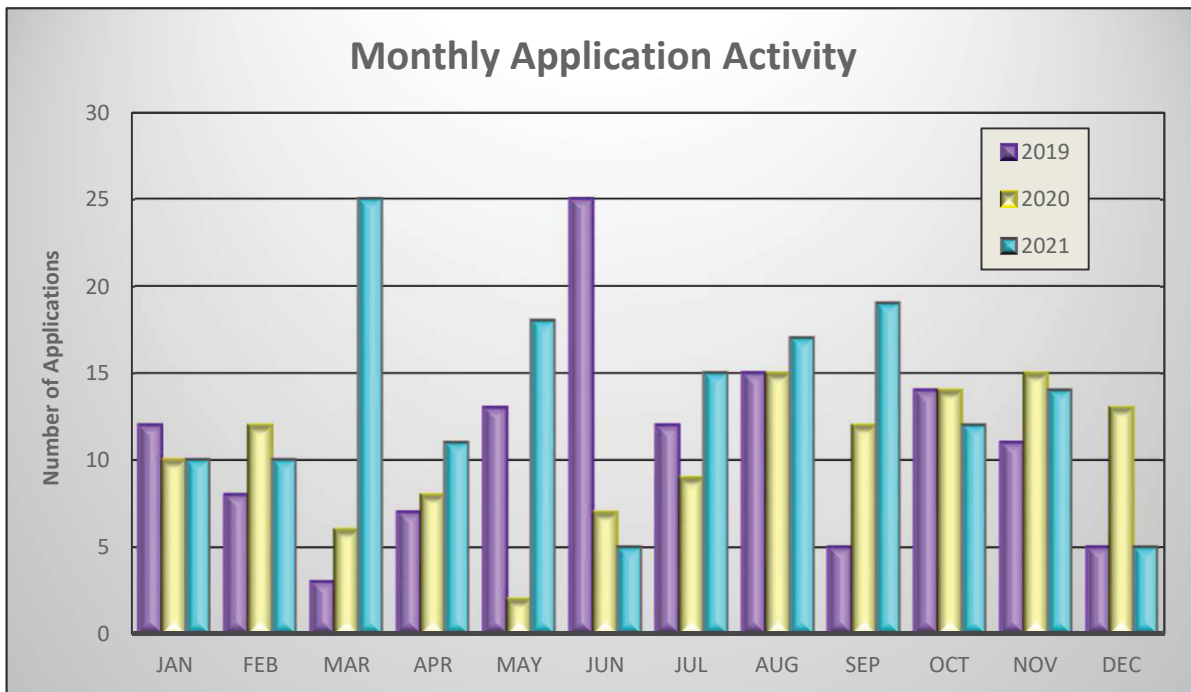


**SUBDIVISION ACTIVITY
& ADMINISTRATION**

2021 Municipal Application Reviews

MUNICIPALITY	No. of Apps.	No. of Lots	No. of Additions	No. of Land Developments
Berlin	11	4	7	2
Bethany	1	-	1	-
Buckingham	-	-	-	-
Canaan	2	2	-	-
Cherry Ridge	9	5	9	-
Clinton	7	5	6	-
Damascus	21	11	16	1
Dreher	1	10	-	-
Dyberry*	4	5	7	-
Hawley	4	6	3	-
Honesdale	1	-	1	-
Lake	10	6	7	-
Lebanon	5	5	-	-
Lehigh	-	-	-	-
Manchester	8	3	5	-
Mt. Pleasant	3	-	2	1
Oregon	4	2	3	-
Palmyra	5	1	4	-
Paupack	23	-	27	2
Preston	5	3	4	-
Prompton*	1	1	-	-
Salem	20	6	25	-
Scott	-	-	-	-
South Canaan*	8	7	7	-
Starrucca	2	2	1	-
Sterling	2	-	4	-
Texas	6	1	6	-
Waymart	1	2	-	-
TOTAL	164	87	145	6

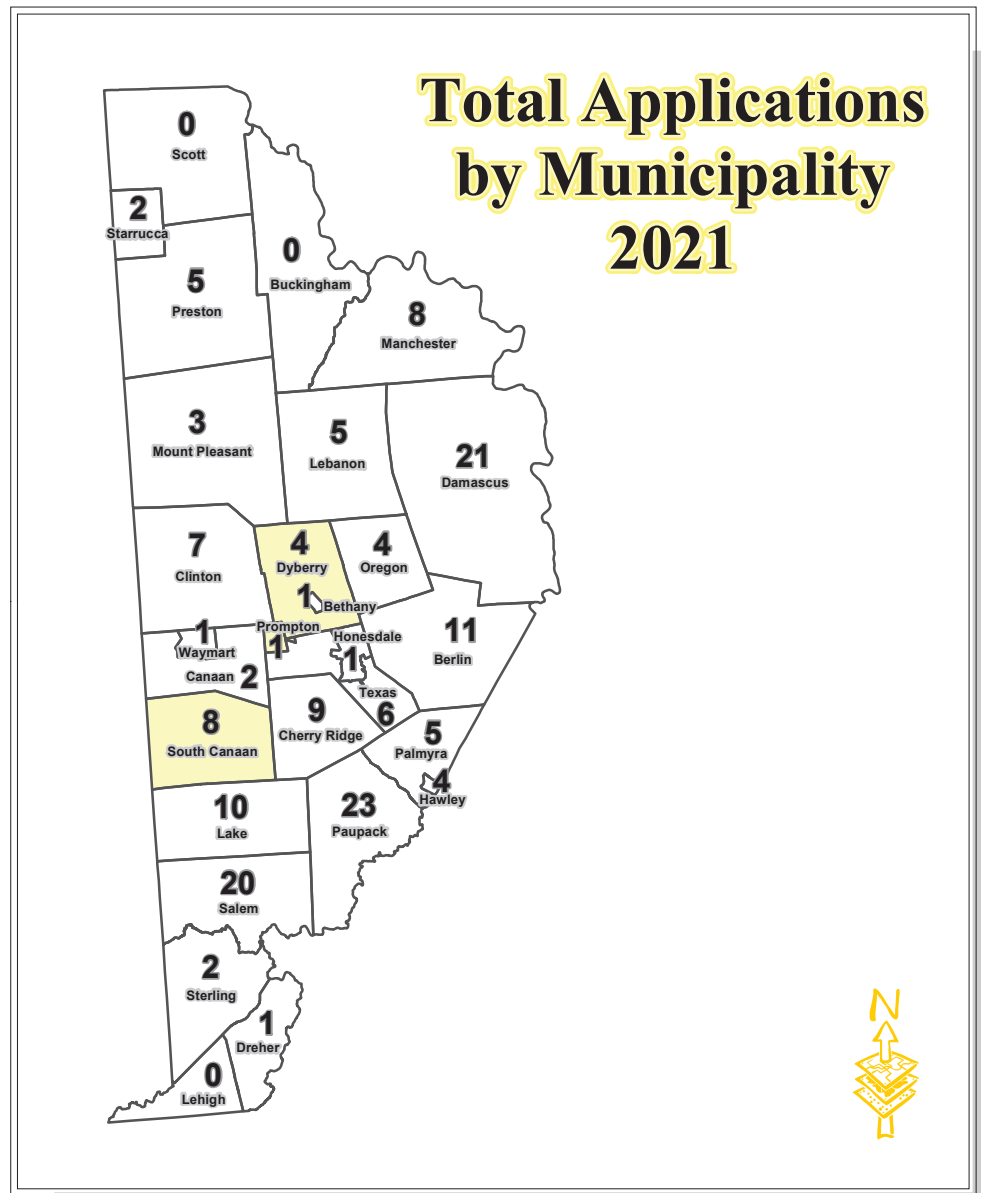
* Under the jurisdiction of the Wayne County Subdivision & Land Development Ordinance in 2021



A total of **164** subdivision or land development applications were reviewed by the Wayne County Planning/GIS Department in 2021. 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 2021.

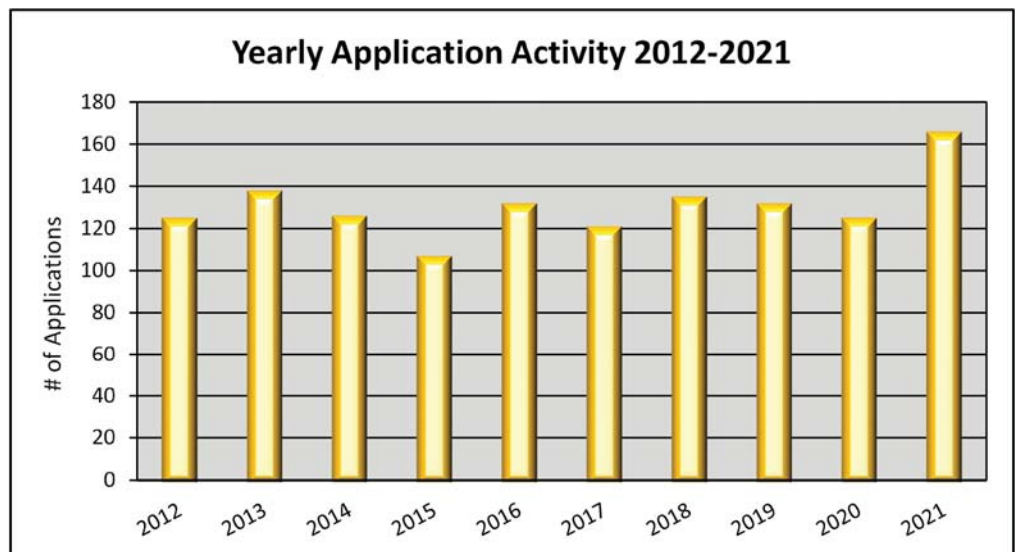
On the map, the shaded municipalities (Dyberry, South Canaan, & Prompton) were under the jurisdiction of the Wayne County Subdivision and Land Development Ordinance. The remaining municipalities have locally adopted ordinances in effect.

The greatest number received was in Paupack with 23 applications followed by Damascus with 21 and Salem with 20 applications.



In 2021 the number of applications submitted to the Wayne County Department of Planning/GIS increased. There were 41 more applications submitted this past year compared to the 2020 total of 123. There were a total of 164 applications this year making it the highest amount in the past 10 years as shown in the graph.

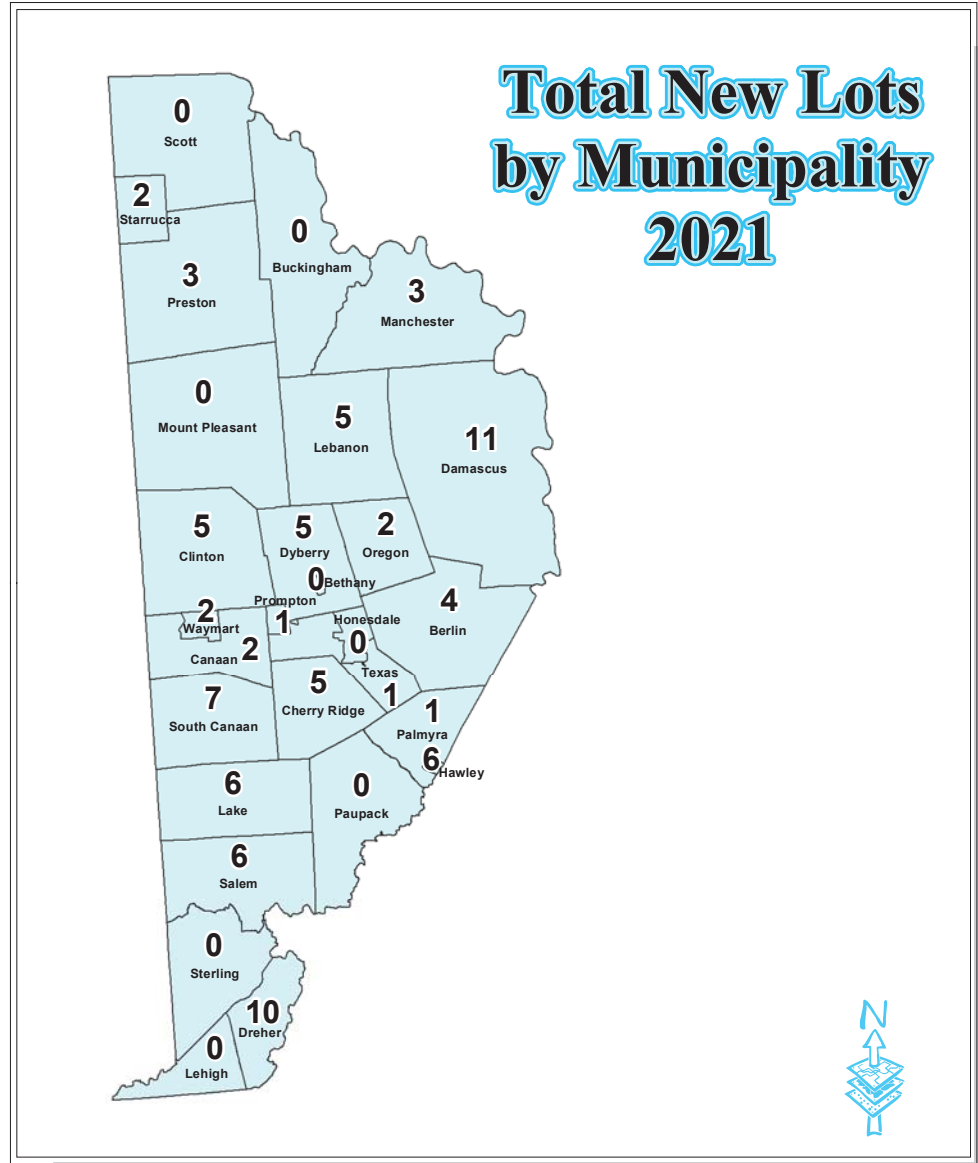
The average number of submissions over this ten year period was 129 per year.



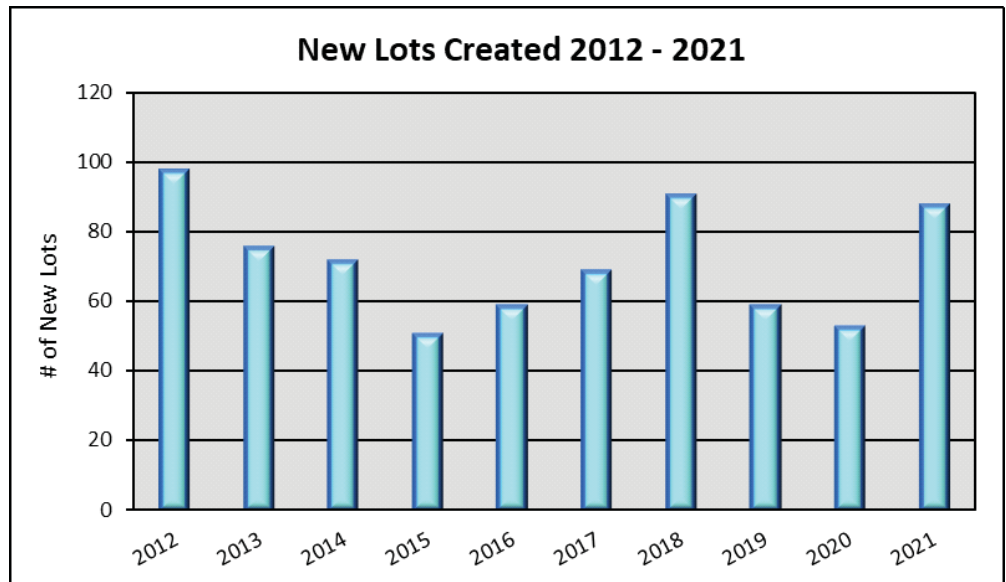
The map to the right shows the number of new lots created in each municipality in 2021. In total, **87** new lots were created in Wayne County in 2021.

The number of new lots created in 2021 increased by 35 in comparison to 2020. The highest total of new lots over the past ten years was in 2012 with 97, followed by a total of 90 in 2018 and 87 in this past year.

Damascus Township had the most new lots created in 2021 with 11, followed by Dreher with 10, and South Canaan with 7. A total of 8 municipalities had no new lots created in 2021.

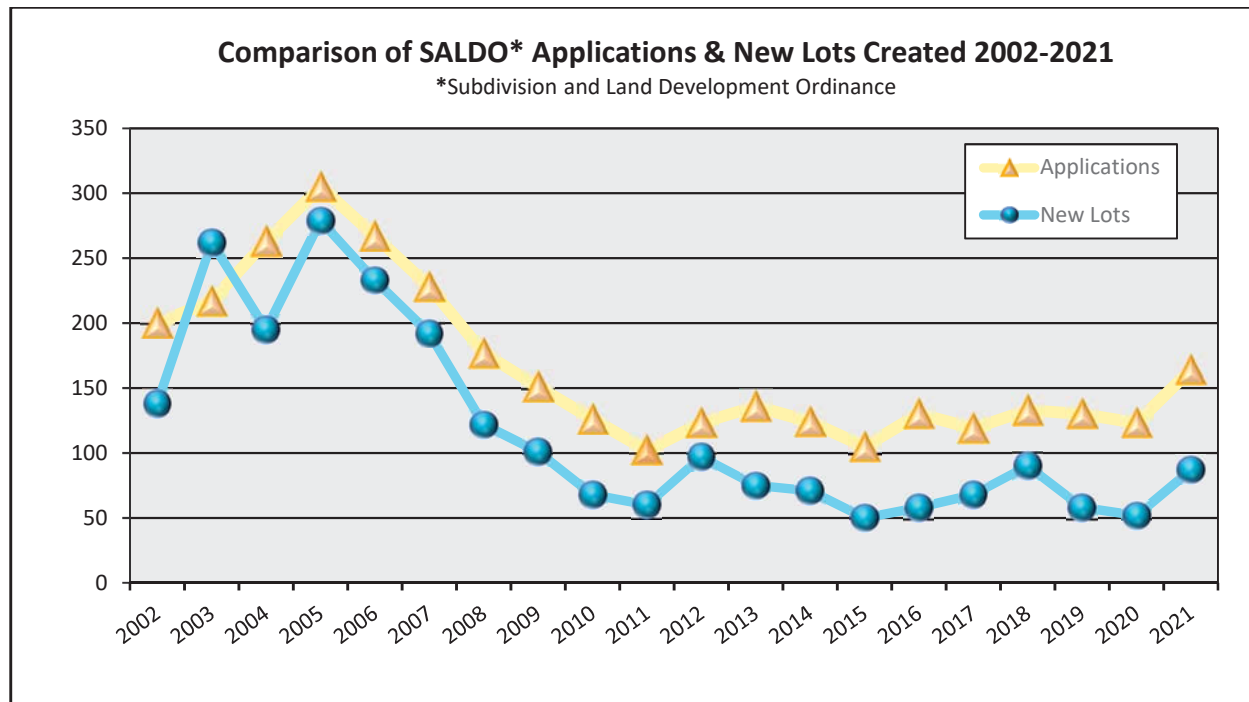


Over the course of the past decade, the average number of new lots created per year was 71. The last ten years have seen fluctuations in the total number of new lots. The total of new lots peaked in 2012, 2018, and this past year.



Applications & New Lots Created (2002 – 2021)

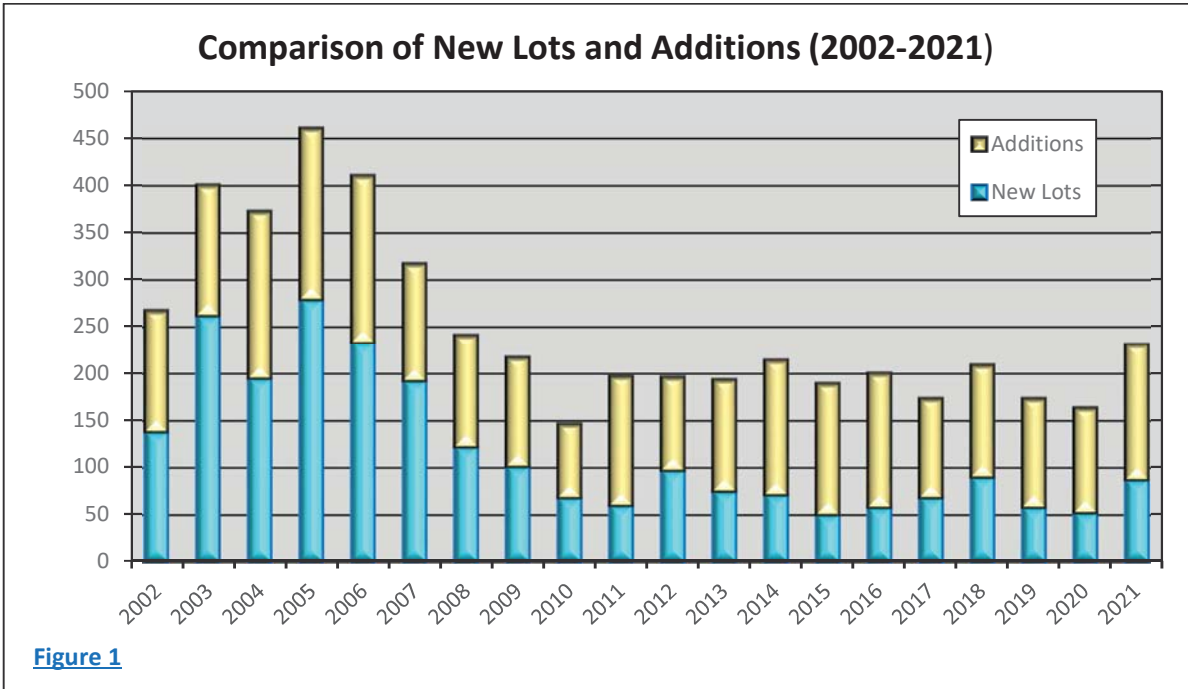
The following paragraphs offer a breakdown of the types of applications reviewed by the Wayne County Planning/GIS Department from the year 2002 up to and including 2021. Comparisons will be drawn between the numbers of new lots created relative to the number of applications received. We will also break 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.



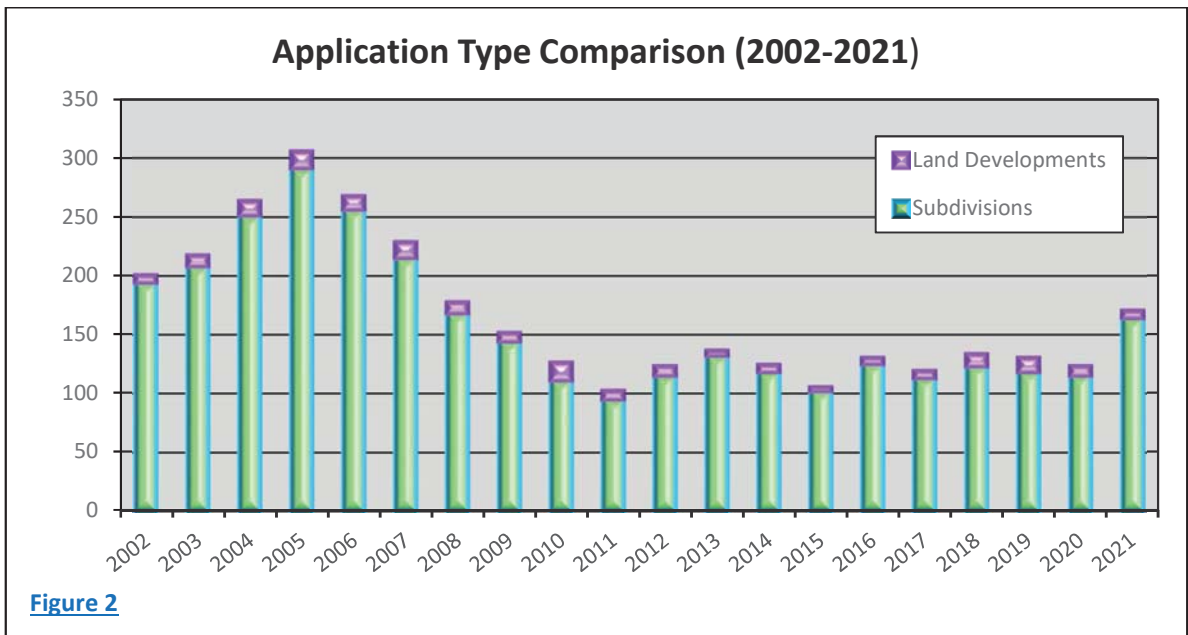
The Planning/GIS Department reviewed 41 more applications in 2021 than the previous year. The number of new lots created in the County increased by 35 with respect to the previous year of 2020. A total of 87 new lots were created in the County in 2021, which was higher than the previous two-year time period. However, the total new lots created since 2010 has consistently been less than 100 over the past twelve years.

Overall, for the period of 2002 to 2021, a total of 3,323 applications were submitted for review to the Wayne County Planning/GIS Department. Over this same period, these applications resulted in the creation of 2,356 new lots in Wayne County. On an average basis, these totals translate to 166 applications submitted for review and 118 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 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 2021 was no exception to this pattern as 145 additions resulted from the subdivision reviews conducted by the Wayne County Planning/GIS Department. This marks the thirteenth 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 706 new lots were created in the County compared to 1,245 additions equaling 539 more additions over this ten-year time span (2012-2021). [Figure 1](#) at the top of the next page illustrates the yearly comparison of resulting new lots to additions going back to the year 2002.



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 2002. 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 six (6) land developments were reviewed throughout Wayne County in 2021.



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COUNTY TOPICS