



**Lackawanna County  
Regional Planning Commission**

# Annual Report 2007

Prepared by the  
*Lackawanna County*  
*Department of Planning and Economic Development*



## Cover Photos:

Top:

Streetscape: South State Street, Borough of Clarks Summit

Bottom:

Historic YMCA Building: North Main Street, City of Carbondale

Lackawanna County  
Department of Planning and Economic Development

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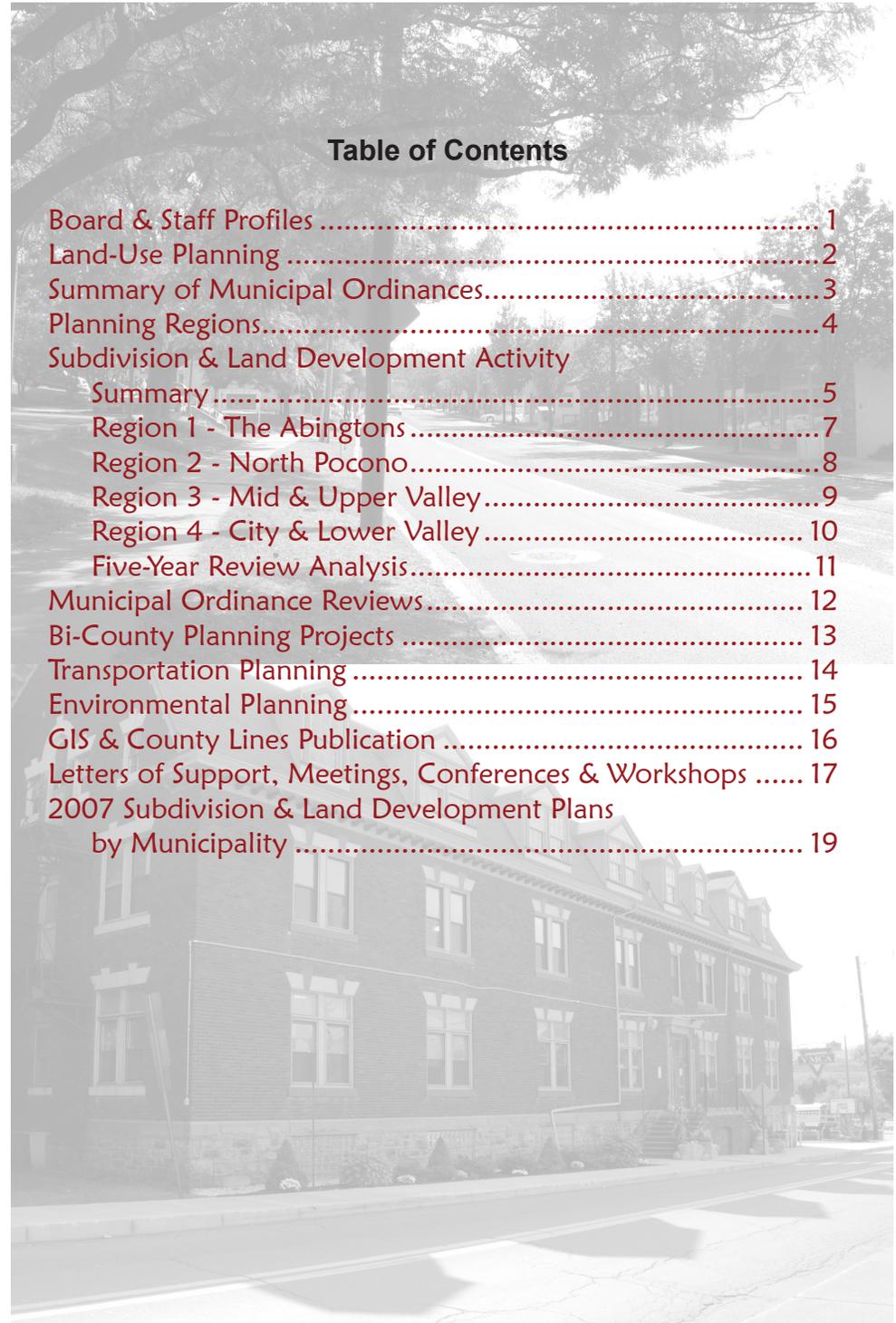
**Director**  
Harry D. Lindsay

**Planning Staff**  
Steve Pitoniak, Transportation Planning Manager  
Mary Liz Donato, Regional Planning Manager  
Stephen Solon, GIS Coordinator  
Robert Ghigliarelli, Technician  
Ellen Gatto, Secretary/Receptionist

**Planning Commission Board**  
Patrick Dempsey, Chairman  
John Pocius, Vice-Chairman  
David Petrosky, Secretary  
Bonnie Rosiak, Treasurer  
John Segilia  
Joseph Lorince  
Kathleen Graff  
Paul Wendolowski  
Rosemary Broderick

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2007 Planning Commission Board

Patrick Dempsey, Chairman  
Dunmore, 1st Appt. 1969

John Pocius, Vice-Chairman  
Scranton, 1st Appt. 2004

David Petrosky, Secretary  
Covington Twp, 1st Appt. 2004

Bonnie Rosiak, Treasurer  
Benton Twp, 1st Appt. 2004

John Segilia  
Moosic, 1st Appt. 2004

Joseph Lorince  
Dunmore, 1st Appt. 2007

Kathleen Graff  
Abington Twp, 1st Appt. 2007

Paul Wendolowski  
Newton Twp, 1st Appt. 2007

Rosemary Broderick  
South Abington Twp, 1st Appt. 2007



2007 Planning Department Staff

Steve Pitoniak, Executive Senior Planner  
Penn State University  
Jessup, On staff since 1981

Mary Liz Donato, Senior Planner  
East Stroudsburg University  
Madison Twp, On staff since 1987

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

Marisa Bevilacqua, Assistant Planner  
Penn State University  
Dunmore, On staff since 2005

Robert Ghigiarelli, Technician  
Rutgers University  
Old Forge, On staff since 2005, also 1998-2003

Chris Mathewson, Technician  
Dunmore HS  
Dunmore, On staff since 2006

## 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, have begun the process of developing and implementing a Bi-County Comprehensive, Long-Range Transportation Plan, and Hazard Mitigation Plan. The project is being funded by state and local monies. McCormick-Taylor of Philadelphia has been chosen as the consultant to head the anticipated 22-month project. The consultant team also consists of Borton-Lawson of Wilkes-Barre, Ceco Associates of Scranton, and Vision Planning of Columbia, Maryland. See Page 13 for additional information on the bi-county plans.

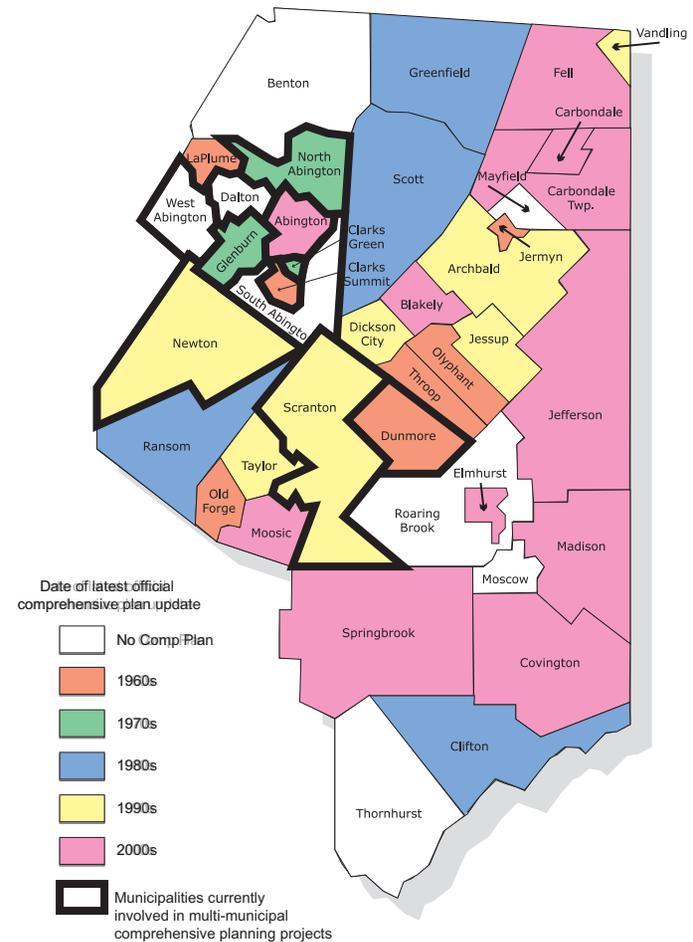
### Local and Regional Comprehensive Plans

Thirty-two (32) of the county’s 40 municipalities have developed comprehensive plans. In addition, eleven (11) municipalities are currently involved in one (1) regional comprehensive planning project.

### Scranton-Abingtons Planning Association

Eleven county municipalities (11) have formed the Scranton-Abingtons Planning Association (SAPA). Together, these municipalities comprise 50% of the county’s population and 20% of the land area. The SAPA group has also hired the consulting firm, McCormick-Taylor, and is working closely with the Bi-County Plan. The LCRPC passed a resolution pledging support to SAPA’s regional planning efforts.

Municipal Comprehensive Plans Adopted



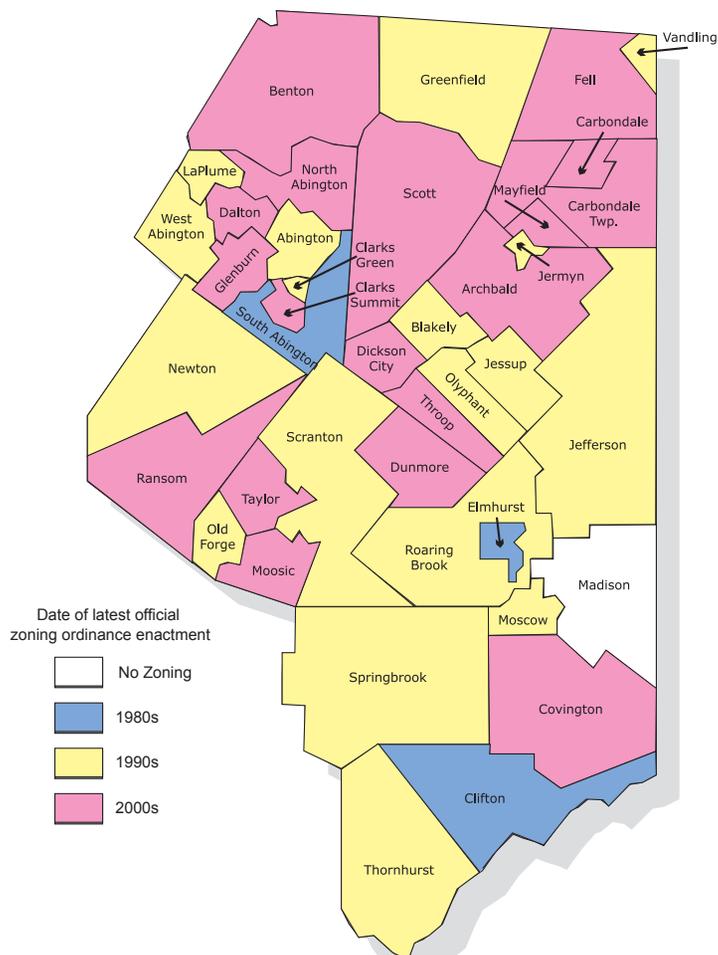
## Zoning

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. Thirty-nine (39) of the county's 40 municipalities have local zoning regulations in effect. The fortieth is currently working on the implementation of a zoning ordinance.

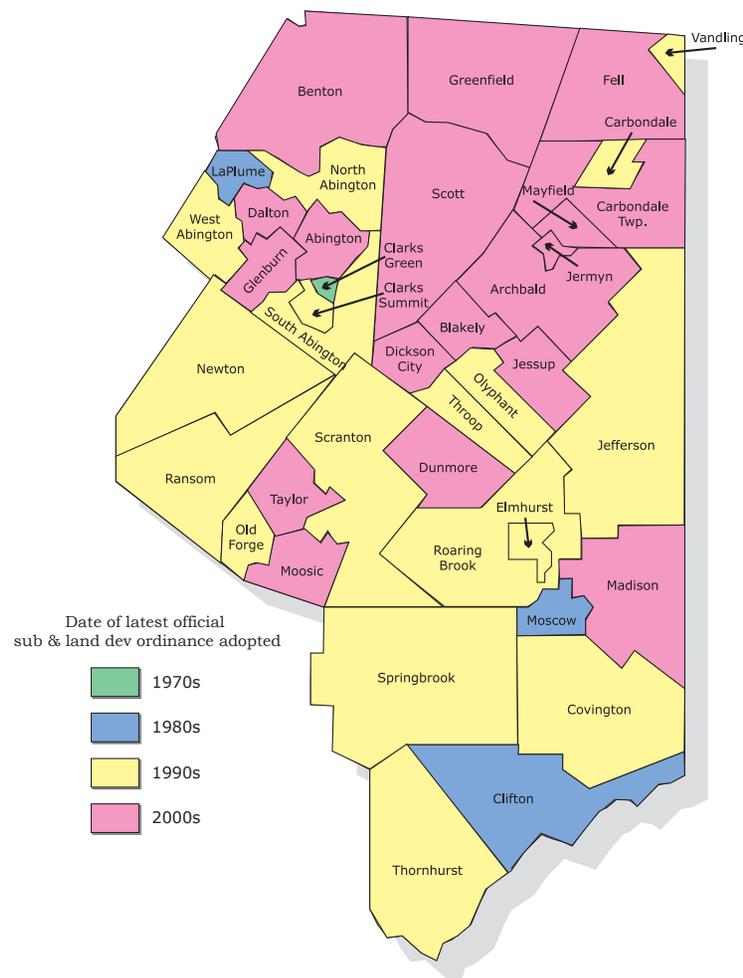
## Subdivision and Land Development

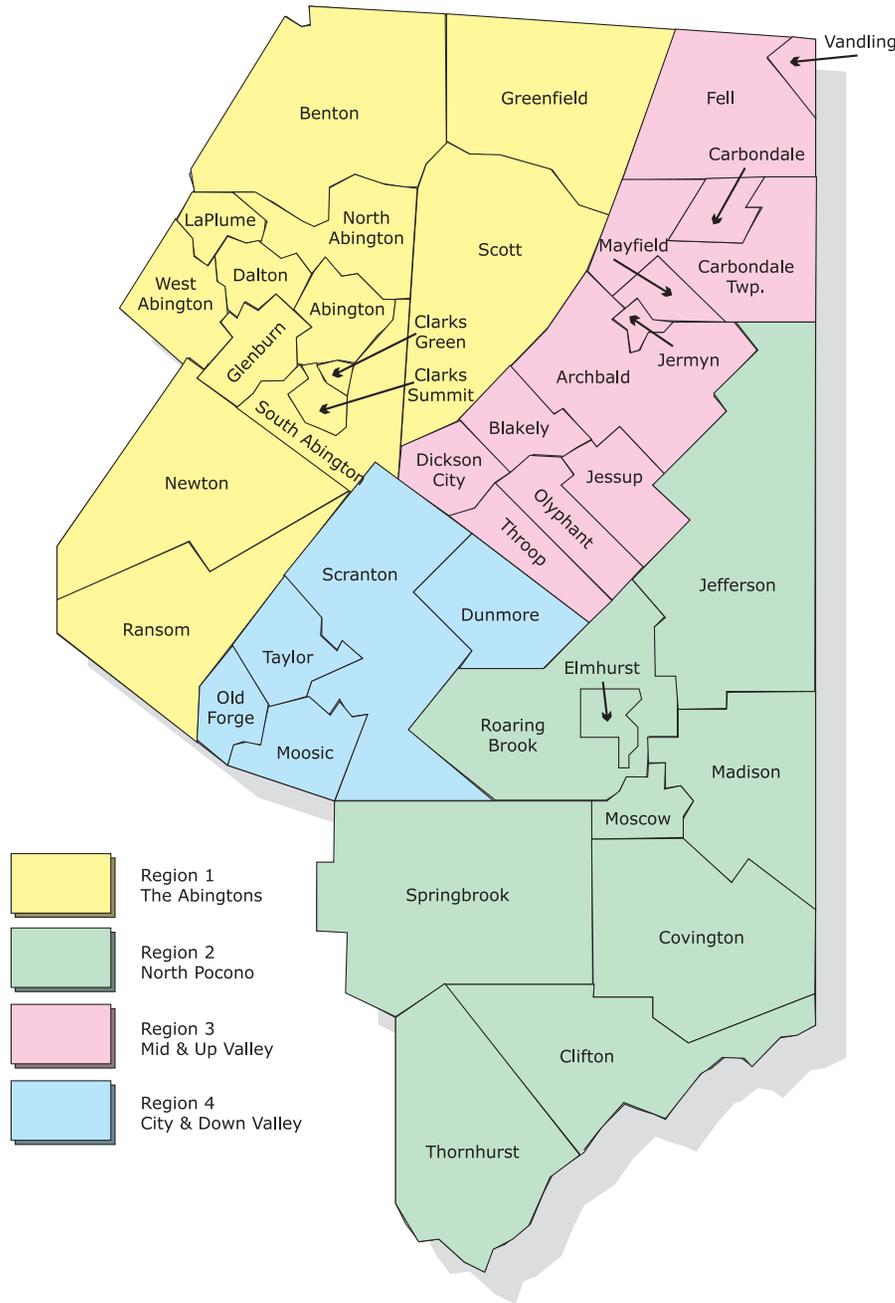
A subdivision and land development ordinance is a law requiring the review and approval of plot and site plans, and specifying criteria on how to develop land. Subdivisions entail the creation, re-location, or removal of property lines and the development of new roads and infrastructure, such as sewer, 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.

**Municipal Zoning Ordinances Adopted**  
(Adoption of latest comprehensive revision; subsequent amendments not included.)



**Municipal Subdivision & Land Development Ordinances Adopted**  
(Adoption of latest comprehensive revision; subsequent amendments not included.)





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  
 2006 Est. Population: 34,958  
 Square Miles: 156

**Region 2 (North Pocono)**

Municipalities: 9  
 School Districts: 1  
 2006 Est. Population: 17,501  
 Square Miles: 179.2

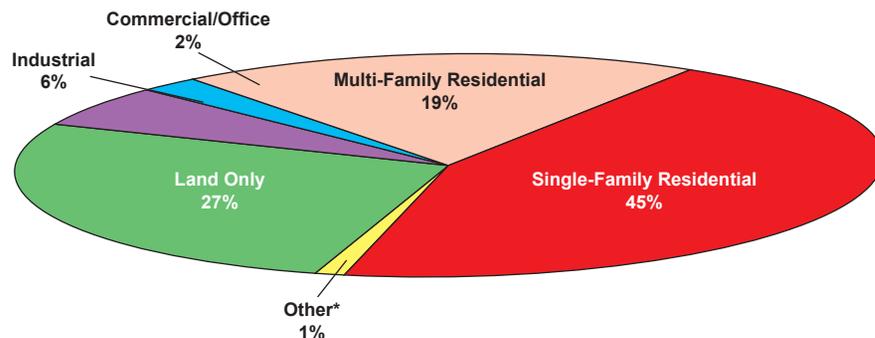
**Region 3 (Mid & Up Valley)**

Municipalities: 12  
 School Districts: 4.5  
 2006 Est. Population: 49,926  
 Square Miles: 79.6

**Region 4 (City & Down Valley)**

Municipalities: 5  
 School Districts: 4  
 2006 Est. Population: 107,343  
 Square Miles: 49.4

Total Reviews.....213  
 Lots Subdivided/Developed.....1,024  
 Acres Subdivided/Developed..... 5,057  
 New Roads.....13.17 miles  
 Review Fees.....\$31,794



Development by Lots/Units

	Lots/Units	Percent
Single-Family Residential	456	45%
Multi-Family Residential	199	19%
Commercial/Office	23	2%
Industrial	59	6%
Land Only	278	27%
Other*	9	1%
<b>Total</b>	<b>1,024</b>	<b>100%</b>

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

During 2007, the LCRPC reviewed 213 submittals, 12 less than 2006. Lots plotted or proposed for development numbered 1,024; nonresidential buildings created 3,376,852 square feet of new floor area; and 5,057 acres were affected.

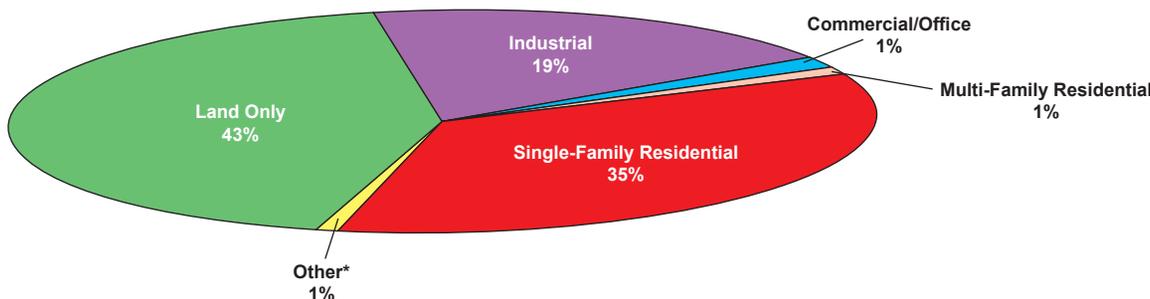
A breakdown by Planning Region showed that Region 2, North Pocono, accounted for 36% of the lots/units created and 50% of the acreage affected.

Of the 213 submittals, 152 were minor subdivisions (less than 5 lots), 14 major subdivisions, and 47 land developments. The following municipalities had no submissions: Jermyn, LaPlume, Thornhurst, and West Abington.

Single-family residential development accounted for 45% of the total lots/units while land-only subdivisions accounted for 43% of the acreage. On the opposite end, "other-type" development accounted for only 1% of the lots, while multi-family, commercial, and "other-type" development amounted to only a combined 3% of the acreage.

The largest developments in the county proposed in 2007 were Summit Woods, 193 lots in Roaring Brook Twp; Morgan Manor Apartments, 98 units in Scranton; Deer Valley Estates, 52 lots in Clifton Twp; Glenmaura Commons Sections 3 & 4, 40 units in Moosic; and Archbald Subdivision, 40 industrial lots in Archbald.

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



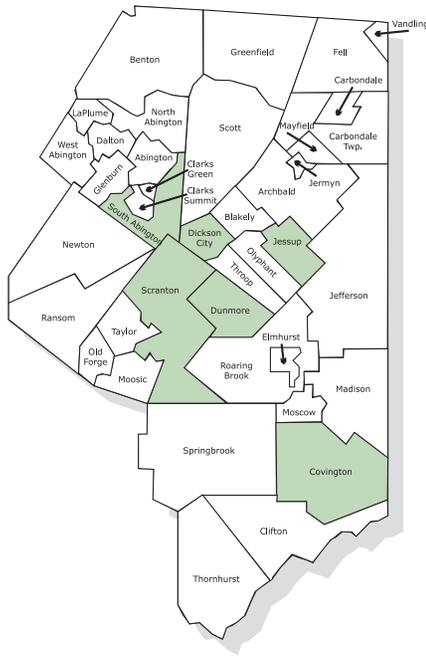
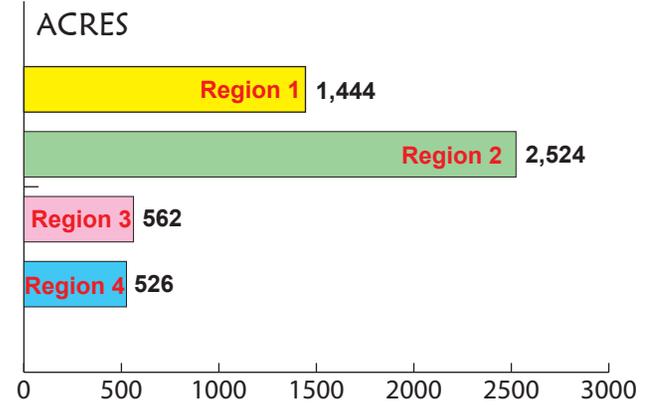
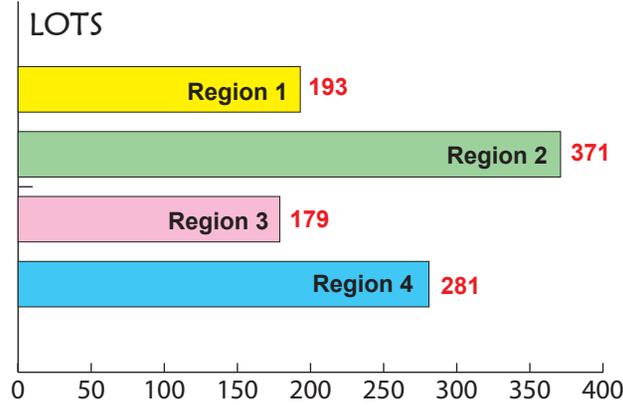
Development by Acres

	Acres	Percent
Single-Family Residential	1774	35%
Multi-Family Residential	65	1%
Commercial/Office	73	1%
Industrial	943	19%
Land Only	2166	43%
Other*	35	1%
<b>Total</b>	<b>5,057</b>	<b>100%</b>

PROPOSED SUBDIVISIONS AND LAND DEVELOPMENTS BY PLANNING REGIONS

Regions

- 1 - The Abingtons
- 2 - North Pocono
- 3 - Mid & Up Valley
- 4 - City & Down Valley

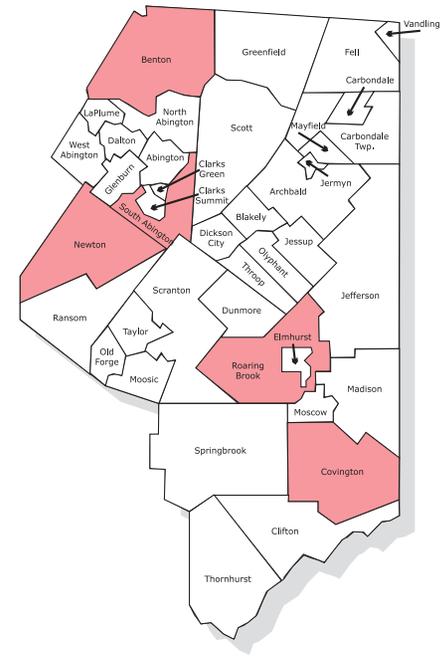
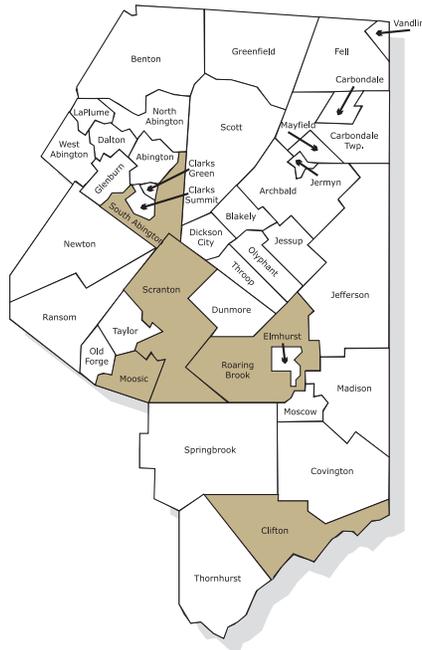


Most Submissions

Scranton City	27
Covington Twp	18
Jessup Borough	13
South Abington Twp	12
Dickson City Borough	11
Dunmore Borough	11

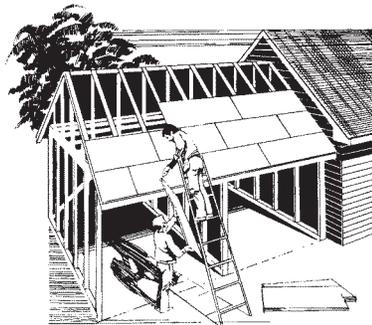
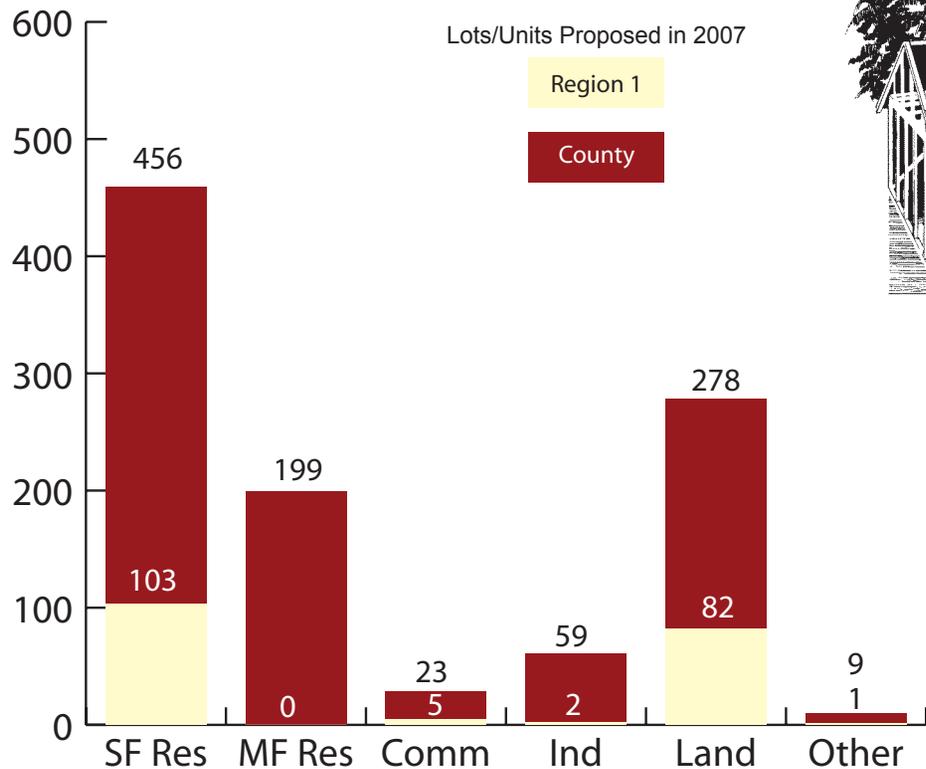
Most Lots/Units Subdivided/Developed

Roaring Brook Twp	195
Scranton City	171
Moosic Borough	57
South Abington Twp	56
Clifton Twp	54



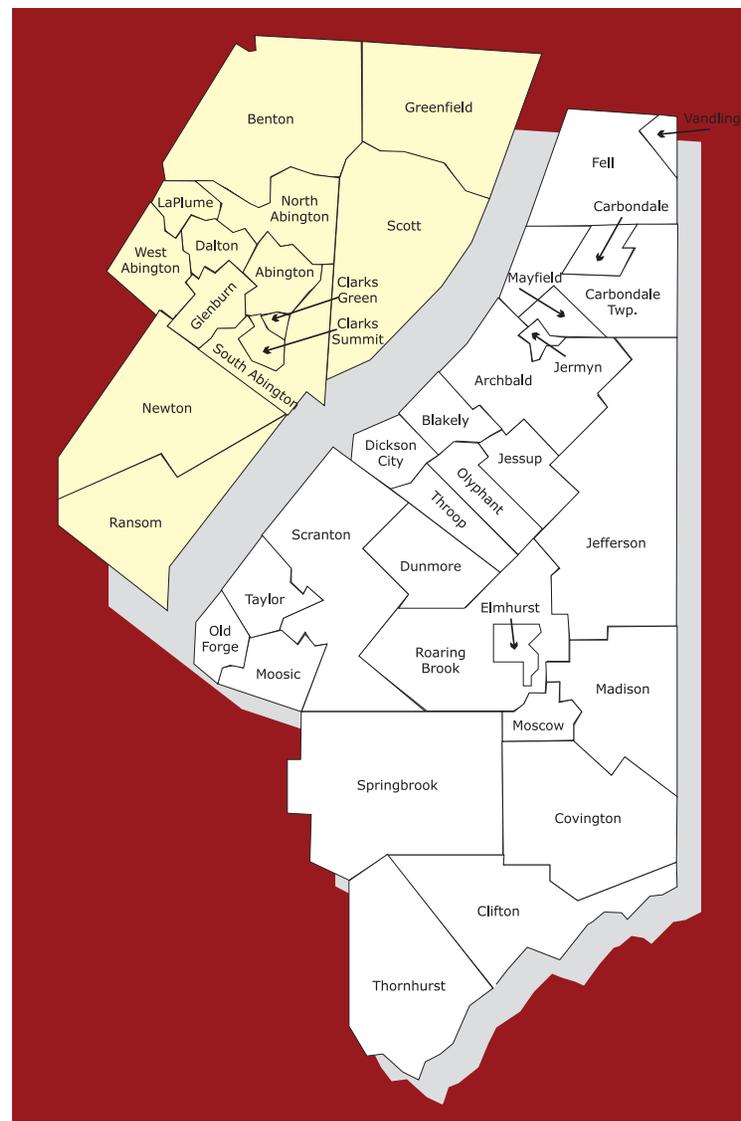
Most Acres Subdivided/Developed

Covington Twp	999
Roaring Brook Twp	850
Newton Twp	388
South Abington Twp	341
Benton Twp	274

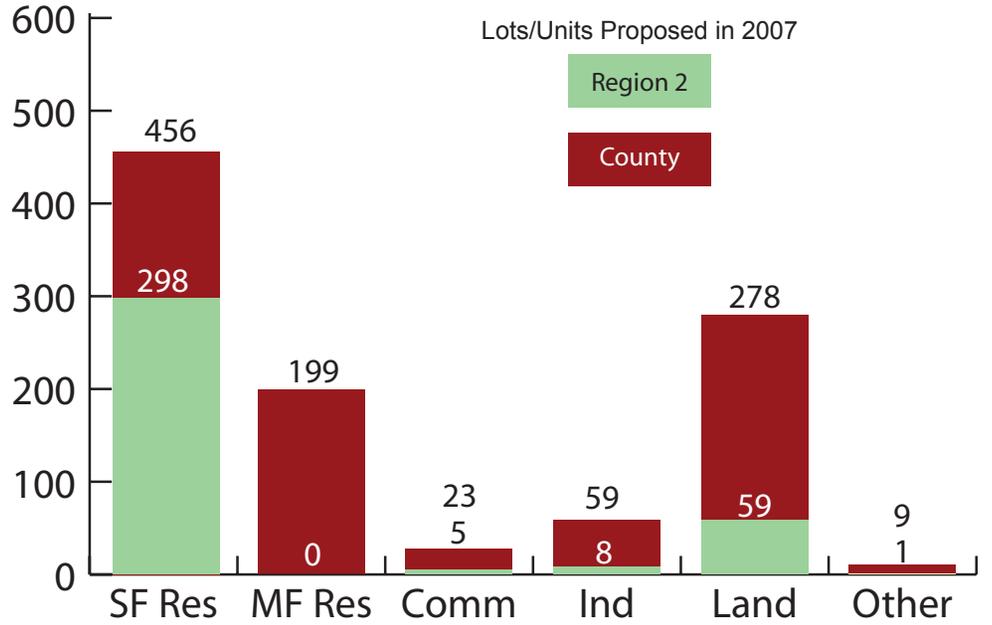
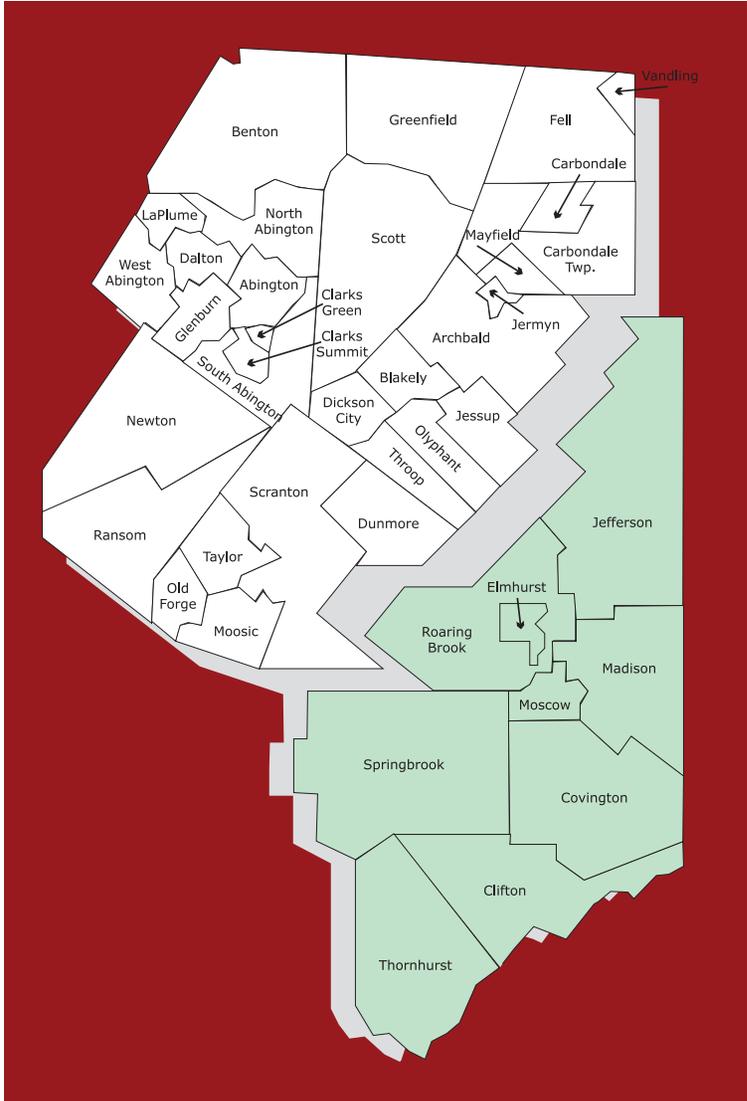


Total Reviews.....53  
 Lots ..... 193  
 Acres..... 1,444  
 New Roads..... 1.53 mi

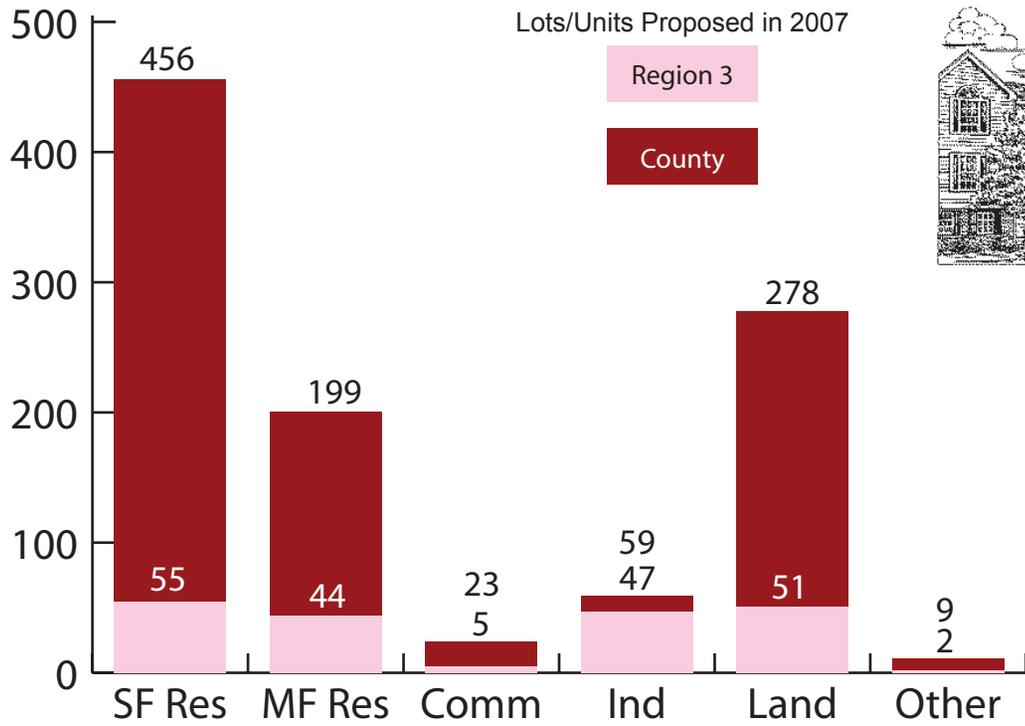
	Subs	Lots	Acres
Abington	2	3	4
Benton	7	45	274
Clarks Green	1	2	4
Clarks Summit	3	6	1
Dalton	3	22	32
Glenburn	2	5	7
Greenfield	3	6	191
LaPlume	0	0	0
Newton	7	26	388
North Abington	2	4	25
Ransom	3	5	148
Scott	8	13	30
South Abington	12	56	341
West Abington	0	0	0
<b>Totals</b>	<b>53</b>	<b>193</b>	<b>1,444</b>



Total Reviews.....49  
 Lots ..... 371  
 Acres.....2,524  
 New Roads.....6.59 mi

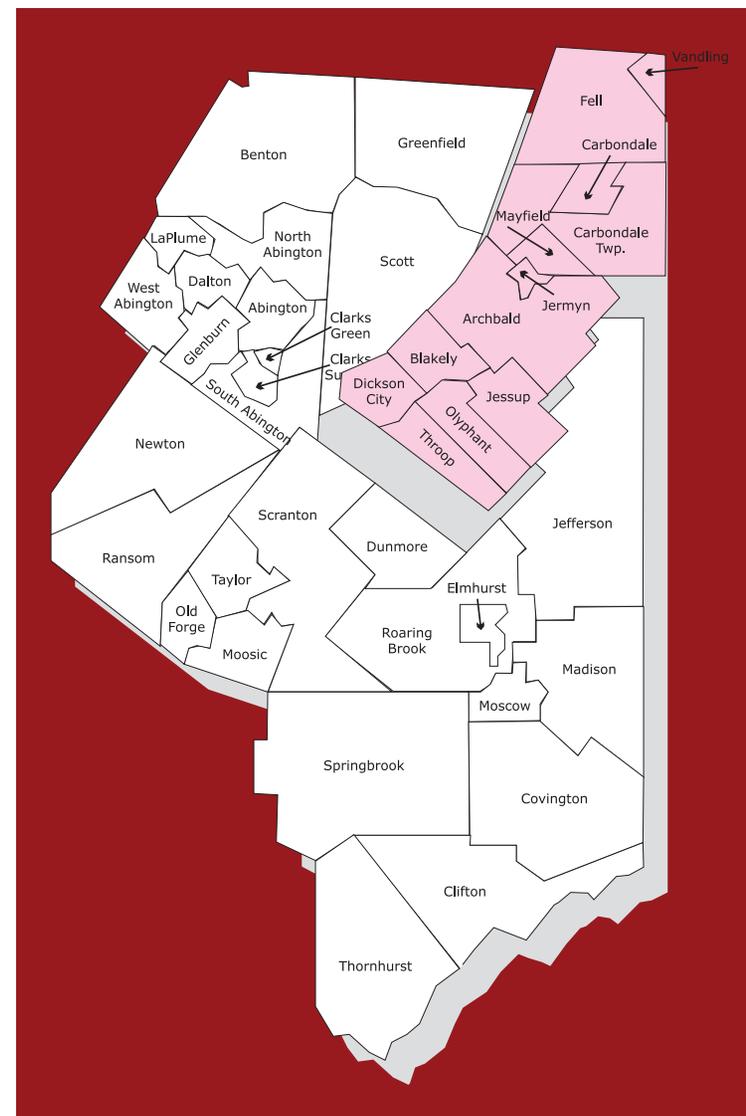


	Subs	Lots	Acres
Clifton	2	54	119
Covington	18	50	999
Elmhurst	1	2	30
Jefferson	10	22	217
Madison	7	19	99
Moscow	1	9	4
Roaring Brook	2	195	850
Spring Brook	8	20	207
Thornhurst	0	0	0
<b>Totals</b>	<b>49</b>	<b>371</b>	<b>2,524</b>



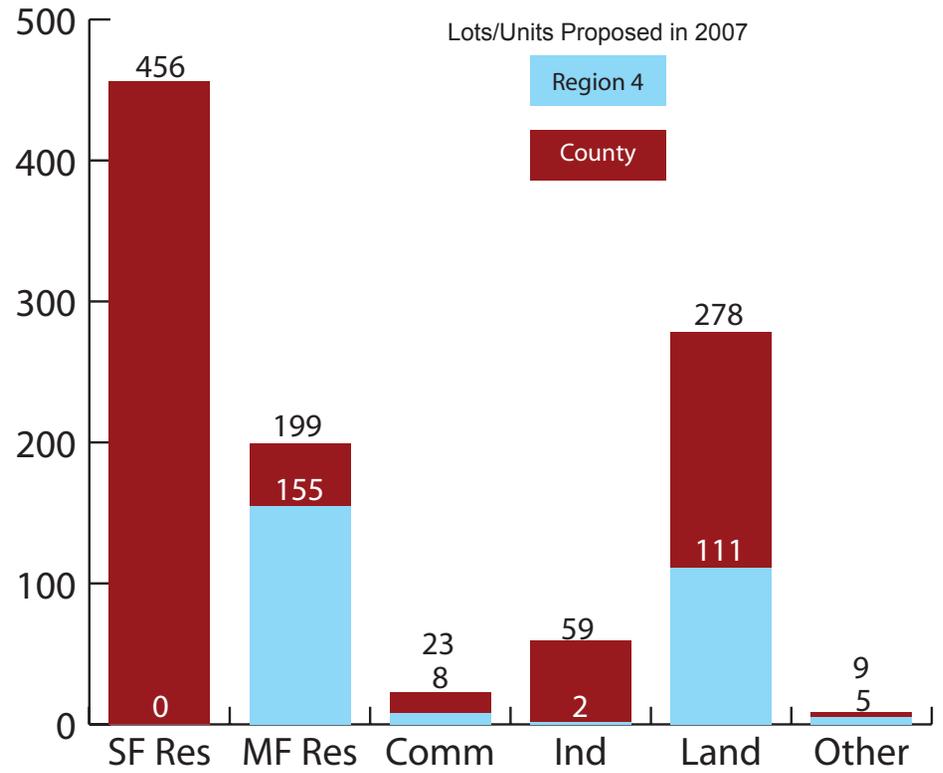
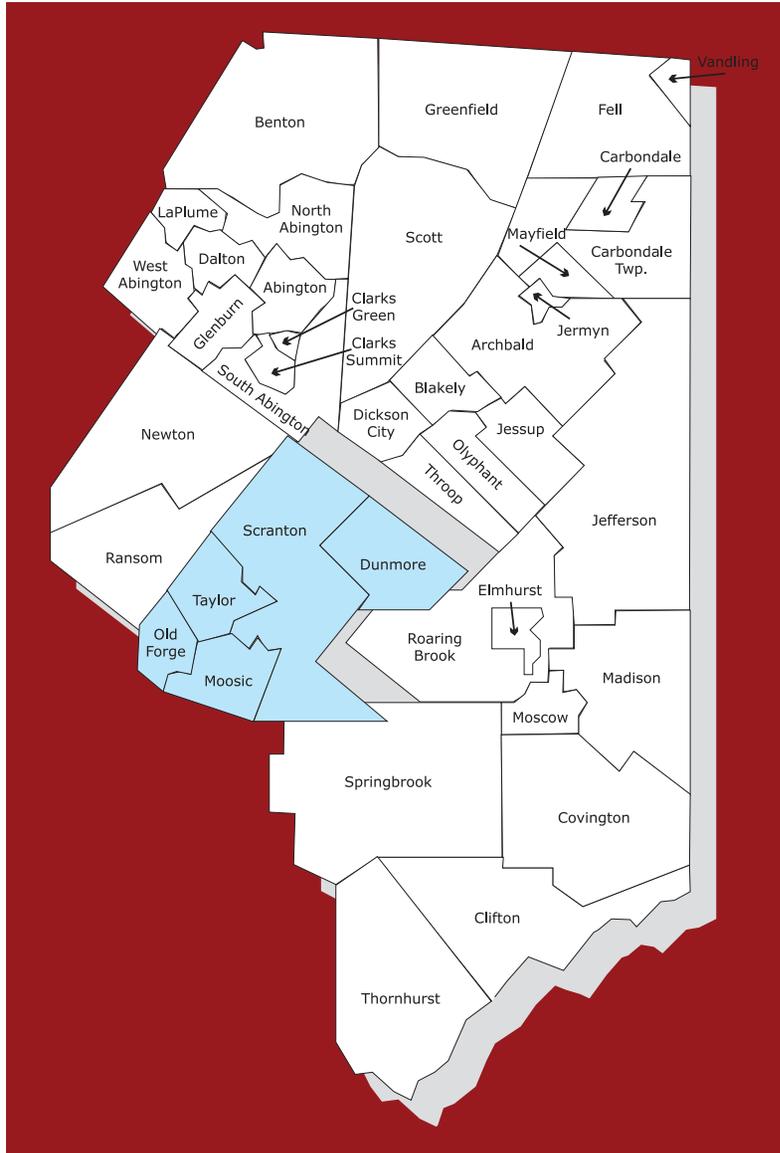
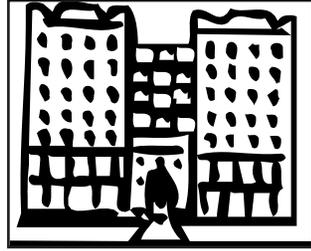
Total Reviews.....53  
 Lots .....204  
 Acres.....562  
 New Roads.....4.66 mi

	Subs	Lots	Acres
Archbald	8	51	251
Blakely	3	14	4
Carbondale City	5	7	4
Carbondale Twp	3	6	3
Dickson City	11	19	10
Fell	1	2	3
Jermyn	0	0	0
Jessup	13	31	258
Mayfield	1	2	<1
Olyphant	4	21	18
Throop	3	23	5
Vandling	1	3	7
<b>Totals</b>	<b>53</b>	<b>204</b>	<b>562</b>



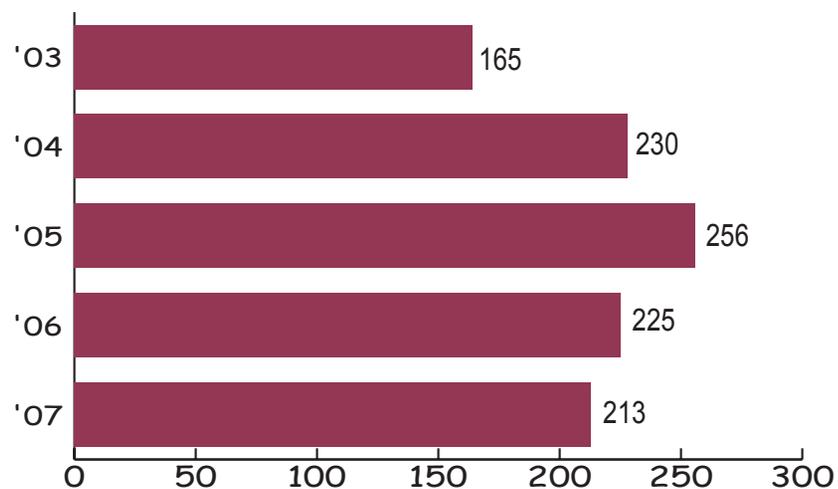
# REGION 4 — CITY & DOWN VALLEY

Total Reviews.....58  
 Lots ..... 281  
 Acres.....526  
 New Roads.....0.39 mi

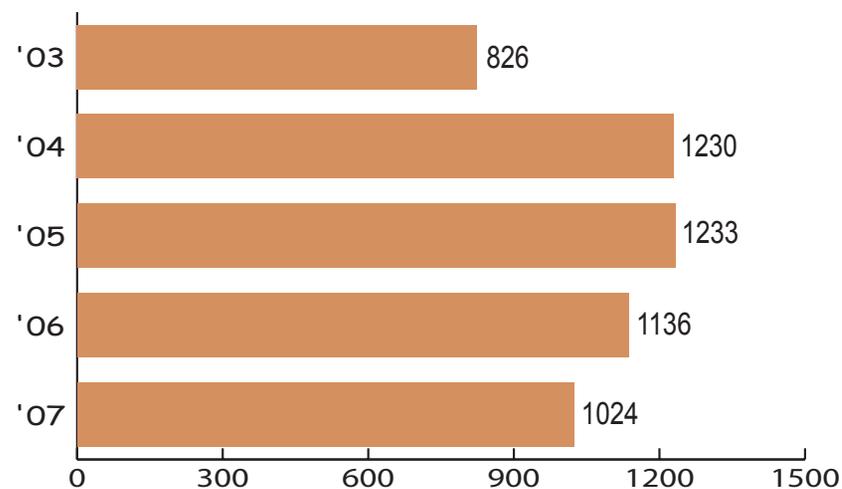


	Subs	Lots	Acres
Dunmore	11	20	73
Moosic	10	57	192
Old Forge	6	22	4
Scranton	27	171	252
Taylor	4	11	5
<b>Totals</b>	<b>58</b>	<b>281</b>	<b>526</b>

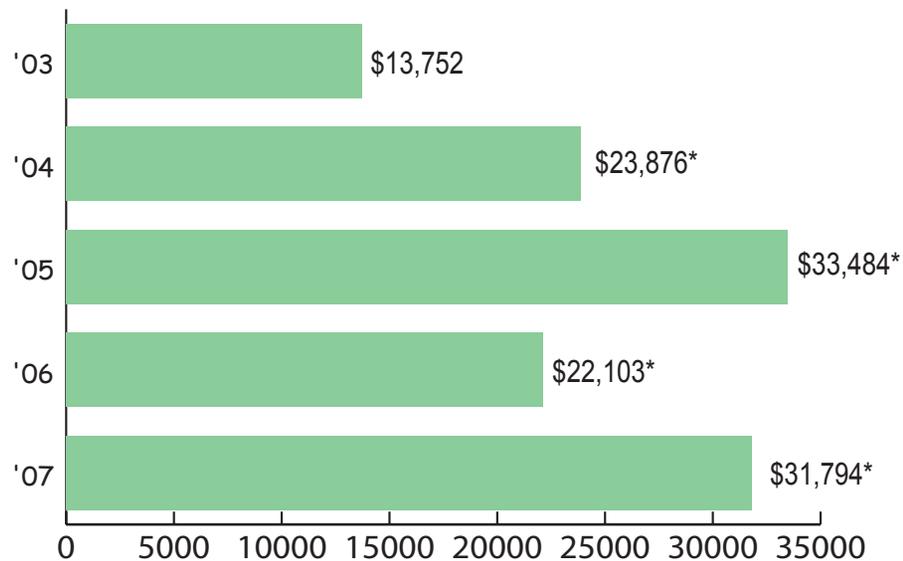
Submissions



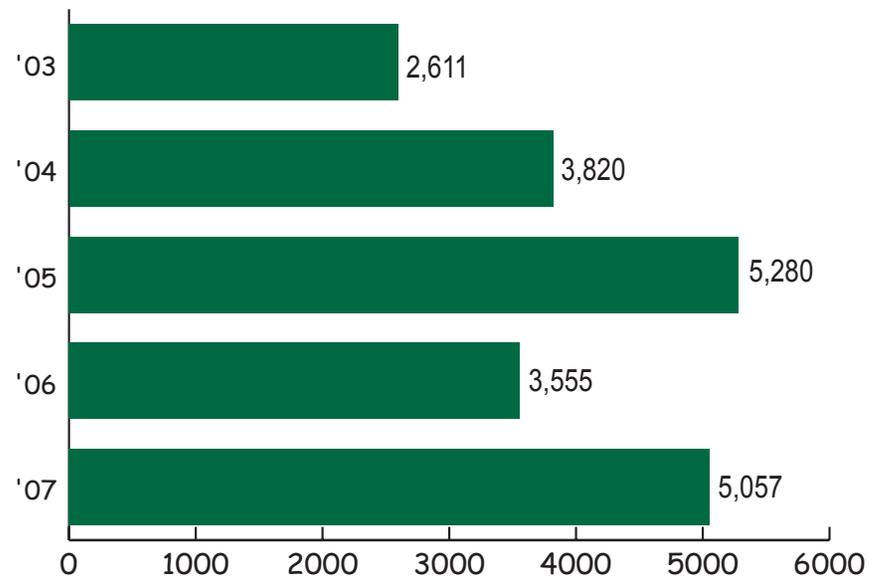
Lots Proposed



Review Fees



Acres Affected



\*The LCRPC implemented an increase in review fees on March 9, 2004.

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.

**ZONING ORDINANCES**

- Covington:** amendment (Jan)
- Clarks Summit:** amendment (Jan)
- South Abington:** amendment (Feb)
- North Abington:** amendment (Feb)
- Dickson City:** amendment (Feb)
- Jessup:** amendment (Mar)
- Taylor:** amendment (Apr)
- Roaring Brook:** amendment (Apr)
- Spring Brook:** amendment (Apr)
- Scranton:** amendment (May)
- Dickson City:** amendment (May)
- Scranton:** amendment (Jun)
- Clifton:** amendment (Jun)
- Jefferson:** amendment (Jul)
- Clarks Summit:** amendment (Jul)
- Blakely:** amendment (Jul)
- Greenfield:** amendment (Aug)
- Clarks Summit:** amendment (Aug)
- Mayfield:** amendment (Sep)
- Throop:** amendment (Nov)
- Taylor:** amendment (Nov)

- Blakely:** amendment (Nov)
- Blakely:** amendment (Dec)
- Mayfield:** amendment (Dec)

**SUBDIVISION/LD ORDINANCES**

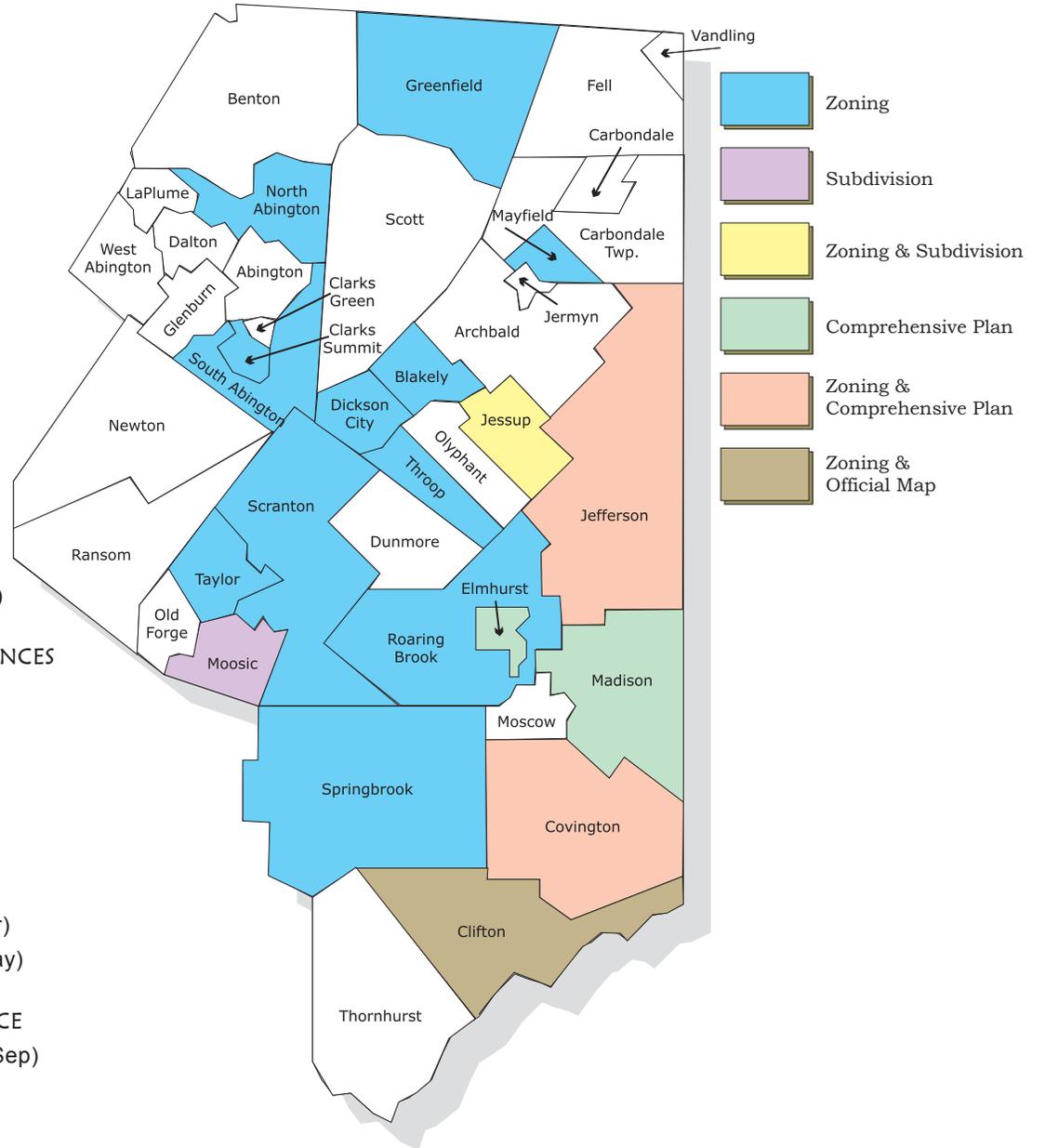
- Moosic:** amendment (Feb)
- Jessup:** amendment (Mar)
- Moosic:** amendment (Apr)

**COMPREHENSIVE PLANS**

- Elmhurst:** update (Mar)
- Madison:** initial plan (Mar)
- Jefferson:** initial plan (Mar)
- Covington:** initial plan (May)

**OFFICIAL MAP ORDINANCE**

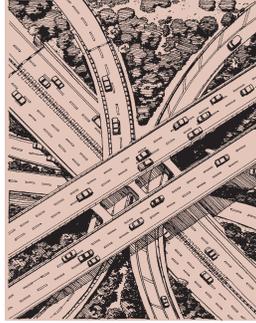
- Clifton:** initial ordinance (Sep)





## 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 Highway and Transit System Monitoring, Congestion Management Planning, and intermodal planning. In state fiscal year 2006/2007 the LCRPC received funding in the amount of \$171,625 from the Federal Highway Administration, \$26,266 from the Pennsylvania Department of Transportation and \$54,803 from the Federal Transit Administration to complete these tasks. In 2007/2008 these amounts are \$176,773, \$28,168 and \$48,571 respectively.



**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 includes numerous bridge rehabilitation/reconstruction projects, signal system upgrades and roadway improvements.

**Highway Planning** - The LCRPC takes 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.

**Intelligent Transportation System / Regional Operations Plan** - The LCRPC is part of the Lackawanna-Luzerne Transportation Study ROP steering committee that is charged with developing the operations plan for creation of the Transportation Management Center (TCM) for District 4-0. The ITS steering committee previously prepared the LLTS ITS Architecture for the northeastern portion of Pennsylvania. The architecture defined the relationships between various transportation providers and consumers and developed a

framework to incorporate the efficient and instantaneous sharing of data to improve the transportation network in the area through technology. The Regional Operations Plan is the document that lays out the process for implementing the architecture. This includes the location and operations of the TMC, locations for devices (cameras, variable message signs, overhead message boards, etc.) and public information dissemination. These items are now being programmed into the 2009-2012 Transportation Improvement Program document.

## 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 years worked toward the resumption of rail passenger service to New York City. The firm of Edwards and Kelcey completed the planning process by holding a series of workshops in the spring of 2007 and soliciting comments on the draft plan. The Consultants, on behalf of the committee, submitted the documentation in order to receive a ranking from the Federal Transit Administration in May of 2007. We are waiting for the FTA to take action. The line will run from the Intermodal Transportation Terminal in downtown Scranton to Hoboken. The maintenance yard for the four train sets stationed in Pennsylvania will be near Bridge 60 in West Scranton.

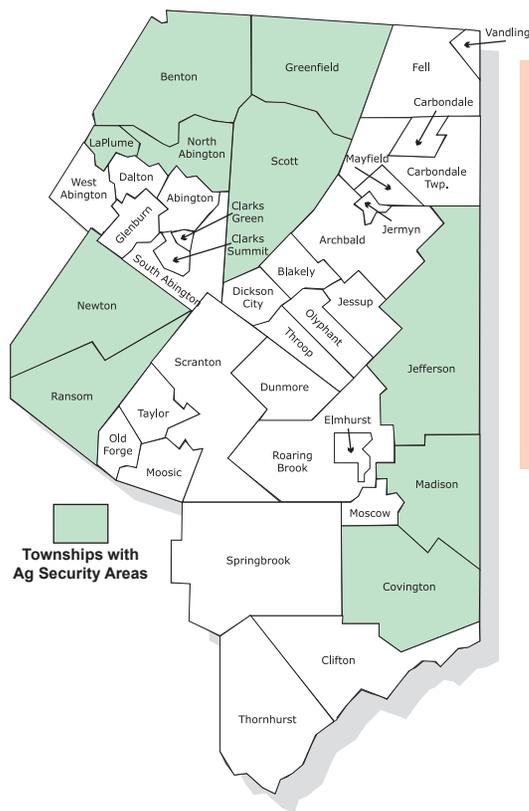


## LONG RANGE TRANSPORTATION PLAN

The 2003-2025 Long Range Transportation Plan for the Lackawanna-Luzerne Transportation Study is in the process of being updated as part of the Lackawanna and Luzerne County' Comprehensive Land Use and Hazard Mitigation Planning efforts. 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 state. The plan will cover all transportation modes including vehicular, pedestrian, air and rail transportation in both counties.



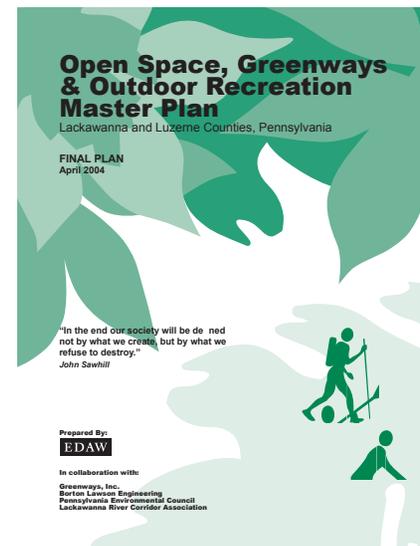
**Northeastern Pennsylvania Conservation Alliance** - Senior Planner, Mary Liz Donato, is a member of the Northeastern Pennsylvania Conservation Alliance Steering Committee. The organization was formed under the guidance of the Lackawanna Environmental Institute and the Lackawanna Heritage Valley Authority. Its mission statement is “to facilitate communication and the sharing of resources through networking in order to coordinate and advance conservation efforts in Northeast Pennsylvania.” The Alliance has approximately sixty members from a seven-county area. The Steering Committee meets monthly; general members meet quarterly.



**Farmland Preservation & Easement Purchase Program** - The LCRPC continued to support the Farmland Preservation Program in 2007 with printing and legal ad costs. Senior Planner, Mary Liz Donato, serves as Chairman of the five-member Farmland Preservation Board.

**No. of Farms with Ag Easements in Effect: 37**  
**Total Acres Protected by Easements: 3,447**  
**Average Size of Protected Farm: 93 acres**  
**Average Cost/Acre for Easement Purchase: \$1,729**  
**Total Purchase Price for Ag Easements in Lackawanna County as of December 2007: \$6,007,731**

**Lackawanna-Luzerne Counties Open Space, Greenways, & Outdoor Recreation Master Plan** - The LCRPC continued to support the implementation of the bi-county open space plan and to use the plan as a valuable planning tool. In 2007, the LCRPC recommended the denial of two re-zoning requests based on the plan's designation of greenway and high-priority conservation land. Both re-zoning requests were subsequently turned down by the local governing bodies. (South Abington Twp: S-1 to R-3 within area of Leggetts Creek greenway; Roaring Brook Twp: S-1 to R-1 within land designated as Moosic Mountain Highlands)



## Geographic Information Systems

The QA/QC for the county's parcel data continued in 2007 by GIS technicians in both the planning and assessor's offices. Kimball & Associates of Ebensburg provided this data in quadrangle sections. The GIS committee, headed by the Strategic Planning office, continues to meet quarterly. Departments involved in the program include strategic planning, planning, assessor's, emergency services, and information services. In addition to the parcel data, layer information include the following:

- State Senatorial and House District boundaries
- US Congressional District boundaries
- School District boundaries
- Flood plain areas
- Hydrology (water bodies and water courses)
- Soils boundaries
- Building footprints
- Street data (names and centerlines)

The LCRPC also maintains various land-use and zoning data for 19 county municipalities. This data, created in MapInfo and ArcView 3, is currently being updating for compatibility with the current GIS software.

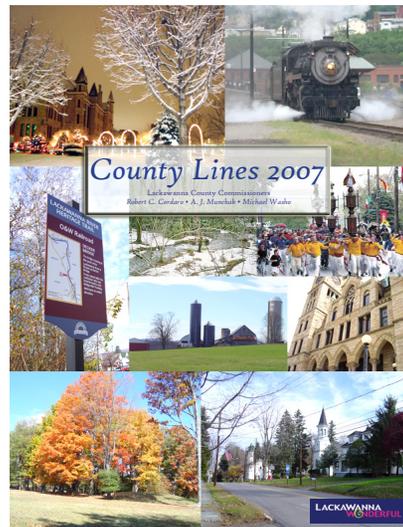
PA Mapping will conduct an overflight of the county in 2008 to update aerial images.

GIS Coordinator, Steve Solon, developed and processed several GIS mapping CDs for various firms and individuals. 2007 revenues generated from these requests totaled \$3,515.



*Aerial image: Cinram Manufacturing and adjacent area of the Mid-Valley Industrial Park in Olyphant Borough.*

## County Lines



The 18th annual edition of *County Lines* was published in 2007.

The 2007 edition provided 136 pages of information and statistics on the county, its 40 municipalities and 12 school districts. It also contained five full-color county maps. Three hundred fifty copies were professionally printed and distributed to various county agencies, local municipalities, school districts, libraries, and non-profit agencies. The cost of the book to the general public was \$25.00.

Pennsylvania Planning Association  
Annual Conference  
Wyndham Hotel, Gettysburg



Senior Planners, Steve Pitoniak and Mary Liz Donato, attended the annual PPA conference on October 28-30. The Central Section of PPA hosted the 2007 event, which drew 400+ planners from across the state to Adams County. The 2008 conference will be held in Pittsburgh.

Wind Energy and Community Planning Workshop  
Ramada Conference Center, State College

Senior Planners, Steve Pitoniak and Mary Liz Donato, attended a workshop on March 28 on the costs and benefits of wind generators and to provide planning tools to regulate wind farms. 110 planners from across the state attended the one-day workshop.

Storm Water Management Best Practices Workshops  
College Misericordia/Lackawanna College

Senior Planners, Steve Pitoniak and Mary Liz Donato, attended separate workshops in May on storm water management issues. Topics covered included tree canopy impacts, applied soil science, DEP Best Management Practices for storm water runoff, and regional "green" initiatives.

Advancing Sound Land-Use Workshop  
Berks County Agriculture Center, Leesport

Senior Planners, Steve Pitoniak and Mary Liz Donato, attended a workshop on February 24 on new tools and opportunities for land-use planning. Topics included Recent Court Decisions, Planning & Zoning Issues on Age-Restricted Developments, and Fiscal Impacts of Resident Development.

Planning for Agriculture Workshop  
Hotel Bethlehem, Bethlehem

Senior Planner, Mary Liz Donato, attended a workshop on March 15 on agricultural issues in the state. Topics included the Right to Farm Act, Act 38 "ACRE," Ag Security Law and Farmland Preservation, Ag Zoning, Clean and Green, and CAFOs.

Transferable Development Rights Workshop  
Monroe Co. Conservation Dist., Bartonsville

Senior Planner, Mary Liz Donato, attended a workshop on June 5 on TDRs. The short course focused on how TDRs work, how to set up a TDR ordinance, and keys to TDR success. Several townships in southeast PA with TDR programs were sited as examples.

American Planning Association  
2007 National Conference  
Pennsylvania Convention Center, Philadelphia



Senior Planners, Steve Pitoniak and Mary Liz Donato, attended the national conference of the American Planning Association on April 16-18. The Pennsylvania, New Jersey and Delaware chapters of APA hosted the 2007 event, which drew 5000+ planners from all fifty states and several countries, including Canada, China, and Great Britain.

Letters of Support

The LCRPC issued the following letters of support during 2007:

- Moosic Borough, EPA Combination Sewer Overflow Project.
- Archbald Borough, EPA Update sewer infrastructure.
- Benton Township, additions to Agricultural Security Area.
- Wildlands Conservancy, DCNR grant for acquisition of 62 acres in Clifton Township.
- USDA, Tunkhannock, for a low interest loan to the City of Carbondale for a street re-surfacing project.
- USDA, Tunkhannock, for a low interest loan to the Archbald Ambulance Association for an addition to its existing facility.
- Mayfield Borough, concept support of the development of an ethanol facility in the borough.
- Lackawanna County Department of Strategic Planning, DCNR grant for the development of Phase II of the North Pocono Trail and Greenway.
- Olyphant Borough, DCNR grant for the development of a Little League baseball field at Condella Park.
- Lackawanna River Basin Sewer Authority, Act 537 revision for the treatment of effluent nitrogen and phosphorus and increase capacity at the Throop treatment plant.
- Scott Township, DCNR grant for improvements to the Joe Terry Civic Center.
- Madison Township, additions to Agricultural Security Area.

Planning Law Audio Conference  
Heritage Valley Center, Mayfield

Senior Planners, Mary Liz Donato and Steve Pitoniak, attended an audio conference on June 27, sponsored by the American Planning Association and PPA-Northeast Section. A panel of planning professionals from across the country discussed topics related to US Supreme Court decisions on eminent domain, land-use and zoning issues.

State Planning Board Breakfast/Northeast Update  
Monroe Co. Conservation Dist., Bartonsville

Senior Planners, Mary Liz Donato and Steve Pitoniak, attended a breakfast and planning forum on October 25, sponsored by PPA-Northeast Section. State Planning Board directors Ellen Ferretti and Dr. Robert Dillman, Northeastern PA representatives, highlighted the initiatives and areas of concern currently being addressed by the State Board.

PennDOT Planning Partners Meeting  
Radisson Penn Convention Center, Camp Hill

Senior Planner, Steve Pitoniak, attended a session required of the Lackawanna-Luzerne Transportation Study Metropolitan Planning Organization on June 19. Topics discussed included guidance for the 2009 Transportation Improvement Program and SAFETEA-LU requirements.

PennDOT Planning Partners Annual Meeting  
Blair County Convention Center, Altoona

Senior Planner, Steve Pitoniak, attended the annual Planning Partners Meeting for the Lackawanna-Luzerne Transportation Study Metropolitan Planning Organization from October 1-3. Topics discussed included Act 44 Work Zone Safety, 2009 Transportation Enhancements Program, multi-modal transportation, and smart transportation.



## 2007 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
<b>Abington</b>					
	Lands of Mennig	Land Only	2	0.07	0
	Lands of Parker Hill Church	Other*	1	3.8	0
<b>Municipality Totals:</b>			<b>3</b>	<b>3.87</b>	<b>0</b>
<b>Archbald</b>					
	Archbald Subdivision	Industrial	40	17.7	1550
	Damage Control- Revised	Commercial/Office	1	0.43	
	Daron Northeast	Industrial	1	61.69	0
	Lands of William Smith	Land Only	2	0.39	0
	Lands of Zelno	Land Only	2	0.29	0
	Lockheed Martin (revised)	Land Only	2	2.18	0
	Mausoleum Chapel at St. Francis	Other*	1	0.77	0
	PEI Industrial Park Lot 9	Land Only	2	167.41	0
<b>Municipality Totals:</b>			<b>51</b>	<b>250.86</b>	<b>1550</b>
<b>Benton</b>					
	Curra Lot Improvement	Land Only	3	0.47	0
	Duda Subdivision II	Single-Family Residential	2	22.64	0
	Harrison Land Development	Single-Family Residential	2	66.92	0
	Lands of Hajos	Single-Family Residential	2	2.01	0
	Lands of Schneider	Single-Family Residential	2	4.72	0
	Skyline Est R/W Conveyance	Land Only	2	0.61	0
	Skyline Estates - Final	Single-Family Residential	32	176.41	3900
<b>Municipality Totals:</b>			<b>45</b>	<b>273.78</b>	<b>3900</b>
<b>Blakely</b>					
	Lands of Feduchack	Land Only	3	0.73	0
	Lands of Minichello	Land Only	2	0.35	0
	Racobaldo/Rudalavage Subdivision	Single-Family Residential	9	2.83	
<b>Municipality Totals:</b>			<b>14</b>	<b>3.91</b>	<b>0</b>
<b>Carbondale</b>					
	Carbondale Chiropractor Ctr	Commercial/Office	1	0.55	0
	Carbondale YMCA - Land Dev	Other*	1	1.19	0
	Carbondale YMCA - Lot Cons	Land Only	1	1.19	0
	Lands of D&L Realty/Weckel	Single-Family Residential	2	0.57	0
	Lands of McDonnell	Land Only	2	0.06	0
<b>Municipality Totals:</b>			<b>7</b>	<b>3.56</b>	<b>0</b>
<b>Carbondale Township</b>					
	D & L Realty Lot 4	Single-Family Residential	2	1.12	0

## 2007 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Catanzaro	Single-Family Residential	2	1.67	0
	Lands of D&L Realty/Earyes	Land Only	2	0.42	0
<b>Municipality Totals:</b>			<b>6</b>	<b>3.21</b>	<b>0</b>
<b>Clarks Green</b>					
	Lands of Brutico	Land Only	2	4.33	0
<b>Municipality Totals:</b>			<b>2</b>	<b>4.33</b>	<b>0</b>
<b>Clarks Summit</b>					
	Decker Lot Line Adjustment	Land Only	2	0.26	0
	Lands of Banks et al	Land Only	2	0.05	0
	Lands of Young and Tobi, Inc.	Land Only	2	0.83	0
<b>Municipality Totals:</b>			<b>6</b>	<b>1.14</b>	<b>0</b>
<b>Clifton</b>					
	Deer Valley Estates	Single-Family Residential	52	110	6576
	Reich-Thomas Realty LLA	Land Only	2	8.51	0
<b>Municipality Totals:</b>			<b>54</b>	<b>118.51</b>	<b>6576</b>
<b>Covington</b>					
	1M Spec Building	Industrial	1	76.24	0
	Bill's Retail Building	Commercial/Office	1	0.58	0
	Covington Ind Park L6 & E2	Industrial	3	338.7	0
	Covington Lakes Phase 4	Single-Family Residential	1	1.53	0
	Covington Twp Sewer Auth	Other*	1	5.18	0
	Lands of Atsus	Single-Family Residential	2	2.08	0
	Lands of Black - Rev	Land Only	4	19.3	0
	Lands of Eroh	Land Only	2	1	0
	Lands of Hartpence/Knoll	Single-Family Residential	3	20	0
	Lands of Henkelman	Land Only	2	27.13	0
	Lands of Jones Estate	Single-Family Residential	4	9.38	0
	Lands of Sanko	Single-Family Residential	4	16.11	0
	O & F Centenial Associates	Single-Family Residential	8	90.24	3920
	O & F Centenial Parcel 3 - Rev	Single-Family Residential	5	51	0
	Project Kenny Dist. Ctr.	Industrial	1	262.46	0
	Project Kenny Subdivision	Industrial	3	70.31	0
	Square One Markets LD	Commercial/Office	2	4.01	0
	Square One Mrkts Lot Con-Rev	Land Only	3	4.01	0
<b>Municipality Totals:</b>			<b>50</b>	<b>999.26</b>	<b>3920</b>
<b>Dalton</b>					
	Chermak Lot 12 Elimination	Land Only	2	5.06	0

## 2007 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Chermak Lot Line Adjustment	Land Only	4	0.94	0
	Chermak Sub - 2nd Rev	Single-Family Residential	16	25.81	1400
<b>Municipality Totals:</b>			<b>22</b>	<b>31.81</b>	<b>1400</b>
<b>Dickson City</b>					
	Adult World	Commercial/Office	1	3.6	0
	Bus 6/Commerce- Central Union Realty G	Land Only	2	0.02	
	Bus 6/Commerce- Daniel Siniawa & Assoc	Land Only	2	0.04	0
	Bus 6/Commerce- Dickson City	Land Only	2	0.04	
	Bus 6/Commerce- Friendly's	Land Only	2	0.07	0
	Bus 6/Commerce- Jack Plotkin Trust	Land Only	2	0.03	0
	Bus 6/Commerce- Keystone	Land Only	2	0.05	
	Ernest Calpin Subdivision	Single-Family Residential	2	0.62	
	Lands of Minelli/Office Max	Land Only	2	0.09	0
	Larry Rowker Land Development	Industrial	1	1.93	0
	Noto Partnership Veterinary Clinic	Commercial/Office	1	3.22	0
<b>Municipality Totals:</b>			<b>19</b>	<b>9.71</b>	<b>0</b>
<b>Dunmore</b>					
	Dempsey Fashionable Laundry LLC	Commercial/Office	1	0.5	0
	Key Market Distribution Center	Land Only	3	21.11	0
	Lame Group, Inc.	Land Only	2	0.36	0
	Lands of Barone	Land Only	2	1.02	0
	Lands of Genello	Land Only	1	1.51	0
	Lands of Gillette	Land Only	2	0.82	0
	Lands of Insite Dunmore Oneill LLC	Land Only	2	2.47	0
	Lands of Pinkus	Land Only	2	4.79	0
	Lands of Sardo & Lacertoso	Land Only	2	0.34	0
	Lands of Siconolfi	Land Only	2	0.42	0
	Penn State University	Commercial/Office	1	40.07	0
<b>Municipality Totals:</b>			<b>20</b>	<b>73.41</b>	<b>0</b>
<b>Elmhurst</b>					
	Poor Sisters of Jesus	Land Only	2	29.88	0
<b>Municipality Totals:</b>			<b>2</b>	<b>29.88</b>	<b>0</b>
<b>Fell</b>					
	Lands of D&L Realty	Single-Family Residential	2	3.05	0
<b>Municipality Totals:</b>			<b>2</b>	<b>3.05</b>	<b>0</b>
<b>Glenburn</b>					
	Lands of Merle Lewis	Land Only	2	6.2	0

## 2007 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
	Lands of Wrobel	Land Only	3	0.43	0
<b>Municipality Totals:</b>			<b>5</b>	<b>6.63</b>	<b>0</b>
<b>Greenfield</b>					
	Dorson Add-on Lot	Land Only	2	0.51	0
	Lands of Cobb Estate	Land Only	2	189.41	0
	Lands of Gallagher/Haran	Land Only	2	0.94	0
<b>Municipality Totals:</b>			<b>6</b>	<b>190.86</b>	<b>0</b>
<b>Jefferson</b>					
	Lands of Case/Cox	Land Only	3	26.2	0
	Lands of Davies	Land Only	2	3.37	0
	Lands of Fink	Land Only	4	41.76	0
	Lands of Moosic Lakes, Inc.	Land Only	2	126.75	0
	Lands of Musko	Land Only	2	3.38	0
	Lands of Mustafic	Land Only	2	1.9	0
	Lands of Overby	Land Only	2	1.55	0
	Lands of Reahm	Land Only	2	9.5	0
	Lands of Shire Partners, LP	Land Only	2	1.31	0
	Mt. Cobb Road Car Wash	Commercial/Office	1	1.33	0
<b>Municipality Totals:</b>			<b>22</b>	<b>217.05</b>	<b>0</b>
<b>Jessup</b>					
	801 Hill Street	Land Only	2	2.39	0
	Gregory Nieto Building Proposal 2007	Industrial	1	1.61	0
	Hale Trailer	Commercial/Office	1	4.61	0
	Jessup SBC Lot 10 Development	Industrial	1	8.41	0
	Jessup SBC Lot 10 Subdivision	Land Only	2	20.93	0
	Jessup Senior Housing	Multi-Family Residential	25	0.88	0
	JoMike Corporation	Land Only	5	0.32	0
	Lands of Bartlett	Single-Family Residential	2	0.25	0
	Lands of Rotell	Land Only	2	0.36	0
	Magdalen Iskra Subdivision	Single-Family Residential	2	0.18	0
	McLane Food Distribution Center	Industrial	1	59.07	21000
	Valley View BP- Lot 17/18	Land Only	2	151.46	270
	Winton Village Phase IV	Single-Family Residential	10	7.81	420
<b>Municipality Totals:</b>			<b>56</b>	<b>258.28</b>	<b>21690</b>
<b>Madison</b>					
	Bear Brook & Becks Crossing Subdivision	Single-Family Residential	4	7.09	0
	Bortree Estate Subdivision	Single-Family Residential	4	48.4	0
	Emery Lovejoy Subdivision	Single-Family Residential	2	10	0

## 2007 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreege	New Roads (lf)
	Lands of Biesecker	Single-Family Residential	2	1.78	0
	Lands of Howe	Single-Family Residential	3	8.45	0
	Lands of Rogato	Land Only	2	2.61	0
	Lescinsky Subdivision	Land Only	2	20.46	0
<b>Municipality Totals:</b>			<b>19</b>	<b>98.79</b>	<b>0</b>
<b>Mayfield</b>					
	Lands of LHVA	Land Only	2	0.32	0
<b>Municipality Totals:</b>			<b>2</b>	<b>0.32</b>	<b>0</b>
<b>Moosic</b>					
	Glenmaura Commons SIII-IV	Multi-Family Residential	40	9.1	1300
	Glenmaura Parcel 3B	Land Only	2	14.13	0
	Glenmaura Parcels 12 & 13	Land Only	3	102.56	0
	Glenmaura Parcels 16 & 17B	Land Only	2	49.73	0
	Jack Williams Warehouse Add.	Industrial	1	14.18	0
	Lands of Hudzinski	Land Only	2	0.23	0
	Lands of Kane	Land Only	2	0.92	0
	Lands of Karsko Estate	Land Only	2	0.07	0
	Lands of Saranchuk	Land Only	2	0.52	0
	Original Jitty Joe's - Rev	Commercial/Office	1	0.55	0
<b>Municipality Totals:</b>			<b>57</b>	<b>191.99</b>	<b>1300</b>
<b>Moscow</b>					
	Pin Oak Place	Single-Family Residential	9	4.26	600
<b>Municipality Totals:</b>			<b>9</b>	<b>4.26</b>	<b>600</b>
<b>Newton</b>					
	Grace Hill at Ford's Lake	Single-Family Residential	7	119.92	0
	Lands of Cummings Estate	Land Only	2	20.03	0
	Lands of Eckel	Land Only	3	61.05	0
	Lands of Eckel Port Royal Road	Land Only	5	78.28	0
	Lands of Keller Bros.	Land Only	3	8.99	0
	Lands of Keller Family Farm	Land Only	4	95.08	0
	Lands of Kochmer	Land Only	2	4.34	0
<b>Municipality Totals:</b>			<b>26</b>	<b>387.69</b>	<b>0</b>
<b>North Abington</b>					
	Lands of Trento/Fellows	Land Only	2	1.31	0
	Lands of Withers	Land Only	2	23.48	0
<b>Municipality Totals:</b>			<b>4</b>	<b>24.79</b>	<b>0</b>
<b>Old Forge</b>					

## 2007 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Monacelli	Land Only	4	1.07	0
	Lands of Petillo	Land Only	2	0.39	0
	Lands of Schuback	Land Only	2	0.28	0
	Lands of Sharr	Land Only	2	0.38	0
	Lands of Valenta	Land Only	2	0.36	0
	The Orchards	Multi-Family Residential	10	1.1	0
<b>Municipality Totals:</b>			<b>22</b>	<b>3.58</b>	<b>0</b>
<b>Olyphant</b>					
	Lands of Whitford	Single-Family Residential	2	0.2	0
	Lands of Zinskie	Single-Family Residential	2	0.32	0
	Salrich, Inc. Minor Subdivision	Industrial	2	10.2	0
	The Commons at Sanko Drive Phase II	Single-Family Residential	15	6.84	800
<b>Municipality Totals:</b>			<b>21</b>	<b>17.56</b>	<b>800</b>
<b>Ransom</b>					
	Lands of Ayers/Freeman	Land Only	2	3.34	0
	Lands of Bisset	Land Only	1	4.18	0
	Lands of Lehman	Land Only	2	139.96	0
<b>Municipality Totals:</b>			<b>5</b>	<b>147.48</b>	<b>0</b>
<b>Roaring Brook</b>					
	Lands of Summit Woods	Single-Family Residential	193	844.66	23700
	Lands of Whymeyer	Land Only	2	4.91	0
<b>Municipality Totals:</b>			<b>195</b>	<b>849.57</b>	<b>23700</b>
<b>Scott</b>					
	Lands of Jordan	Land Only	1	2.59	0
	Lands of Kornutiak and Jaffer	Land Only	1	0.32	0
	Lands of Narconis/Ball	Land Only	2	0.8	0
	Lands of Powell	Commercial/Office	1	1.2	0
	Lands of Rebar	Land Only	2	0.19	0
	Lands of Sayer	Land Only	2	21.09	0
	Lands of Vail	Land Only	2	3.62	0
	Lands of Wormuth	Land Only	2	0.3	0
<b>Municipality Totals:</b>			<b>13</b>	<b>30.11</b>	<b>0</b>
<b>Scranton</b>					
	Allied Services	Land Only	3	96.14	0
	Dunkin Donuts, Davis Street	Commercial/Office	1	0	0
	Fidelity Bank - Bldg.	Commercial/Office	1	1.13	0
	Fidelity Bank - Lot	Land Only	2	1.13	0

## 2007 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
	Jay's Commons	Commercial/Office	1	0.96	0
	John F. Kennedy Elementary	Other*	1	1.48	0
	John Whittier Elementary	Other*	1	0.89	0
	Kane Properties Inc.	Land Only	3	70.55	0
	Lands of Aquilina	Land Only	2	0.19	0
	Lands of Decker/Shaw	Land Only	2	0.3	0
	Lands of Genovese	Land Only	1	0.8	0
	Lands of Gifford	Land Only	2	0.11	0
	Lands of James Gerard Realty, Inc.	Land Only	2	1.47	0
	Lands of Jimcosky	Land Only	2	0.13	0
	Lands of Ventri	Land Only	2	0.18	0
	Lands of Walsh	Land Only	2	0.26	0
	Lands of Whitman	Land Only	2	0.05	0
	Lands of Yankowski	Land Only	4	1.01	0
	Morgan Manor Apts.	Multi-Family Residential	98	49.6	0
	Mountain Side Commons	Multi-Family Residential	7	0.7	0
	Scranton Parking Auth (Gar)	Commercial/Office	1	0.53	0
	Scranton Parking Auth (Sub)	Land Only	1	0.53	0
	Scranton/Chinchilla Transfer Improvement	Other*	1	0.76	0
	University of Scranton (Dorm)	Other*	1	1.66	0
	University of Scranton (Land)	Land Only	1	1.66	0
	West Elementary	Other*	1	19.13	745
	Widmer Sign Co.	Industrial	1	0.51	0
<b>Municipality Totals:</b>			<b>146</b>	<b>251.86</b>	<b>745</b>
<b>South Abington</b>					
	French Manor Estates	Single-Family Residential	11	8.44	491
	Grigas Construction Co.	Land Only	2	4.09	0
	Inn at Nichols Village	Commercial/Office	1	1.99	0
	JEB Company	Commercial/Office	1	0.93	0
	Lands of Jack Jr. (Revised Dev)	Industrial	2	20.1	0
	Lands of Jack Jr., Inc (Rev)	Land Only	2	20.1	0
	Lands of MacNamera/Gearhart	Land Only	2	198.89	0
	Lands of Pedmar	Commercial/Office	1	1.25	0
	Lands of Thompson/Radiewicz	Land Only	2	0.72	0
	Lands of Thompson/Radiewicz	Land Only	2	0.72	0
	Preserve at Gravel Pond-P1	Single-Family Residential	29	79.38	2300
	Raker Country Store	Commercial/Office	1	4.8	0
<b>Municipality Totals:</b>			<b>56</b>	<b>341.41</b>	<b>2791</b>
<b>Springbrook</b>					

## 2007 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
	Lands of Brown	Land Only	2	4.83	0
	Lands of Hapersberger & Rinish	Land Only	2	13.31	0
	Lands of J.S.B. Enterprises	Land Only	5	19.86	0
	Lands of Kakareka	Land Only	2	57.28	0
	Lands of Macialek	Land Only	4	84.55	0
	Lands of Morgan	Land Only	2	15.96	0
	Springbrook Kennels	Commercial/Office	1	0.1	0
	Theta Land 108 - Rev	Single-Family Residential	2	10.83	0
<b>Municipality Totals:</b>			<b>20</b>	<b>206.72</b>	<b>0</b>
<b>Taylor</b>					
	Taylor Commons (Land)	Land Only	3	3.02	0
	Citizens Savings Bank	Commercial/Office	1	0.66	0
	Kavulich Construction, Inc.	Land Only	5	0.52	0
	Winner's Circle Restaurant	Land Only	2	1.14	0
<b>Municipality Totals:</b>			<b>11</b>	<b>5.34</b>	<b>0</b>
<b>Throop</b>					
	Bradshaw/Rafalko Subdivision	Land Only	2	0.16	0
	Lands of Paul Digrazio	Land Only	2	1.46	0
	Townhouse Development at School Side	Multi-Family Residential	19	3.5	575
<b>Municipality Totals:</b>			<b>23</b>	<b>5.12</b>	<b>575</b>
<b>Vandling</b>					
	Lands of Whittington	Single-Family Residential	3	6.85	0
<b>Municipality Totals:</b>			<b>3</b>	<b>6.85</b>	<b>0</b>
<b>Annual Totals:</b>			<b>1024</b>	<b>5056.55</b>	<b>69547</b>