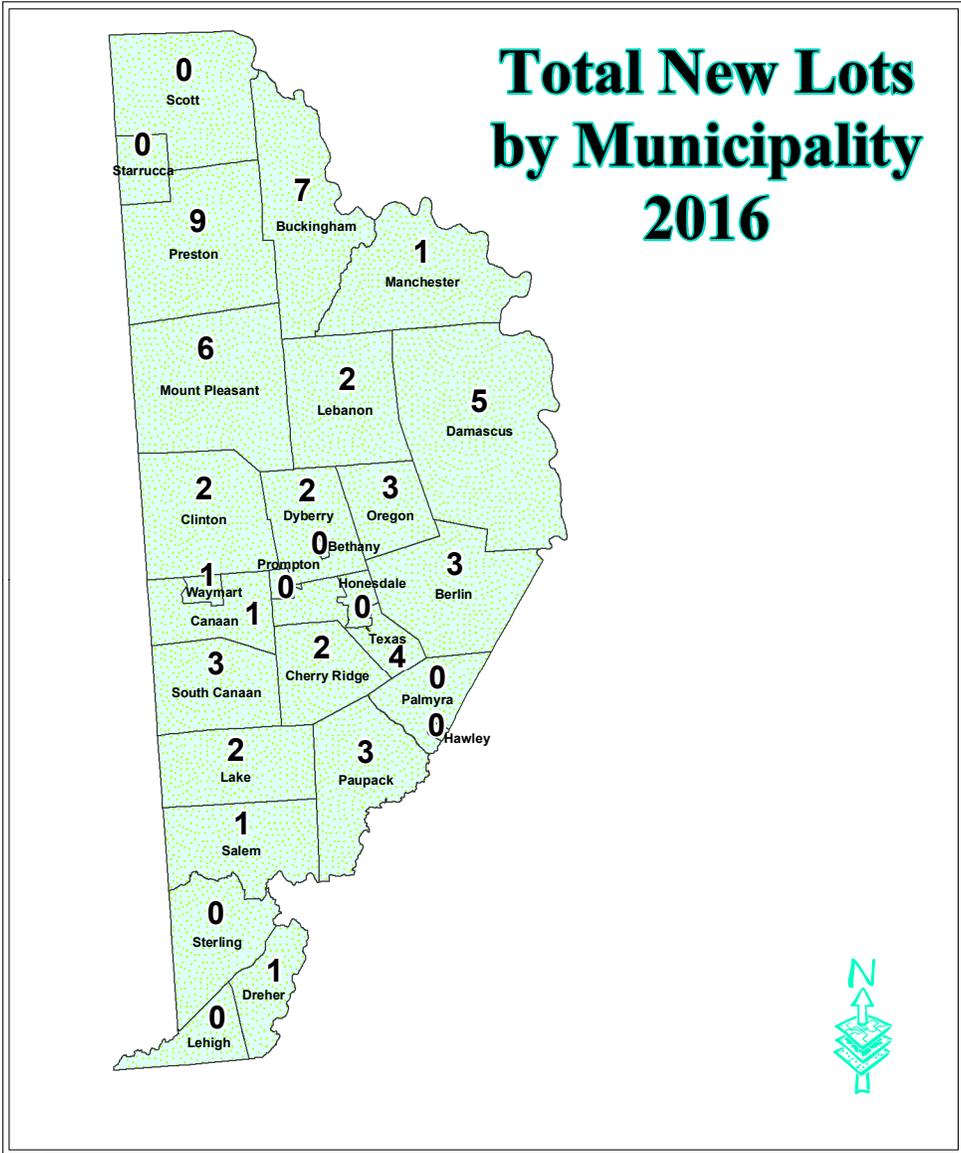
In 2016 the number of applications submitted to the Wayne County Department of Planning/GIS increased. There were 25 more applications submitted this past year compared to the 2015 total of 105. The number of applications decreased every year between 2007 through 2011. The application activity increased the next two years, and then declined once again until this past year's increase. The average number of submitted applications over this ten year period was 140 per year.

Yearly Application Activity 2007-2016

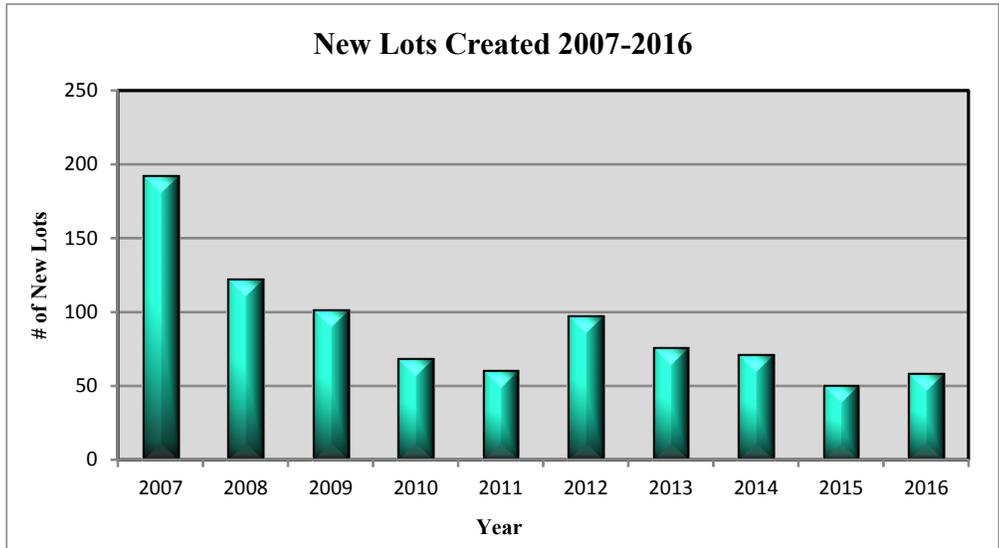


The map to the right shows the number of new lots created in each municipality in 2016. In total, **58** new lots were created in Wayne County in 2016.

The number of new lots created in 2016 increased by 8 in comparison to last year. Between the years of 2007 and 2011, the number of new lots decreased steadily. 2012 saw an increase, but since then, the number of new lots has stayed below the 2012 total of 97. Preston Township had the most new lots created in 2016 with 9, followed by Buckingham Township with 7, and Mount Pleasant with 6 new lots. A total of 9 municipalities had no new lots created in 2016, with five of those located in the Boroughs.

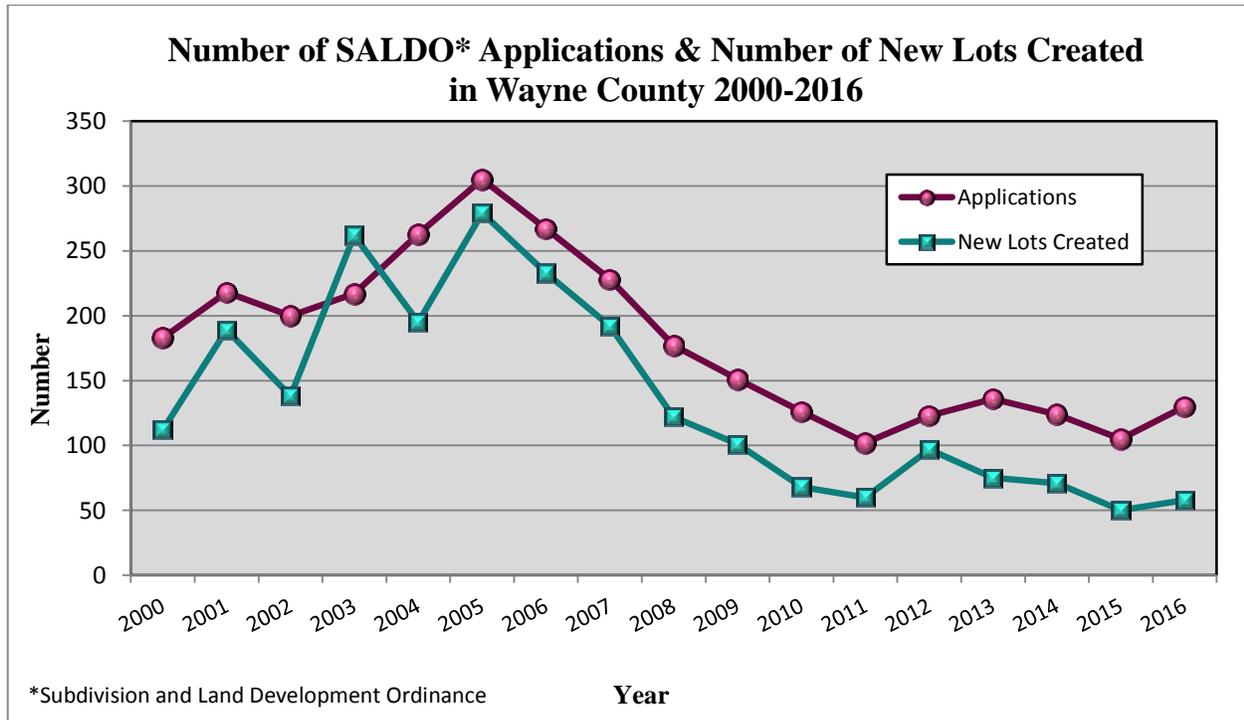


Over the course of the past decade, the average number of new lots created per year was 89. The year with the most new lots created was 2007 with 192. Although 2016 saw a slight increase from last year, it was not very substantial when looking at the totals over the past ten years.



Applications & New Lots Created (2000 – 2016)

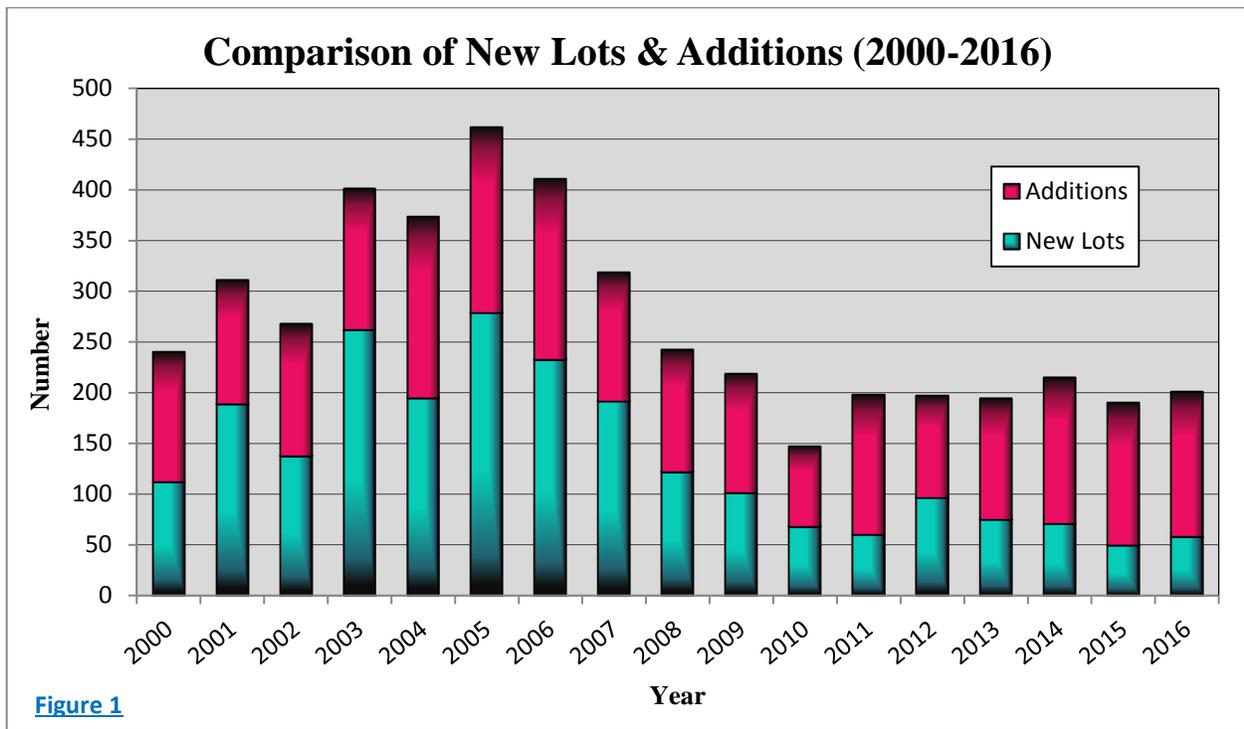
The following paragraphs offer a breakdown of the types of applications reviewed by the Wayne County Planning/GIS Department from the year 2000 up to and including 2016. Comparisons will be drawn between the numbers of new lots created relative to the number of applications received. We will also break 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 25 more applications in 2016 than the previous year. The number of new lots created in the County increased by only eight with respect to the previous year of 2015. A total of 58 new lots were created in the County in 2016, which was the second lowest number over this seventeen year time period. The total new lots created in 2016 was similar to the total from five years ago in 2011 at 60.

Overall, for the period of 2000 to 2016, a total of 3,055 applications were submitted for review to the Wayne County Planning/GIS Department. Over this same period, these applications resulted in the creation of 2,302 new lots in Wayne County. On an average basis, these totals translate to 180 applications submitted for review and 135 new lots per year over this 17 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 seventeen 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 2016 was no exception to this pattern as 143 additions resulted from the subdivision reviews conducted by the Wayne County Planning/GIS Department. This marks the eighth straight year where the number of additions surpassed the number of newly created lots in the County. Over the past eight years a total of 580 new lots were created in the County compared to 980 additions equaling 400 more additions over this eight-year time span (2009 -2016). [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 seventeen years.

