



# Annual Report 2010

Lackawanna County Regional Planning Commission



Prepared by the  
Lackawanna County Department of Planning & Economic Development  
Gateway Center - 135 Jefferson Avenue - Scranton, PA 18503  
570.963.6400 - Fax 570.963.6364 - [www.lackawannacounty.org](http://www.lackawannacounty.org)

## Lackawanna County Commissioners

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**Corey D. O'Brien, Chairman**  
**Michael J. Washo**  
**A. J. Munchak**

## Lackawanna County Regional Planning Commission Board

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**Patrick Dempsey, Chairman**  
**John Pocius, Vice-Chairman**  
**Rosemary Broderick, Secretary**  
**Joseph Lorince, Treasurer**  
**Kathleen Graff**  
**Paul Wendolowski**  
**John Gigliotti**  
**Bruce Zero, Esq.**

## Lackawanna County Director of Planning & Economic Development

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**Harry D. Lindsay**

## Lackawanna County Planning Staff

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**Steve Pitoniak, Transportation Planning Manager**  
**Mary Liz Donato, Regional Planning Manager**  
**Stephen Solon, GIS Coordinator**  
**Jason Price, Transportation Planner**  
**Robert Ghigliarelli, Planning Technician**  
**Lorraine Weckel, Secretary/Receptionist**



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#### 2010 Planning Commission Board

Patrick Dempsey, **Chairman**  
Jefferson Twp., First appointed: 1969;  
Term expires: 2011

John Pocius, **Vice-Chairman**  
Scranton, First appointed: 2004;  
Term expired: 2009

Rosemary Broderick, **Secretary**  
South Abington Twp., First appointed: 2007;  
Term expires: 2012

John Segilia, **Treasurer\***  
Moosic, First appointed: 2004;  
Term expires: 2012

Bruce Zero, Esq.  
Moscow, First appointed: 2008;  
Term expires: 2011

John Gigliotti  
Carbondale, First appointed: 2008;  
Term expires: 2011

Joseph Lorince  
Dunmore, First appointed: 2007;  
Term expired: 2010

Kathleen Graff  
Waverly Twp., First appointed: 2007;  
Term expired: 2009

Paul Wendolowski  
Newton Twp., First appointed: 2007;  
Term expires: 2012

#### 2010 Planning Department Staff

Steve Pitoniak, **Transportation Planning Manager**  
Penn State University  
Jessup, On staff since 1981

Mary Liz Donato, **Regional Planning Manager**  
East Stroudsburg University  
Madison Twp, On staff since 1987

Stephen Solon, **GIS Coordinator**  
Riverside HS, Lackawanna Career Tech Center  
Dunmore, On staff since 1982

Jason Price, **Transportation Planner**  
Pace University, Binghamton University  
Scranton, On staff since Dec 2009

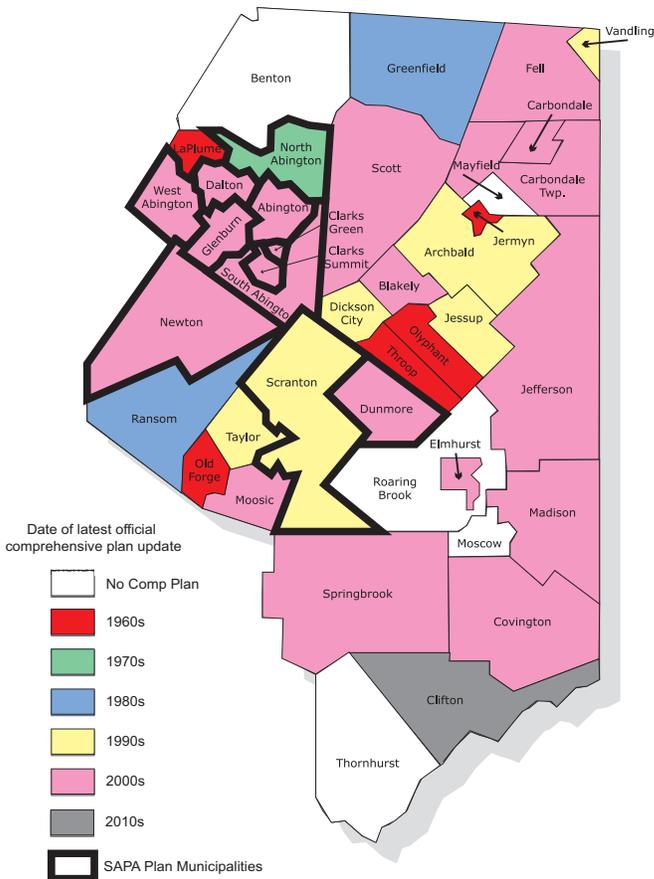
Rob Ghigiarelli, **Planning Technician**  
Rutgers University  
Old Forge, On staff since 2005, also 1998-2003

Lorraine Weckel, **Secretary/Receptionist**  
Carbondale Sacred Heart HS  
Scranton, On staff since Nov 2009

*\*The LCRPC extends deepest sympathy to the family of Mayor Seglia, who passed away in July 2010.*

# Land-Use Planning

## Municipal Comprehensive Plans Adopted



## Act 247 (Municipalities Planning Code) & Land-Use Planning in Pennsylvania

In Pennsylvania, the power and responsibility to plan for land-use and its regulation lies exclusively with local government, including counties. However, city, borough, and township regulations act as a “repeal protanto” of any county regulations. In other words, a local municipal ordinance negates a county ordinance within the jurisdiction of the municipality.

### Comprehensive Plans

A comprehensive plan is a general policy guide for the physical development of a county, region, or municipality. Article III of Act 247 mandates that every county develop a comprehensive plan and review and update same every ten years.

### County Comprehensive Plan

The Lackawanna and Luzerne County Commissioners, in conjunction with both county planning departments, are in the process of developing and implementing a Bi-County Comprehensive Plan and Long-Range Transportation Plan. A Hazard Mitigation Plan was completed by both counties

and adopted in 2009. The projects are funded by state and local monies. McCormick-Taylor of Philadelphia is the consultant heading the projects, which began in 2007. The consultant team also consists of Borton-Lawson of Wilkes-Barre, Ceco Associates of Scranton, and Vision Planning of Columbia, Maryland. See Pages 13 and 14 for additional information on the bi-county plans.

### Local and Regional Comprehensive Plans

Thirty-five (35) of the county’s 40 municipalities have developed comprehensive plans. The most recent comprehensive plan was adopted by Clifton Township in May 2010 - a regional plan developed with neighboring Lehigh Township in Wayne County.

### Scranton-Abingtons Planning Association

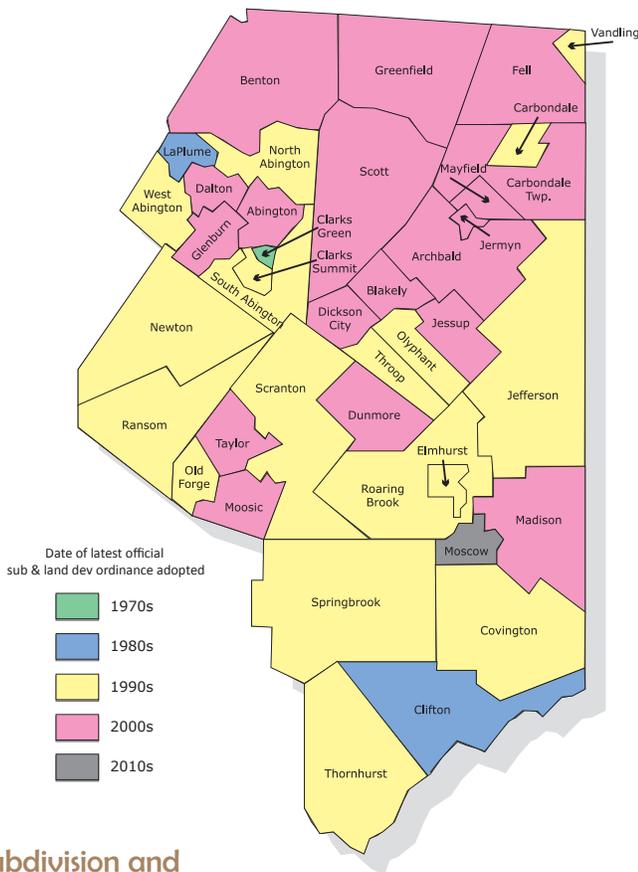
Eleven (11) county municipalities are members of the Scranton-Abingtons Planning Association (SAPA). Together, these municipalities comprise 50% of the county’s population and 20% of the land area. The SAPA Regional Comprehensive Plan was finalized in 2009. As of December 31, 2010, the plan had been adopted by nine (9) of the eleven participating municipalities. The City of Scranton and North Abington Township voted to reject the plan. Efforts are still being made for Scranton to reconsider its rejection.

# Ordinance Summary



## Municipal Subdivision & Land Development Ordinances Adopted

(Adoption of latest comprehensive revision; subsequent amendments not included.)



## Subdivision and Land Development

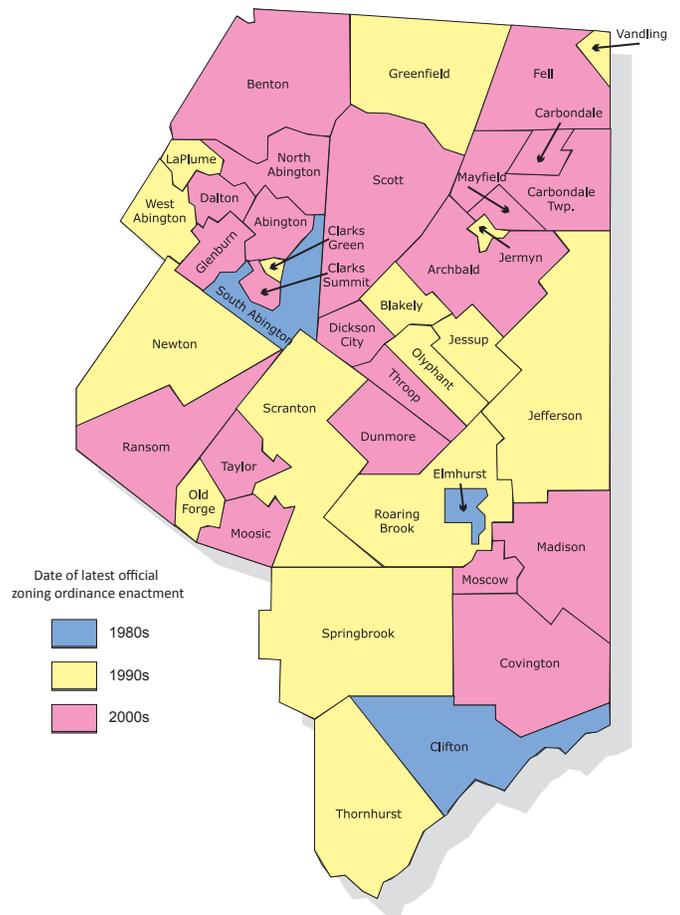
A subdivision and land development ordinance is a law requiring the review and approval of plot and site plans, and specifying criteria on how to develop land. Subdivisions entail the creation, re-location, or removal of property lines and the development of new roads and infrastructure, such as sewer, water, and other utility lines and facilities. Land developments involve the construction of multi-family dwellings; commercial, professional, or industrial facilities; schools; and other public buildings and community facilities, such as hospitals, fire stations, and government buildings. Article V of Act 247 governs the implementation of subdivision and land development ordinances in the Commonwealth. There is no county subdivision and land development ordinance. All forty (40) of the county's municipalities have local subdivision and land development ordinances in effect.

## Zoning

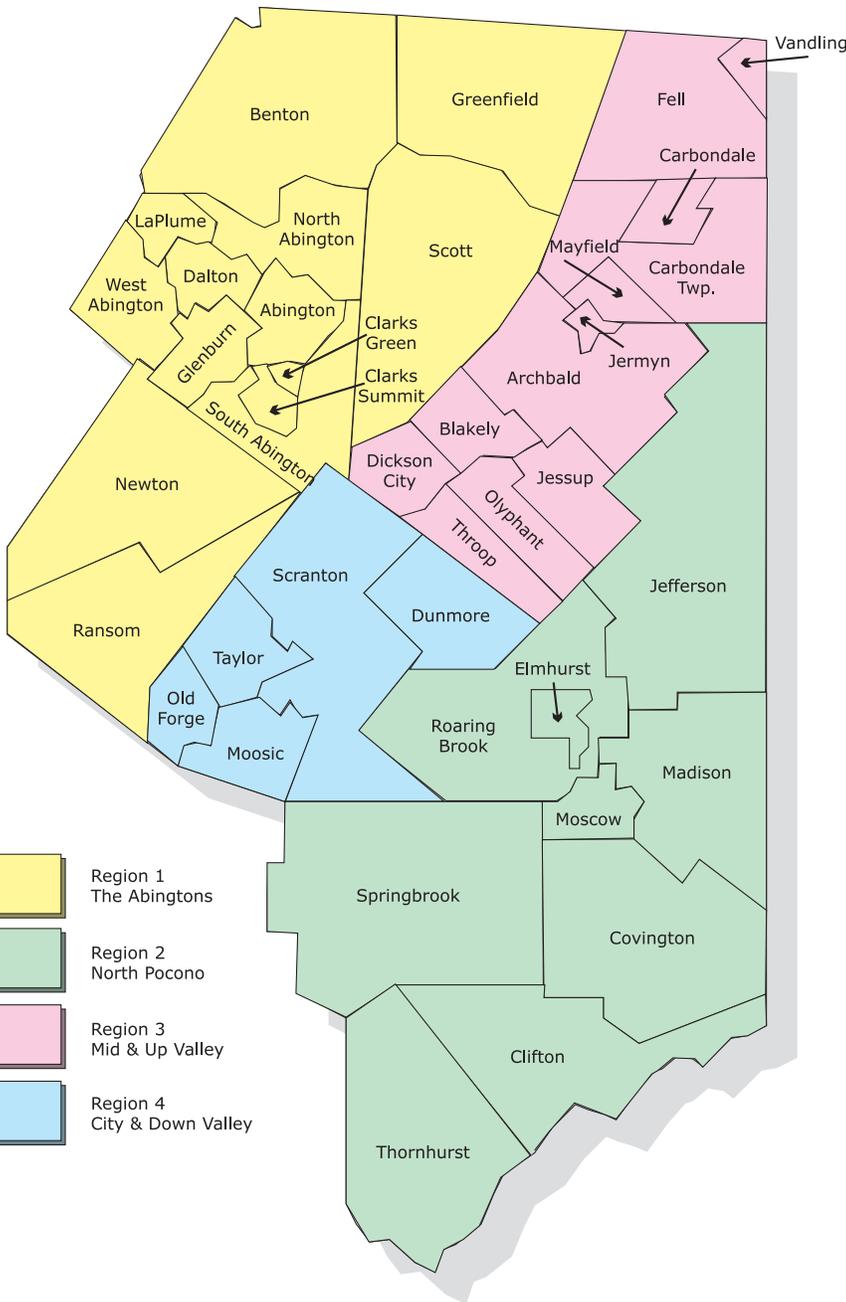
Zoning is a method to regulate the use of land and structures, designed to protect health, safety, and welfare and to guide growth. Article VI of Act 247 governs the implementation of zoning ordinances in the Commonwealth. There is no county zoning ordinance. All forty (40) of the county's municipalities have local zoning ordinances in effect.

## Municipal Zoning Ordinances Adopted

(Adoption of latest comprehensive revision; subsequent amendments not included.)



# Planning Regions



The LCRPC has designated four planning regions within the county for the analysis of subdivision and land development activity. These regions are based on socio-economic and physical-landscape similarities.

### Region 1 (The Abingtons)

Municipalities: 14  
 School Districts: 2.5  
 2009 Est. Population: 34,774  
 Square Miles: 156

### Region 2 (North Pocono)

Municipalities: 9  
 School Districts: 1  
 2009 Est. Population: 18,055  
 Square Miles: 179.2

### Region 3 (Mid & Up Valley)

Municipalities: 12  
 School Districts: 4.5  
 2009 Est. Population: 49,708  
 Square Miles: 79.6

### Region 4 (City & Down Valley)

Municipalities: 5  
 School Districts: 4  
 2009 Est. Population: 106,264  
 Square Miles: 49.4

# Development Summary



<b>Total Reviews</b> .....	<b>151</b>
<b>Lots Subdivided/Developed</b> .....	<b>386</b>
<b>Acres Subdivided/Developed</b> .....	<b>3,681</b>
<b>New Roads</b> .....	<b>2.35 miles</b>
<b>Review Fees</b> .....	<b>\$16,908</b>

Article V of Act 247 mandates that all proposed subdivisions and land developments be reviewed by county planning agencies for comments and concerns at least 30 days prior to any municipality taking official action thereon.

During 2010, the LCRPC reviewed 151 submittals, 3 less than 2009. Lots plotted or proposed for development numbered 386; nonresidential buildings created 693,403 square feet of new floor area; and 3,681 acres were affected.

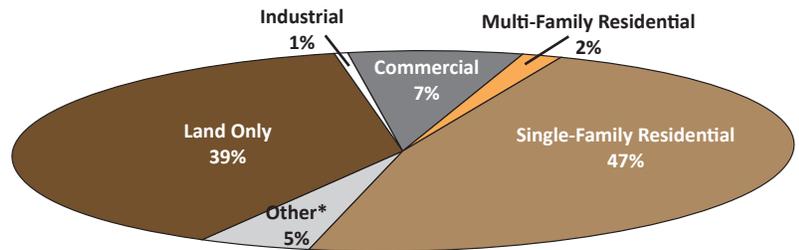
A breakdown by Planning Region showed that Regions 1 & 3, the Abingtons & the Up/Mid Valley, each accounted for 30% of the lots/units created, while Region 1, the Abingtons, accounted for 64% of the acreage affected.

Of the 151 submittals, 116 were minor subdivisions (less than 5 lots), 5 major subdivisions, and 30 land developments. The following municipalities had no submissions: Clarks Green, Dalton, Elmhurst, LaPlume, Mayfield, North Abington and West Abington.

Single-family residential development accounted for 47% of the total lots/units respectively, while land-only subdivisions accounted for 34% of the acreage. On the opposite end, industrial development accounted for only 1% of the lots and industrial and multi-family residential developments, <1% of the acreage.

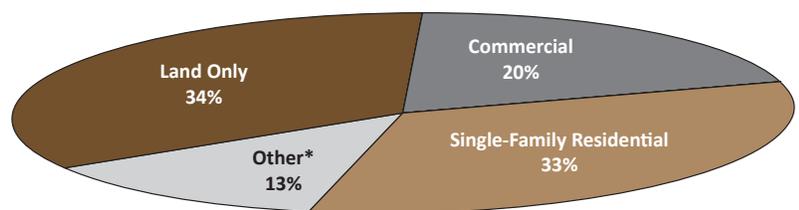
The largest developments in the county proposed in 2010 were Schoolside Estates Phase 2 (Throop), 62 residential lots and Moosic Lakes Subdivision (Jefferson Twp), 13 residential lots.

\*Other development types include institutional, educational, public municipal & non-municipal, religious, and public services & utilities.



**Development by Lots/Units**

	<b>Lots/Units</b>	<b>Percent</b>
Single-Family Residential	183	47%
Multi-Family Residential	6	2%
Commercial/Office	28	7%
Industrial	2	1%
Land Only	149	39%
Other*	18	5%
	<b>386</b>	<b>100%</b>

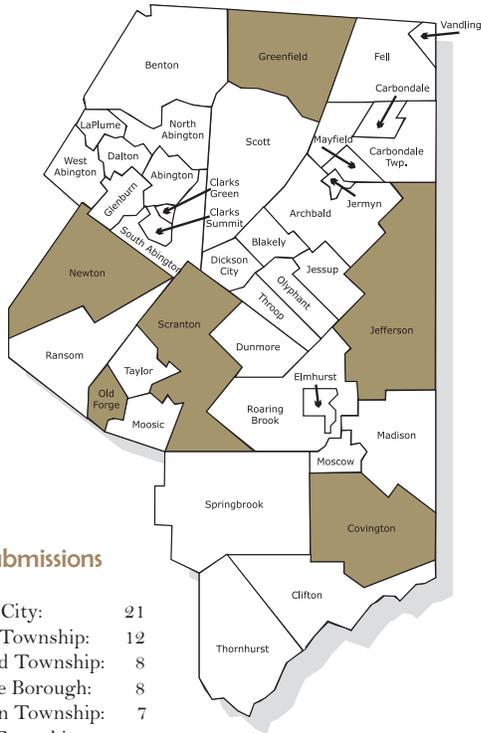


**Development by Acres**

	<b>Acres</b>	<b>Percent</b>
Single-Family Residential	1223	33%
Multi-Family Residential	2	0%
Commercial/Office	730	20%
Industrial	2	0%
Land Only	1254	34%
Other*	470	13%
	<b>3,681</b>	<b>100%</b>

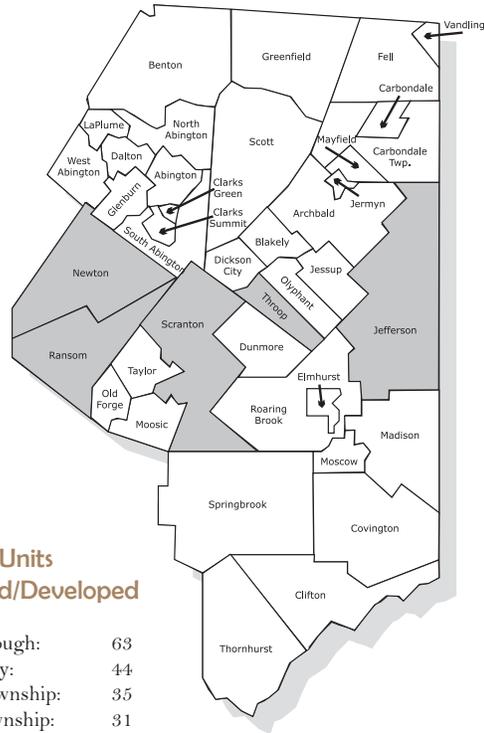


# Development Summary



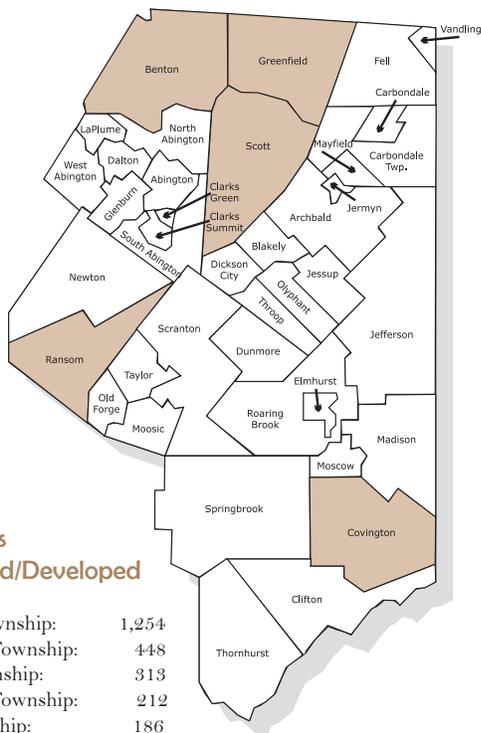
### Most Submissions

Scranton City:	21
Jefferson Township:	12
Greenfield Township:	8
Old Forge Borough:	8
Covington Township:	7
Newton Township:	7



### Most Lots/Units Subdivided/Developed

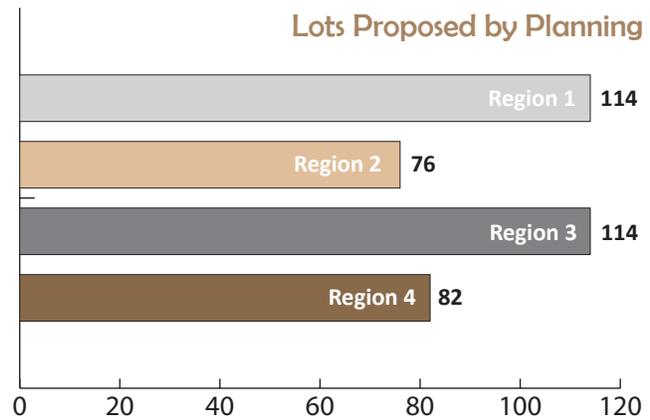
Throop Borough:	63
Scranton City:	44
Jefferson Township:	35
Ransom Township:	31
Newton Township:	22



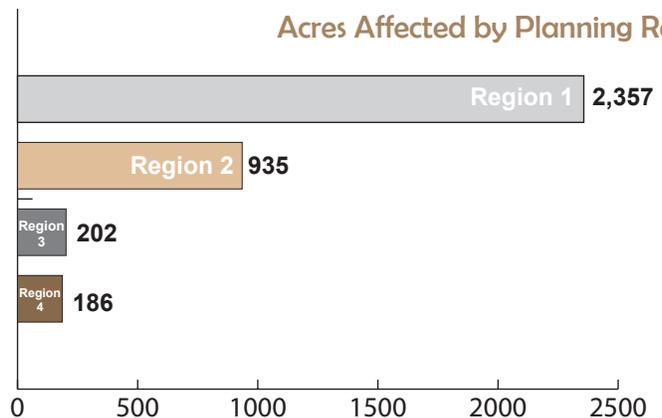
### Most Acres Subdivided/Developed

Ransom Township:	1,254
Covington Township:	448
Benton Township:	313
Greenfield Township:	212
Scott Township:	186

### Lots Proposed by Planning Region



### Acres Affected by Planning Region

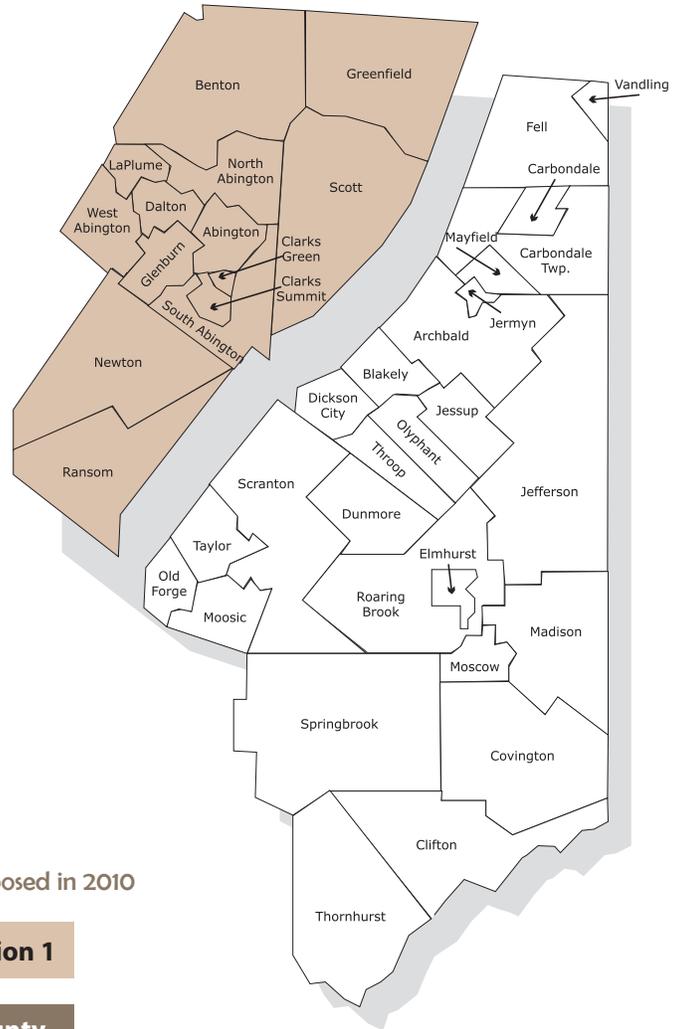


# Region 1 - The Abingtons

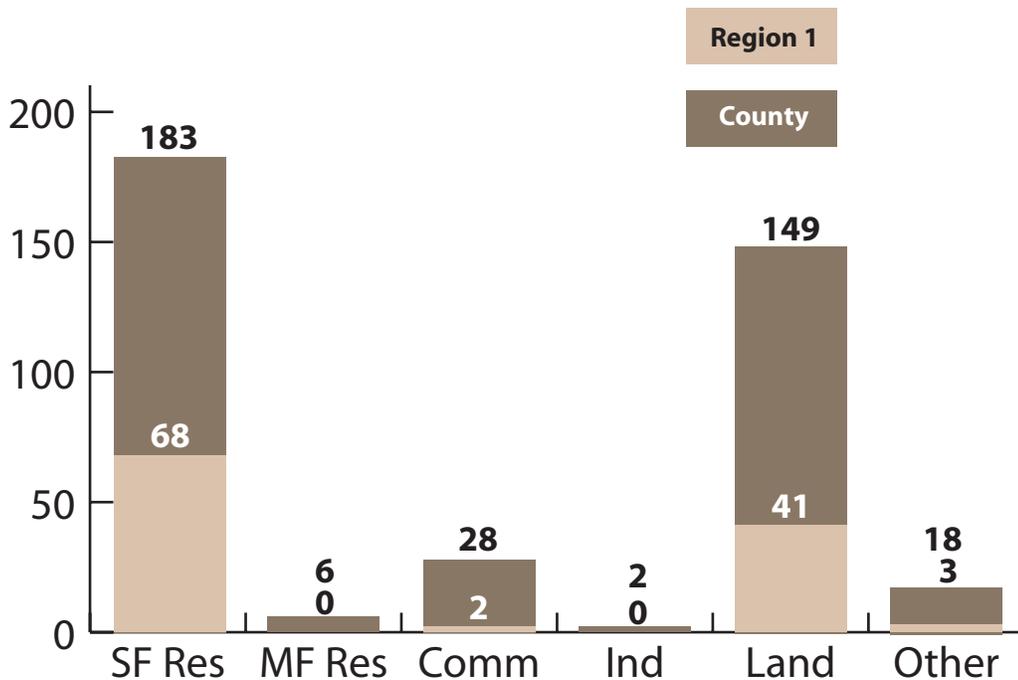
GREENFIELD TWP.  
MUNICIPAL BLDG.  
VOL. FIRE CO.  
424

Total Reviews.....44  
 Lots Subdivided/Developed .....114  
 Acres Subdivided/Developed .....2,357  
 New Roads ..... 1.37 miles

	Subs	Lots	Acres
Abington	3	7	7
Benton	3	7	313
Clarks Green	0	0	0
Clarks Summit	6	6	4
Dalton	0	0	0
Glenburn	2	4	106
Greenfield	8	16	212
LaPlume	0	0	0
Newton	7	22	168
North Abington	0	0	0
Ransom	5	31	1,254
Scott	6	13	186
South Abington	4	8	107
West Abington	0	0	0
<b>Totals</b>	<b>44</b>	<b>114</b>	<b>2,357</b>

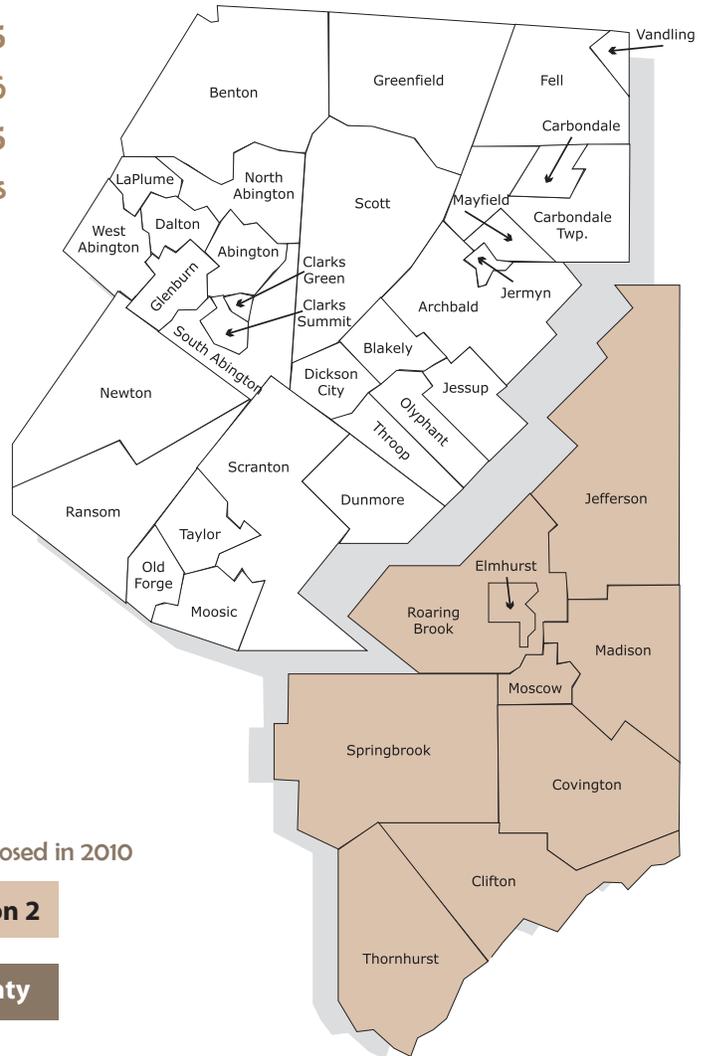


Lots/Units Proposed in 2010

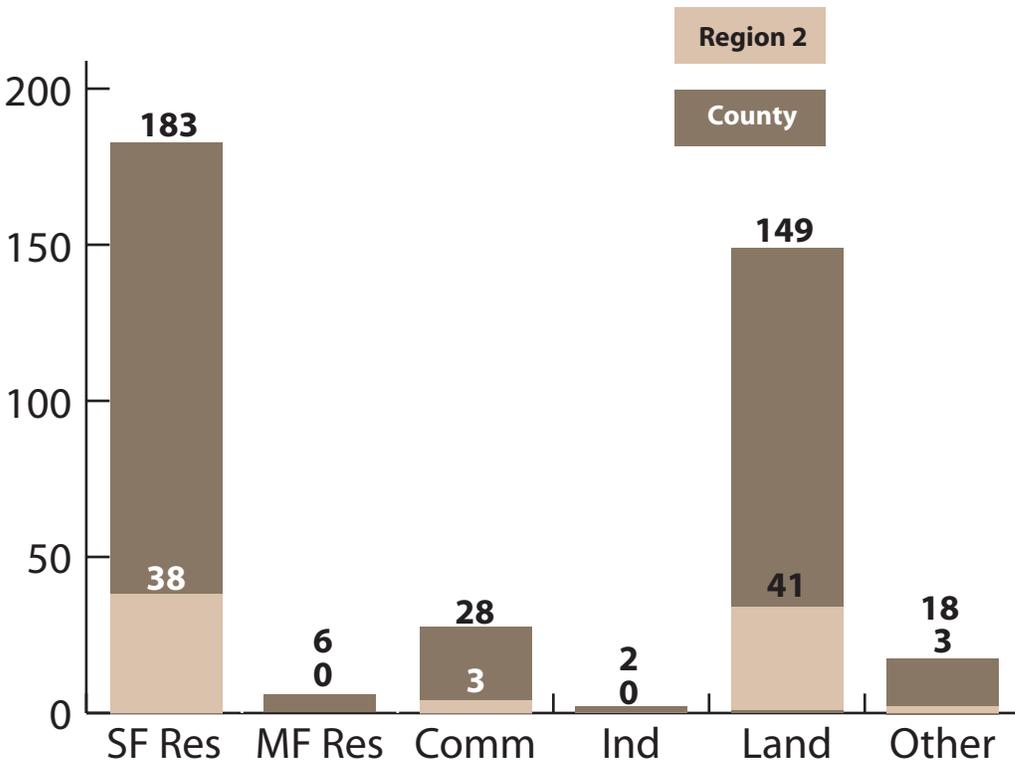


**Total Reviews**..... 35  
**Lots Subdivided/Developed**..... 76  
**Acres Subdivided/Developed**..... 935  
**New Roads**..... 0.23 miles

	Subs	Lots	Acres
Clifton	2	4	52
Covington	7	10	448
Elmhurst	0	0	0
Jefferson	12	35	120
Madison	6	10	141
Moscow	1	2	3
Roaring Brook	2	6	21
Spring Brook	4	8	149
Thornhurst	1	1	1
<b>Totals</b>	<b>35</b>	<b>76</b>	<b>935</b>



Lots/Units Proposed in 2010

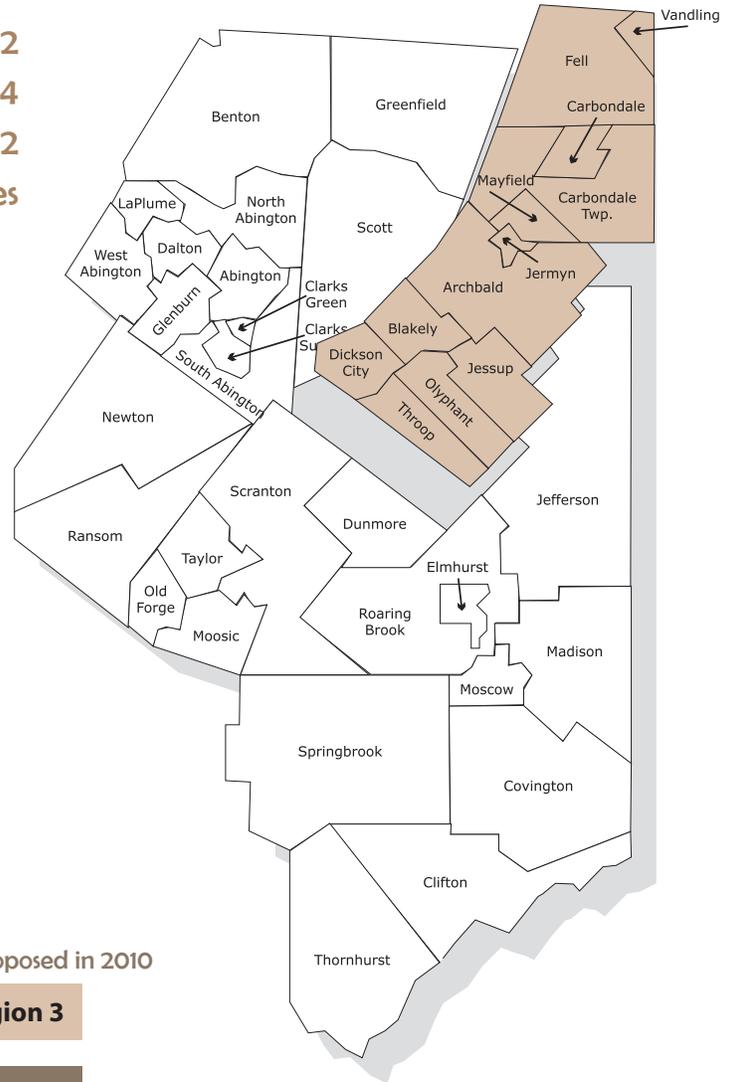


# Region 3 - Mid & Upper Valley

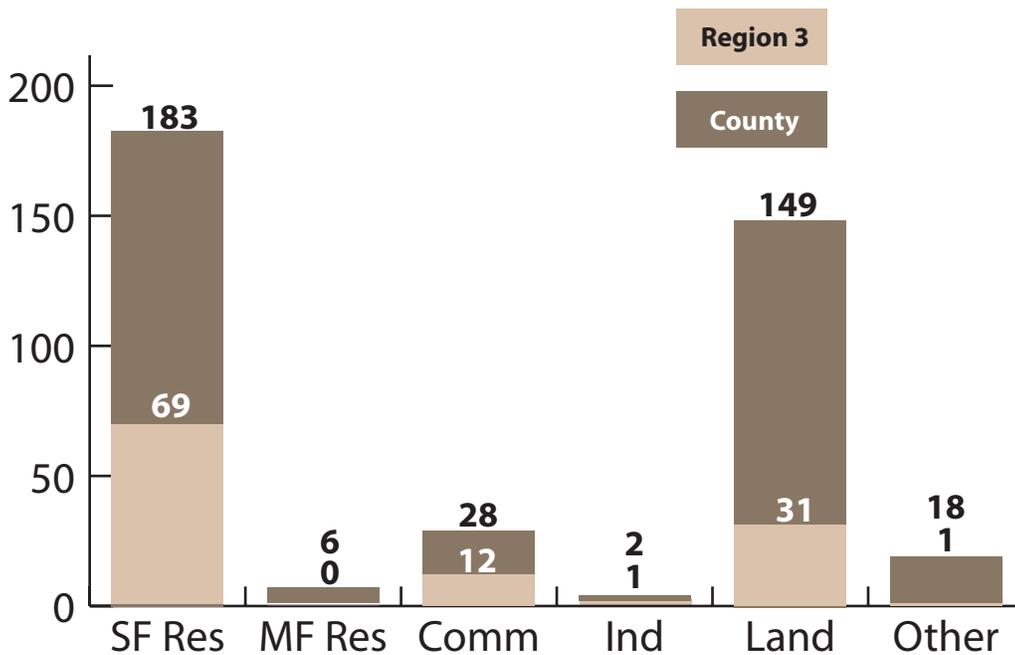
**VALLEY VIEW**  
SENIOR HIGH SCHOOL

Total Reviews..... 32  
 Lots Subdivided/Developed .....114  
 Acres Subdivided/Developed ..... 202  
 New Roads .....0.74 miles

	Subs	Lots	Acres
Archbald	3	6	2
Blakely	4	5	3
Carbondale City	6	10	6
Carbondale Twp	1	2	2
Dickson City	4	10	55
Fell	2	5	3
Jermyn	1	1	<1
Jessup	5	7	28
Mayfield	0	0	0
Olyphant	3	4	4
Throop	2	63	58
Vandling	1	1	41
<b>Totals</b>	<b>32</b>	<b>114</b>	<b>202</b>



Lots/Units Proposed in 2010

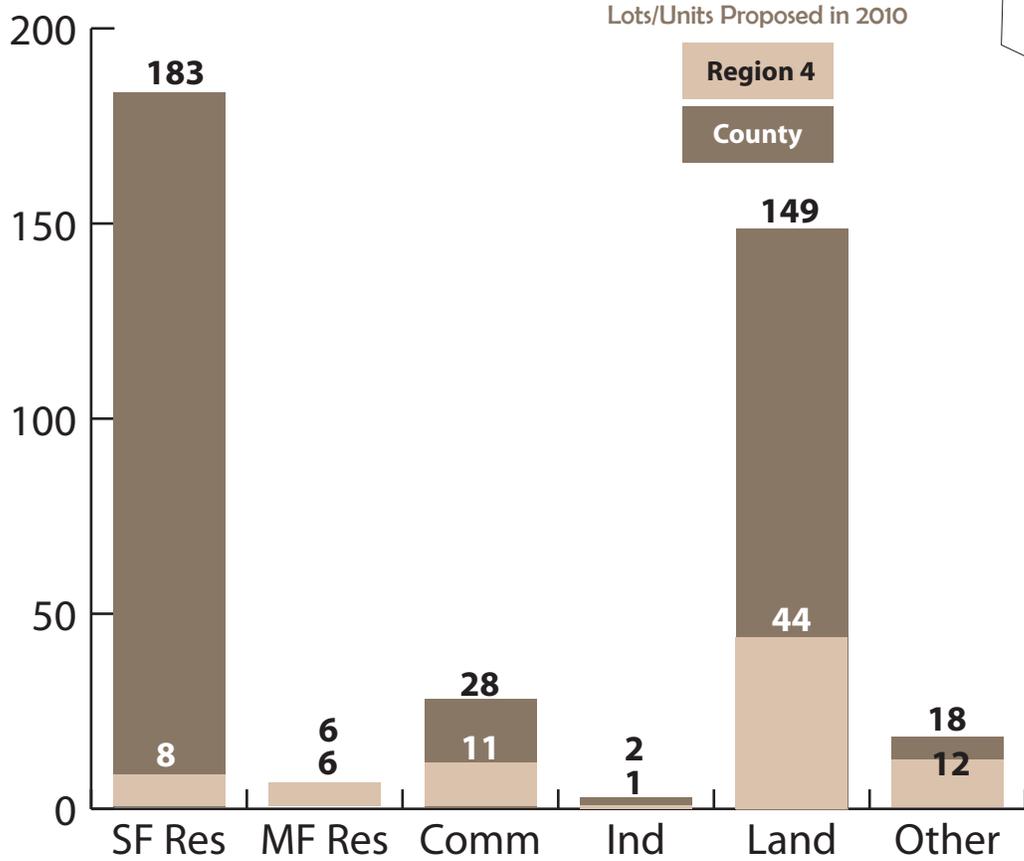
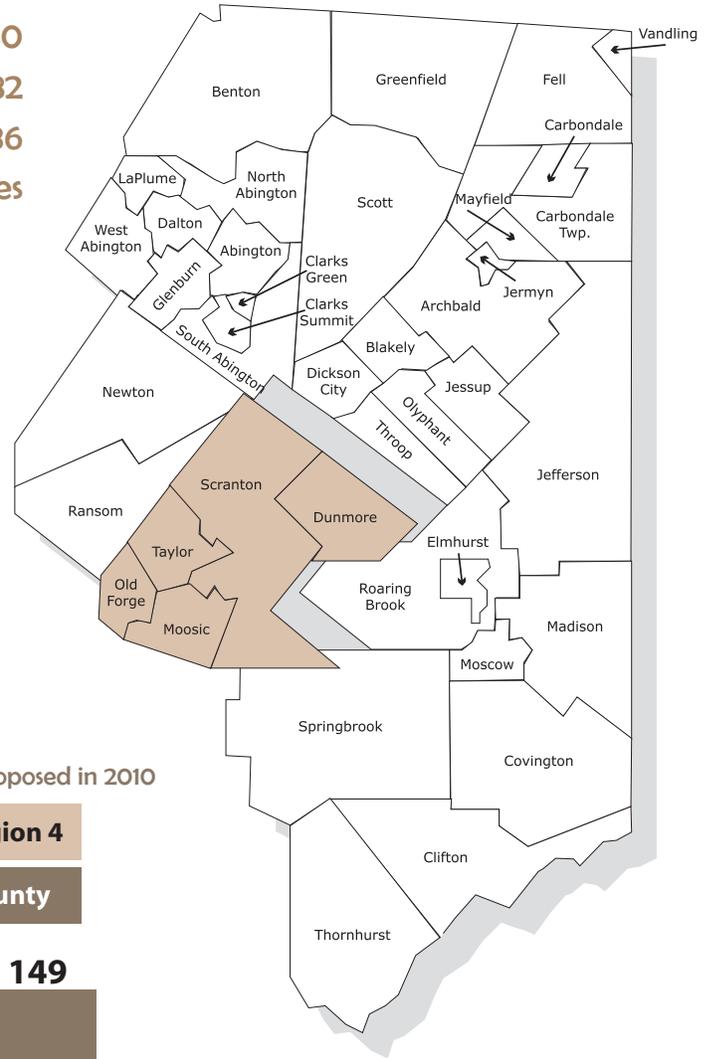




# Region 4 - City & Down Valley

Total Reviews.....**40**  
 Lots Subdivided/Developed.....**82**  
 Acres Subdivided/Developed.....**186**  
 New Roads.....**0 miles**

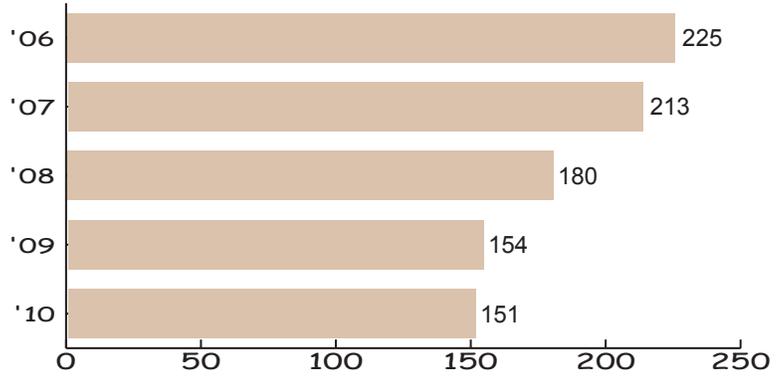
	Subs	Lots	Acres
Dunmore	3	4	29
Moosic	4	6	13
Old Forge	8	15	85
Scranton	21	44	19
Taylor	4	13	41
<b>Totals</b>	<b>40</b>	<b>82</b>	<b>186</b>



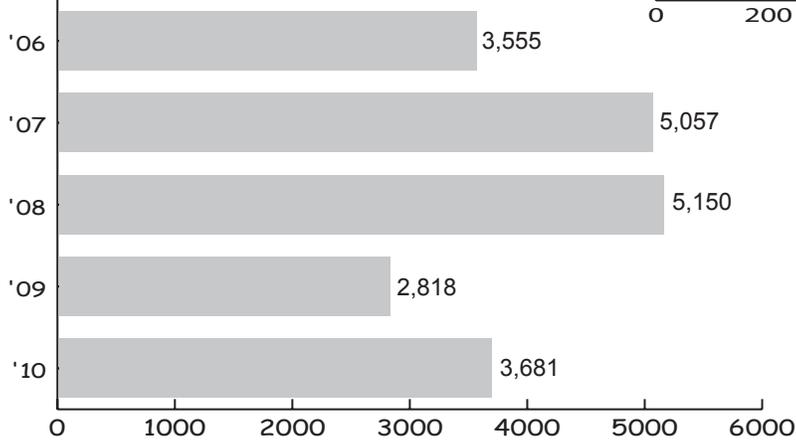
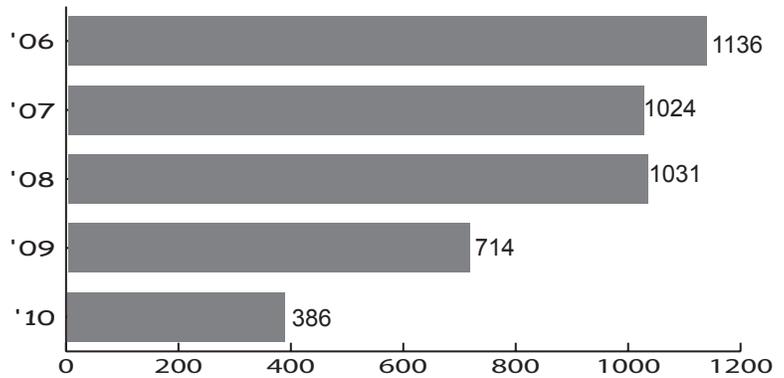


# Five-Year Review Analysis

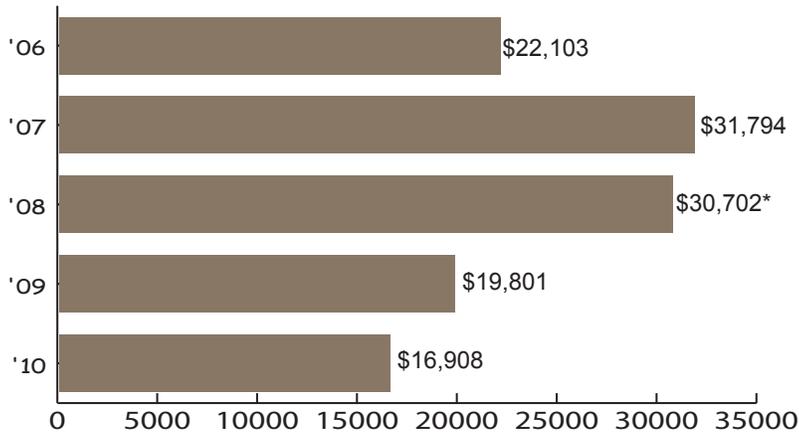
**Submissions**



**Lots/Units Proposed**

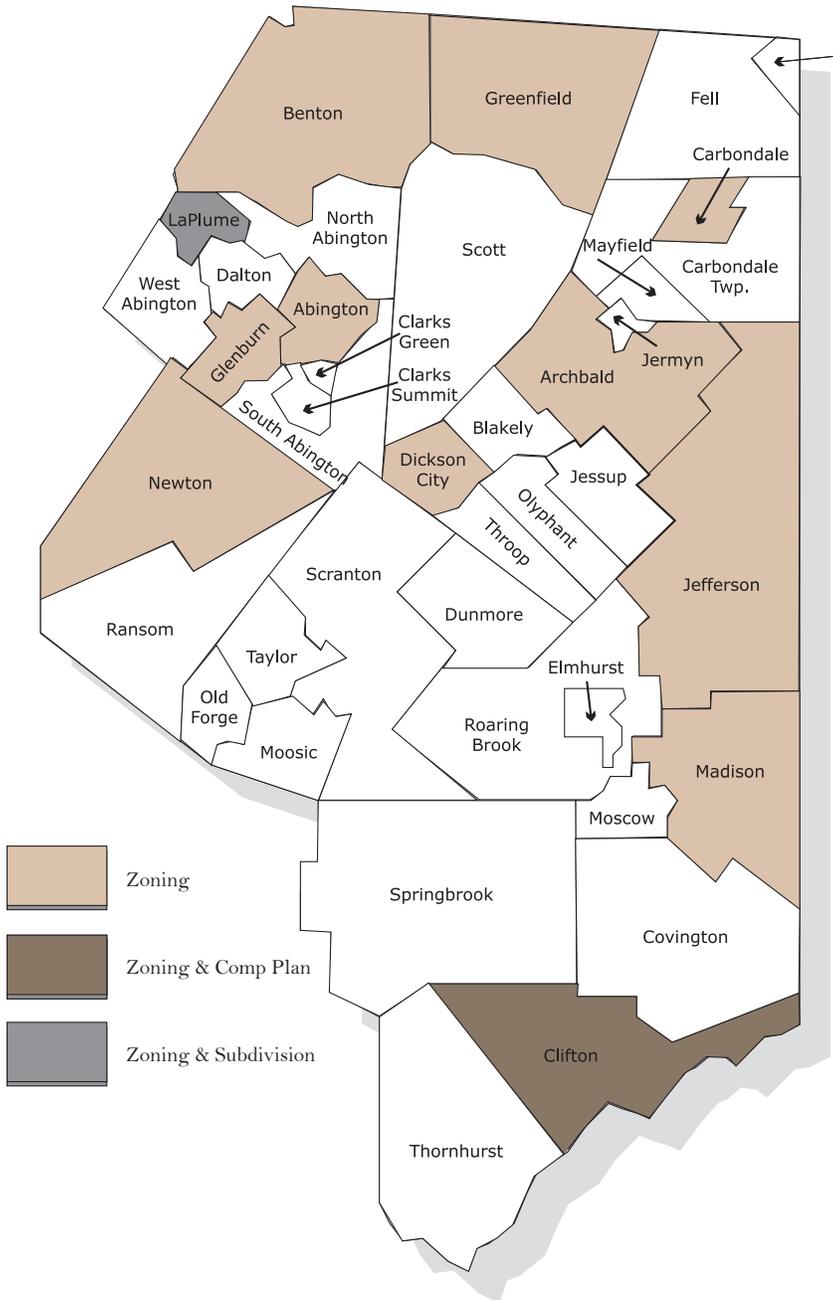


**Acres Affected**



**Review Fees**

\*The LCRPC implemented an increase in review fees on June 1, 2008.



## ZONING ORDINANCES

- Clifton: amendment (Jan)
- Dickson City: amendment (Jan)
- Newton: amendment (Feb)
- Greenfield: amendment (Mar)
- Abington: amendment (Mar)
- Archbald: amendment (Apr)
- Jefferson: new ordinance (Jun)
- Glenburn: amendment (Jul)
- Madison: amendment (Jul)
- Dickson City: amendment (Jul)
- LaPlume: amendment (Jul)
- Carbondale City: amendment (Nov)
- Benton: amendment (Nov)

## SUBDIVISION/LD ORDINANCE

- LaPlume: amendment (Jul)

## COMPREHENSIVE PLAN

- Clifton: new regional plan (Apr)

The Municipalities Planning Code (Act 247) mandates that municipalities submit any proposed comprehensive plan or land-use ordinance, including any amendments, to the county planning agency prior to the municipality holding a public hearing thereon.

The county planning agency has 45 days to review and comment on initial ordinances or comprehensive replacements, 30 days to review and comment on amendments.

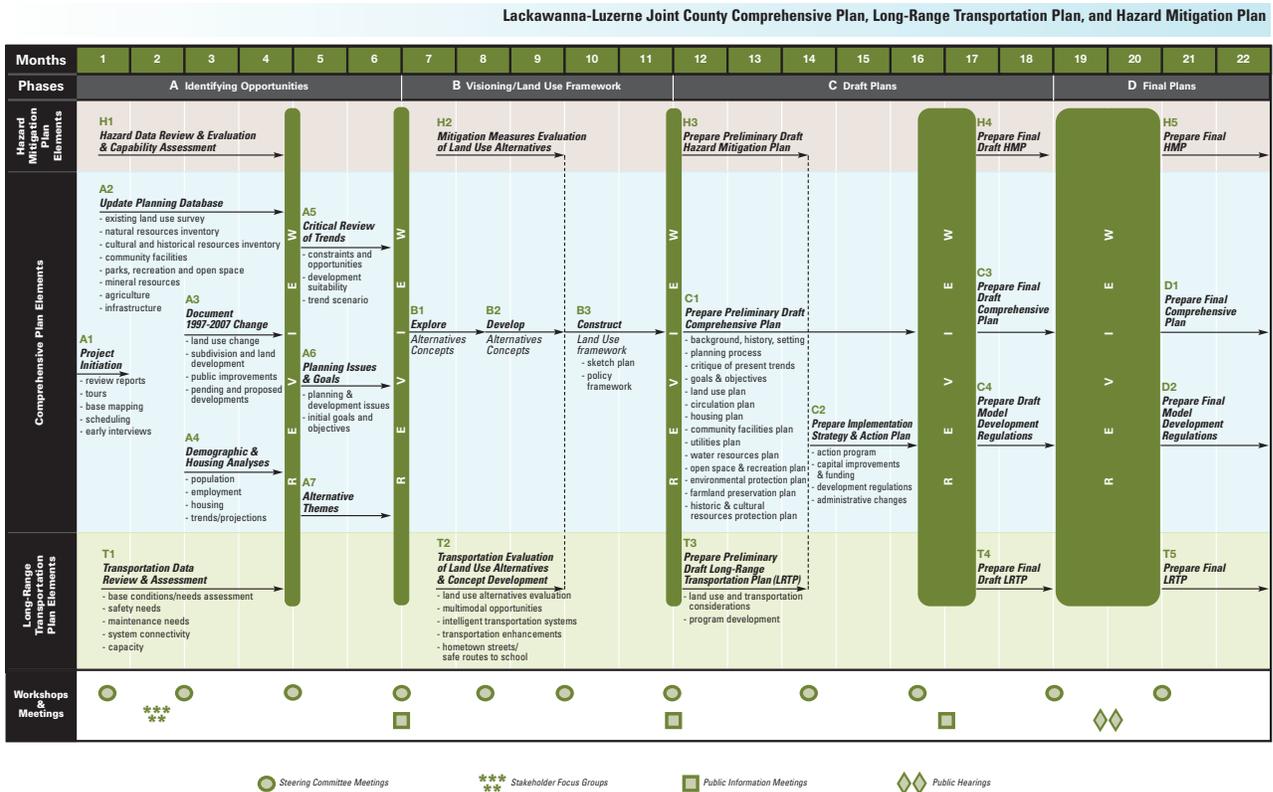
Within 30 days of enactment of any comprehensive

plan or land-use ordinance, including amendments, the municipality must forward a certified copy of said plan, ordinance, or amendment to the county planning agency for public record.

The MPC also mandates that county planning agencies offer mediation options to any municipality that believes its citizens will experience harm as a result of an ordinance or development plan in a contiguous municipality, if the contiguous municipality agrees.

# Bi-County Planning Projects

## Work Program Schedule



### BI-COUNTY COMPREHENSIVE PLAN & LONG RANGE TRANSPORTATION PLAN

A first draft of the Comprehensive Land Use and Long Range Transportation Plan has been completed by the Consultant Team and submitted to the two county planning commissions for review and comment. The planning commissions met to coordinate their comments which have been sent back to McCormick Taylor to be integrated into the plan. A meeting of the team will be held in early 2011 to review the "Lackawanna-Luzerne Regional Plan" before it is submitted to the county commissioners of both counties and the communities for comment in the spring of 2011. The schedule is to have the document adopted by the Lackawanna-Luzerne Transportation Study, the Metropolitan Planning Organization, for the two county area by June (the Long Range Trans-

portation Plan only) with the remainder of the document to be adopted by the Lackawanna and Luzerne County Commissioners by mid-summer.

### BI-COUNTY HAZARD MITIGATION PLAN

The Bi-County Hazard Mitigation Plan was the first of the three-part bi-county planning effort to be completed.

The HAZMIT plan was adopted by the county commissioners of both Lackawanna and Luzerne counties in December 2009. As of December 31, 2010, the plan had been adopted by thirty-seven (37) of the Lackawanna County's 40 municipalities.



## HIGHWAYS

*Unified Planning Work Program* - The LCRPC has an on-going contract with the Pennsylvania Department of Transportation to conduct a planning program for highway, bridge and transit related projects in Lackawanna County. There are a number of different emphasis areas that the Department of Transportation requires to be studied each year, including short and long term highway and transit system planning, transportation network monitoring, transportation systems management and coordination of land use and transportation planning. In state fiscal year 2010/2011 the LCRPC received funding in the amount of \$182,075 from the Federal Highway Administration, \$29,610 from the Pennsylvania Department of Transportation and \$54,802 from the Federal Transit Administration to complete these tasks. In 2011/2012 these amounts remain the same; however the Department is requesting that each MPO conduct a detailed assessment/inventory of local transportation assets and will provide an additional \$47,000 in Federal and \$11,750 in state funds to undertake this multi-year task.

*Transportation Improvement Program* - Pennsylvania Transportation Planning is outlined in a Twelve Year Transportation Improvement Program (TIP) which is reviewed and updated every two years. The list is prepared by the Metropolitan Planning Organizations (MPO) and Rural Planning Organizations (RPO) in the state and combined into a statewide funding document. Lackawanna County, along with Luzerne County, forms the Lackawanna/Luzerne Transportation Study (LLTS) MPO. The current TIP first four years was recently updated and includes numerous bridge rehabilitation/reconstruction projects, signal system upgrades and roadway improvements without adding any new projects that were not on the previous program due to funding constraints.

*Highway Planning* - The LCRPC sub-contracts with a consultant to take traffic volume and traffic classification

counts at a number of locations in Lackawanna County as part of numerous transportation planning activities. Most counts are done on a three-year cycle with some being taken annually on higher volume roadways. This information is available through the LCRPC offices.

## LONG RANGE TRANSPORTATION PLAN

As part of Lackawanna and Luzerne County's preparation of a Comprehensive Land Use, Long Range Transportation and Hazard Mitigation Plan, the update of the 2003-2025 Long Range Transportation Plan for the Lackawanna-Luzerne Transportation Study is nearing completion. A 1st draft of the document was reviewed by both counties and has been returned to the consultants for revision. This is the first bi-county, three planning emphasis area plan ever undertaken in the Commonwealth and could become a model for the remainder of the Commonwealth. The plan will cover all transportation modes including vehicular, pedestrian, air and rail transportation in both counties and has received funding from the Pennsylvania Department of Transportation, Pennsylvania Emergency Management Agency, the Pennsylvania Department of Economic and Community Development and the Pennsylvania Department of Conservation and Natural Resources.

## RAIL

*Scranton to New York City Passenger Rail* - Lackawanna County, in conjunction with Monroe County in Pennsylvania and Morris, Sussex and Warren Counties in New Jersey has over the past twenty-five years worked toward the resumption of rail passenger service to New York City. The first segment of the line from Andover Township in Sussex County to Port Morris in Morris County is now under construction as an extension of the existing New Jersey Transit service. This seven mile portion of the line represents  $\frac{1}{4}$  of the total Lackawanna Cut-off segment.





## GEOGRAPHIC INFORMATION SYSTEMS

The planning commission maintains GIS data for the county. In addition to parcel data, layer information include the following:

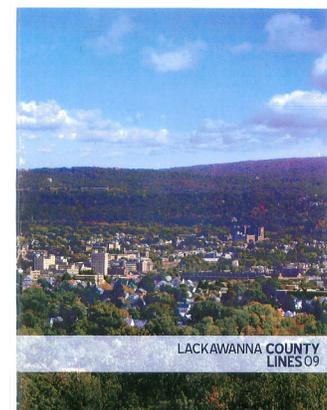
- State Senatorial and House District boundaries
- US Congressional District boundaries
- Voting Wards and District boundaries
- School District boundaries
- Municipal boundaries
- Hydrology (water bodies and water courses)
- Soils
- Building footprints
- Land-Use Classifications
- Street data (names and centerlines)
- 100-year Flood plain areas (non-layer)
- Topography (non-layer)
- Zoning (20 municipalities)
- Aerial photography (2002, 2005, 2008 flyovers)

GIS Coordinator, Steve Solon, developed and processed several requests for GIS data. 2010 revenues generated from these requests totaled \$10,900.

A Webviewer for internal county and public use has been developed using the software MapJazz. Parcels, addresses, and property owners can be searched and located and various GIS layers can be viewed and printed. The Webviewer for public use is available on the terminals in the Gateway Center on the first floor of the Jefferson Annex building.

## COUNTY LINES

Due to an excess number of 2009 County Lines, a 2010 edition was not published. Publication of the popular, 127-page reference book will resume in 2011.





# Letters of Support, Conferences, & Workshops

## LETTERS OF SUPPORT

The LCRPC issued the following letters of support during 2010:

- PA Environmental Council, Rural Business Enterprise Grant for the Pocono Forest and Water Conservation Landscape.
- Dickson City Borough, USDA Rural Development Grant for renovations to the Dickson City Civic Center.
- Covington Township, DCNR grant for development of a Mofat Estate playground.
- City of Scranton, DCNR grant for the rehabilitation of Fellows Park.
- Lackawanna Heritage Valley Authority, DCNR grant for the Lackawanna River Heritage Trail signage and Trail Guidebook.
- Clarks Summit-South Abington Joint Sewer Authority, grant for the upgrading of the wastewater conveyance and treatment facilities.
- Lower Lackawanna Valley Sanitary Authority, USDA Rural Development grant for improvements to the wastewater facilities.
- Taylor Borough, US EPA Brownfields Grant for the Taylor Colliery Redevelopment project.
- Abington Area Joint Recreation Board, DCNR grant for improvements to the Abington Area Community Park.
- Scranton Sewer Authority, PENNVEST grant for upgrades to the sewage treatment plant.
- Old Forge Borough, Growing Greener Grant for revegetation of the Lackawanna River bank.
- Blakely Borough, DCED Local Share Gaming Grant for construction of an EMA building and storage center for police and DPW equipment.
- Old Forge Borough, DCED Local Share Gaming Grant for improvements to the Old Forge Community Park.
- Dickson City Borough, DCED Local Share Gaming Grant for renovations to the Dickson City Civic Center.
- Dickson City Borough, DCED Local Share Gaming Grant for improvements to VFW Park.
- Taylor Borough, DCED Local Share Gaming Grant for an extension of the West Taylor Street storm sewer project.
- Carbondale Technology Transfer Center, DCED Local Share Gaming Grant for renovations and “green” improvements to the Clifford of Vermont building for an incubator facility.

## American Planning Association - PA Chapter

### 2010 Annual Conference, Lancaster Marriott at Penn Square

Steve Pitoniak attended the 2010 APA-PA conference. The Central Section of APA-PA hosted the 2010 event on October 3-5, which drew 400+ planners from across the state to the City of Lancaster.

## American Planning Association - PA Chapter

### 2011 Annual Conference, Hilton Scranton & Conference Center

The Northeast Section of APA-PA will be hosting the 2011 conference from October 16-18. Harry Lindsay, Steve Pitoniak, and Mary Liz Donato are all serving on the Planning Committee, which has been meeting monthly since July for conference preparations. Harry is serving on the Fundraising subcommittee; Steve is serving on the Programs subcommittee; and Mary Liz is serving on the Scholarship/Basket Raffle subcommittee.

## PennDOT Planning Partners Annual Meeting Grantsville

Steve Pitoniak and Jason Price attended the annual Planning Partners meeting in October, which covered numerous transportation planning issues.

## Transportation/PennDOT Workshops

### Various Locations

Steve Pitoniak and Jason Price attended several workshops on transportation-related issues throughout the year.

## Lackawanna County Open Space Advisory Committee

Mary Liz Donato attended several meetings of the open space advisory committee, which prepared a Needs Assessment for the development and funding of an open space program in the county. A ballot measure survey conducted by a public opinion research and strategy firm in August 2010 revealed that 63% of likely voters in Lackawanna County supported a \$30 million bond measure for funding the program.

## PA Land Choices for Secondary Social Studies Teachers

### Act 48 Credits Course

Mary Liz Donato was one of several instructors for this one-day course sponsored by the Lackawanna Heritage Valley Authority. The course, developed by PA DCNR that familiarizes high-school teachers about land-use issues in the Commonwealth, was conducted on October 5 at the Scranton Cultural Center. It drew over 40 teachers from across northeastern Pennsylvania.

## Airport Hazard Zoning Ordinance Workshop

Steve Pitoniak attended a workshop on the action plan for implementing state-mandated local airport hazard zoning ordinances. The workshop, sponsored by PENNDOT, was held on August 4. Several county municipalities are within the Approach and Conical Zones of the Wilkes-Barre/Scranton International Airport, Seamans Field, and Spring Hill Airport.



## 2010 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
<b>Abington</b>					
	Lands of Hennemuth	Single-Family Residential	2	2.59	0
	Lands of Pease & Onofrey	Land Only	3	2.91	0
	Lands of Piazza	Single-Family Residential	2	1.48	0
<b>Municipality Totals:</b>			<b>7</b>	<b>6.98</b>	<b>0</b>
<b>Archbald</b>					
	Augelli/Clarke Subdivision	Land Only	2	0.39	0
	Lands of Barcarola	Land Only	2	0.41	0
	Rock Bottom Excavating	Commercial/Office	2	1.31	0
<b>Municipality Totals:</b>			<b>6</b>	<b>2.11</b>	<b>0</b>
<b>Benton</b>					
	Lands of Chlewski	Land Only	2	133	0
	Lands of Chlewski II	Land Only	3	90	0
	Lands of Wright	Land Only	2	90	0
<b>Municipality Totals:</b>			<b>7</b>	<b>313</b>	<b>0</b>
<b>Blakely</b>					
	Lands of Angeloni	Single-Family Residential	2	0.47	0
	Lands of Marino	Land Only	1	0.42	0
	Llewellyn Lands	Land Only	1	0.21	0
	New Mini-Market	Commercial/Office	1	1.5	0
<b>Municipality Totals:</b>			<b>5</b>	<b>2.6</b>	<b>0</b>
<b>Carbondale</b>					
	D&L Realty/K. Wigfall Trust	Single-Family Residential	2	3.65	0
	Lands of Marino Realty Inc.	Land Only	2	0.06	0
	Lands of Mazza	Land Only	2	0.17	0
	Mancuso Land Development	Commercial/Office	1	0.32	0
	Pioneer Plaza - Final Plan	Commercial/Office	1	1.56	0
	Sweder Add-on Lot	Land Only	2	0.11	0
<b>Municipality Totals:</b>			<b>10</b>	<b>5.87</b>	<b>0</b>
<b>Carbondale Township</b>					
	Lands of Carrier Coal Enterprises	Land Only	2	1.79	0
<b>Municipality Totals:</b>			<b>2</b>	<b>1.79</b>	<b>0</b>
<b>Clarks Summit</b>					
	Bartoletti Office Building	Commercial/Office	1	0.95	0
	Highland Real Est. Lot Comb. 3	Land Only	1	1.72	0
	Lands of Decker	Land Only	1	0.17	0
	Lands of Lampman	Land Only	1	0.68	0
	Lands of Schiavi	Land Only	1	0.4	0
	North Clarks Summit Tower	Other*	1	0.08	0
<b>Municipality Totals:</b>			<b>6</b>	<b>4</b>	<b>0</b>
<b>Clifton</b>					
	Lands of Jones	Single-Family Residential	2	10.03	0
	Lands of Trifecta LLC	Land Only	2	42	0
<b>Municipality Totals:</b>			<b>4</b>	<b>52.03</b>	<b>0</b>
<b>Covington</b>					

## 2010 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreeage	New Roads (lf)
	B & B Realty Land Dev.	Commercial/Office	1	10.95	0
	Bracey/Dunkin Donuts	Commercial/Office	1	1	0
	Covington Park Ph. 1	Other*	1	413.7	0
	Lackawanna Coll. Env. Inst.	Other*	1	3.6	0
	Lands of Smerdon	Single-Family Residential	2	2.14	0
	Lands of Storm	Land Only	2	5.39	0
	Lands of VanBrunt	Land Only	2	11.06	0
<b>Municipality Totals:</b>			<b>10</b>	<b>447.84</b>	<b>0</b>
<b>Dickson City</b>					
	Allen and Janice Jackson Subdivision	Commercial/Office	4	46.49	0
	Burgette Excavation LLC	Industrial	1	1.32	0
	Lands of Brown	Land Only	2	2.58	0
	Lands of Caban	Land Only	3	4.48	0
<b>Municipality Totals:</b>			<b>10</b>	<b>54.87</b>	<b>0</b>
<b>Dunmore</b>					
	Bolus Building	Commercial/Office	1	0.75	0
	Lands of Thomson #1/#2, LLC	Land Only	2	27.38	0
	Woelkers Medical Office Building	Commercial/Office	1	0.65	0
<b>Municipality Totals:</b>			<b>4</b>	<b>28.78</b>	<b>0</b>
<b>Fell</b>					
	Lands of Edwards	Single-Family Residential	3	3.23	0
	Lands of Toolan	Land Only	2	0.08	0
<b>Municipality Totals:</b>			<b>5</b>	<b>3.31</b>	<b>0</b>
<b>Glenburn</b>					
	Lands of Balwin	Single-Family Residential	2	8.8	0
	Lands of Hewlett	Land Only	2	97.2	0
<b>Municipality Totals:</b>			<b>4</b>	<b>106</b>	<b>0</b>
<b>Greenfield</b>					
	Burgio Lot Consolidation	Land Only	1	0.42	0
	DeFazio Add-on Lot	Land Only	2	0.14	0
	Kastawa Lot Combination	Land Only	1	17.4	0
	Lands of Blank	Single-Family Residential	2	1.57	0
	Lands of Grizzanti	Single-Family Residential	2	1	0
	Lands of Healey	Single-Family Residential	3	100	0
	Lands of Walczak	Single-Family Residential	3	45.41	0
	Lands of White	Single-Family Residential	2	46.33	0
<b>Municipality Totals:</b>			<b>16</b>	<b>212.27</b>	<b>0</b>
<b>Jefferson</b>					
	Great Bend Holdings	Commercial/Office	1	4.6	0
	Lands of Bedford	Single-Family Residential	2	4.37	0
	Lands of Black	Land Only	1	0.91	0
	Lands of Canterbury	Single-Family Residential	2	5.3	0
	Lands of Conlin	Land Only	2	2.93	0
	Lands of Cummings	Land Only	2	33.83	0
	Lands of Ehrich	Land Only	1	0.72	0

## 2010 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreeage	New Roads (lf)
	Lands of Elston	Single-Family Residential	6	22.66	0
	Lands of Romaniello	Single-Family Residential	2	15.02	0
	Lands of Spangenberg	Land Only	1	1.36	0
	Lands of Zeiler	Single-Family Residential	2	7.5	0
	Moosic Lakes Subdivision	Single-Family Residential	13	20.95	1050
<b>Municipality Totals:</b>			<b>35</b>	<b>120.15</b>	<b>1050</b>
<b>Jermyn</b>					
	Lands of C.F. Realty	Land Only	1	0.52	0
<b>Municipality Totals:</b>			<b>1</b>	<b>0.52</b>	<b>0</b>
<b>Jessup</b>					
	Jessup Technology Incubator Building	Commercial/Office	1	13.64	
	Lands of Arnoni	Land Only	1	0.69	0
	Lands of Ermel	Land Only	2		0
	Lands of Phillips Trust	Land Only	2	0.18	0
	Technology Incubator Building	Commercial/Office	1	13.64	0
<b>Municipality Totals:</b>			<b>7</b>	<b>28.15</b>	<b>0</b>
<b>Madison</b>					
	Fieramosca Land Development	Single-Family Residential	1	18.57	0
	Kevin May Subdivision	Land Only	2	4.25	0
	Lands of Kogan	Single-Family Residential	1	25.52	0
	Lands of Lee	Land Only	2	62.33	0
	Lands of Mele Enterprises	Land Only	2	28.91	0
	Robert Matchulat Subdivision	Land Only	2	1.44	0
<b>Municipality Totals:</b>			<b>10</b>	<b>141.02</b>	<b>0</b>
<b>Moosic</b>					
	Geisinger Glenmaura Clinic	Commercial/Office	1	11.6	0
	Lands of Connor	Land Only	2	0.18	0
	Lands of Holmes & O'Hearn	Land Only	2	1.1	0
	Lands of Woehrle	Land Only	1	0.27	0
<b>Municipality Totals:</b>			<b>6</b>	<b>13.15</b>	<b>0</b>
<b>Moscow</b>					
	Lands of Mendicino	Land Only	2	2.6	0
<b>Municipality Totals:</b>			<b>2</b>	<b>2.6</b>	<b>0</b>
<b>Newton</b>					
	Countryside Community Church	Other*	1	17.87	0
	Kelly Subdivision	Single-Family Residential	8	23.13	500
	Lands of Gilpin	Land Only	2	1.3	0
	Lands of Kessler & Murtaj	Land Only	2	22.33	0
	Lands of Kostiak & Phillips	Land Only	4	88.26	0
	Lands of Roy & Thompson	Land Only	3	2.3	0
	Lands of Thompson	Single-Family Residential	2	12.93	0
<b>Municipality Totals:</b>			<b>22</b>	<b>168.12</b>	<b>500</b>
<b>Old Forge</b>					
	Arcaro & Genell Addition - Rev	Commercial/Office	1	0.34	0
	Lands of Beatrice Litwak Estate	Land Only	1	0.8	0

## 2010 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Gillette	Land Only	2	0.26	0
	Lands of Graziano	Land Only	3	0.96	0
	Lands of Hynoski-Strenkoski	Land Only	2	0.51	0
	Lands of Popple	Land Only	3	81.69	0
	Lands of Scavo	Land Only	1	0.1	0
	Lands of Wastak & Reviello	Land Only	2	0.31	0
<b>Municipality Totals:</b>			<b>15</b>	<b>84.97</b>	<b>0</b>
<b>Olyphant</b>					
	Lands of Geoffroy	Land Only	2	1.03	0
	Lands of Piccini	Land Only	1	0.64	0
	Tiger Tours Bus Garage	Commercial/Office	1	2	0
<b>Municipality Totals:</b>			<b>4</b>	<b>3.67</b>	<b>0</b>
<b>Ransom</b>					
	Falling Springs Estates Phase 1 Final	Single-Family Residential	22	340.51	6742
	Lands of Borek	Single-Family Residential	2	9.81	0
	Lands of Richards Estate	Single-Family Residential	4	242.26	0
	Lands of Sabia	Single-Family Residential	2	46.7	0
	Ransom Recreational Shooting Sports	Commercial/Office	1	614.52	0
<b>Municipality Totals:</b>			<b>31</b>	<b>1253.8</b>	<b>6742</b>
<b>Roaring Brook</b>					
	Daria Development - Rev	Single-Family Residential	4	14.12	190
	Lands of Erhard	Land Only	2	7.18	0
<b>Municipality Totals:</b>			<b>6</b>	<b>21.3</b>	<b>190</b>
<b>Scott</b>					
	Lands of Ciotti - Rev	Land Only	2	0.69	0
	Lands of Clark	Single-Family Residential	2	5.1	0
	Lands of Holly	Single-Family Residential	2	5.17	0
	Lands of Maiolatesi Farms	Land Only	4	35	0
	Lands of Popovich	Single-Family Residential	2	139.97	0
	Verizon Wireless - Chap. Lake	Other*	1	0.23	0
<b>Municipality Totals:</b>			<b>13</b>	<b>186.16</b>	<b>0</b>
<b>Scranton</b>					
	EH Self-Storage Sub & LD	Commercial/Office	2	1.43	0
	Integrated Marketing Solutions- Sonic Res	Commercial/Office	1	0.83	0
	Kanton Office Building	Commercial/Office	1	0.26	0
	Lands of Andres	Land Only	2	0.48	0
	Lands of Beauvais	Land Only	2	0.27	0
	Lands of Burns II	Land Only	2	0.19	0
	Lands of Chomko	Land Only	1	0.96	0
	Lands of Fisch	Land Only	2	0.34	0
	Lands of Franceschelli	Land Only	1	1.13	0
	Lands of Johnson	Land Only	2	0.55	0
	Lands of Kevin Pugh & Lana Fishel	Commercial/Office	2	0.91	0
	Lands of Kraser	Land Only	1	0.14	0

## 2010 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreege	New Roads (lf)
	Lands of Moosic Realty	Land Only	2	1.09	0
	Lands of O'Brien	Land Only	2	2	0
	Lands of Pellegrino	Single-Family Residential	2	1.1	0
	Lands of Von Bergen	Multi-Family Residential	2	0.13	0
	N & D Realty, LLC	Industrial	1	1.06	0
	Tobyhanna Fed. Credit Union	Commercial/Office	1	1.04	0
	University of Scranton Lands	Land Only	2	1.24	0
	University of Scranton Upper Class Resid	Multi-Family Residential	1	1.24	0
	Woodland Dormitory Buildings	Other*	12	2.32	0
<b>Municipality Totals:</b>			<b>44</b>	<b>18.71</b>	<b>0</b>
<b>South Abington</b>					
	Lands of Good Shepherd Corp.	Land Only	2	101.37	0
	Lands of Jackson	Land Only	2	1.9	0
	Lands of Swoboda	Single-Family Residential	2	0.71	0
	Pondview Subdivision Ph. III	Single-Family Residential	2	3.1	0
<b>Municipality Totals:</b>			<b>8</b>	<b>107.08</b>	<b>0</b>
<b>Springbrook</b>					
	Lands of Delhagen	Land Only	2	19.03	0
	Lands of Gensel	Land Only	2	10.75	0
	Lands of Gintoff	Land Only	1	27.93	0
	Lands of Nicosia & Messarosh	Land Only	3	91.46	0
<b>Municipality Totals:</b>			<b>8</b>	<b>149.17</b>	<b>0</b>
<b>Taylor</b>					
	Kearney Project	Multi-Family Residential	3	0.19	0
	Lands of DiRienzo & Rowinski	Land Only	2	17.1	0
	Rockledge Mobile Homes, Inc.	Land Only	2	19.2	0
	Third Street Subdivision	Single-Family Residential	6	4.3	0
<b>Municipality Totals:</b>			<b>13</b>	<b>40.79</b>	<b>0</b>
<b>Thornhurst</b>					
	Bowsfield Lot Consolidation	Single-Family Residential	1	1.03	0
<b>Municipality Totals:</b>			<b>1</b>	<b>1.03</b>	<b>0</b>
<b>Throop</b>					
	Mid-Valley Elementary School Additions	Other*	1	32.49	0
	Schoolside Estates Phase II	Single-Family Residential	62	26	3900
<b>Municipality Totals:</b>			<b>63</b>	<b>58.49</b>	<b>3900</b>
<b>Vandling</b>					
	Maple Ridge Estates Lot Comb	Land Only	1	41.04	0
<b>Municipality Totals:</b>			<b>1</b>	<b>41.04</b>	<b>0</b>
<b>Annual Totals:</b>			<b>386</b>	<b>3681.37</b>	<b>12382</b>