

**CUMBERLAND TOWNSHIP  
ADAMS COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2024-13**

**A RESOLUTION OF CUMBERLAND TOWNSHIP, ADAMS COUNTY,  
PENNSYLVANIA, INCREASING THE RECREATION FEE IN LIEU OF  
DEDICATION FOR RESIDENTIAL AND NONRESIDENTIAL  
DEVELOPMENT IN ACCORDANCE WITH SECTION 22-415 (1)(B)(5) OF  
THE CODE OF CUMBERLAND TOWNSHIP.**

**WHEREAS**, Section 503 (11) of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10503 (11) provides that a subdivision and land development ordinance may contain provisions requiring the public dedication of land for recreation or fees in lieu thereof as a condition of final plan approval; and

**WHEREAS**, on November 13, 2007, the Board of Supervisors of Cumberland Township adopted Ordinance No. 07-117, which established recreation fees in lieu of dedication for land development in Cumberland Township; and

**WHEREAS**, pursuant to Chapter 22, Part 4, Section 22-415 (1)(B)(5) of the Code of Cumberland Township, standards for compensation may be increased by resolution; and

**WHEREAS**, the Board of Supervisors of Cumberland Township desires to increase the fee in lieu of dedication for land development in Cumberland Township; and

**WHEREAS**, the Township has determined based on tax assessment records for taxable land in Cumberland Township that the current average market value of one acre of taxable property in Cumberland Township is \$24,066.33 per acre (using the assessed value multiplied by the common level ratio; and

**WHEREAS**, the residential fee in lieu of dedication is based on the value of 0.10 acres per lot or dwelling unit, whichever is greater; and

**WHEREAS**, the nonresidential development fee in lieu of dedication is based on the value of 0.05 acres per 1,000 square feet of building floor area.

**NOW THEREFORE**, be it **RESOLVED**, by the Board of Supervisors of Cumberland Township, Adams County, Pennsylvania as follows:

**SECTION 1.** The above recitals are incorporated herein by reference hereto.

**SECTION 2.** The recreation fee in lieu of dedication for new residential development in excess of 10 or more lots or dwelling units (whichever is more) and nonresidential development situated on 10 acres or more shall be:

- A. Residential Development: \$2,406.00 per lot or dwelling unit, whichever is more
- B. Nonresidential Development: \$1,203.00 per 1,000 square feet of building floor area.

**SECTION 3.** Severability. The provisions of this Resolution are severable and if any provision, sentence, clause, section or part thereof is held illegal, invalid, unconstitutional or inapplicable to any person or entity, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Article.

**SECTION 4.** Repealer. All resolutions or parts of resolutions inconsistent herewith are expressly repealed.


**SECTION 5.** Effective Date. This Resolution shall take effect immediately.

**DULY ADOPTED**, by the Board of Supervisors of Cumberland Township this 24<sup>th</sup> day of September, 2024.

**ATTEST:**

**CUMBERLAND TOWNSHIP  
ADAMS COUNTY, PENNSYLVANIA**

  
Secretary

  
Shaun A. Phiel, Chair