

# Lackawanna County Regional Planning Commission

## *ANNUAL REPORT 2005*



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## 2006 Planning Commission Members

Patrick Dempsey, Chairman  
John Gianacopoulos, Vice-Chairman  
**John E. Moran, Secretary**  
Bonnie Rosiak, Treasurer  
Robert C. Cordaro, Esq.  
John Earley, Esq.  
**John Pocius**  
John Segilia  
David Petrosky

## 2006 Planning Department Staff

Steve Pitoniak, Executive Senior Planner  
Mary Liz Donato, Senior Planner  
Robert Ghigiarelli, Assistant Planner/Technician  
Marisa Bevilacqua, Assistant Planner  
**Stephen Solon, GIS Coordinator**

*The Lackawanna County Regional Planning Commission is affiliated with the Lackawanna County Council on Economic Development.*

**Glenn R. Pellino, Executive Director**

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### Cover Photos

**Large Photo:** County line along Interstate 84

Small Photos (clockwise from top): Entrance to Covington Industrial Park, Covington Twp; Curtis Reservoir, Madison Twp; Schoolside Estates, Throop Borough; Interstate 84, Jefferson Twp; Scranton Parking Authority Garage, Lackawanna & Adams avenues, City of Scranton.

# BOARD & STAFF PROFILES

## 2005 Planning Commission Members

Patrick Dempsey, Chairman  
Dunmore, 1st Appt. 1969

John Gianacopoulos, Vice-Chairman  
Scranton, 1st Appt. 1991

John E. Moran, Secretary  
Carbondale, 1st Appt. 1989

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

Robert C. Cordaro, Esq.  
Dunmore, 1st Appt. 2004

John Earley, Esq.  
Clarks Green, 1st Appt. 2000

John Pocius  
Scranton, 1st Appt. 2004

John Segilia  
Moosic, 1st Appt. 2004

David Petrosky  
Covington Twp, 1st Appt. 2004

## 2005 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

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

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

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

Sharon Thomas, Administrative Assistant  
Bishop Hannon HS  
Scranton, On staff since 1976

# LAND-USE *PLANNING* & THE MPC

## 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

Lackawanna County’s initial comprehensive plan was developed in 1974, but never updated. On May 12, 2005, the LCRPC Board passed a resolution, supporting the preparation of a joint comprehensive plan with Luzerne County. The next steps are to secure a commitment and funding from the county commissioners and to seek LUPTAP funding from the PA Department of Community and Economic Development.

### Local and Regional Comprehensive Plans

Twenty-seven (27) of the county’s 40 municipalities have developed and formally adopted comprehensive plans. In addition, fourteen (14) municipalities are currently involved in three (3) regional comprehensive planning projects.

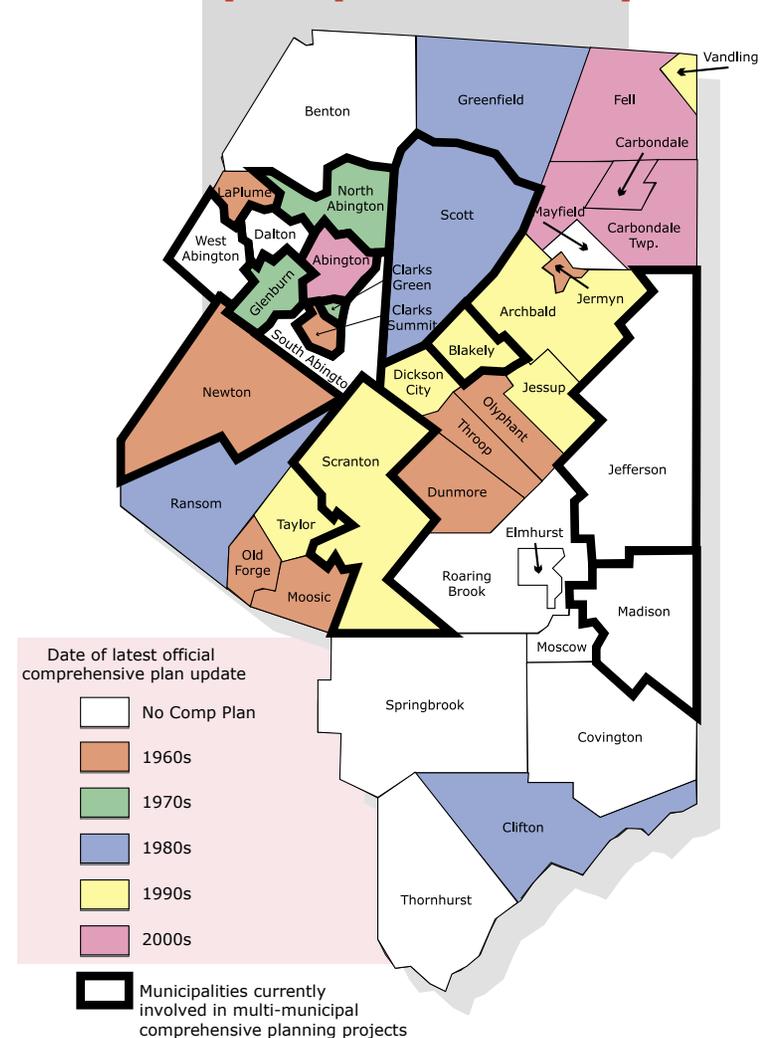
### Zoning

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 currently have local zoning regulations in effect.

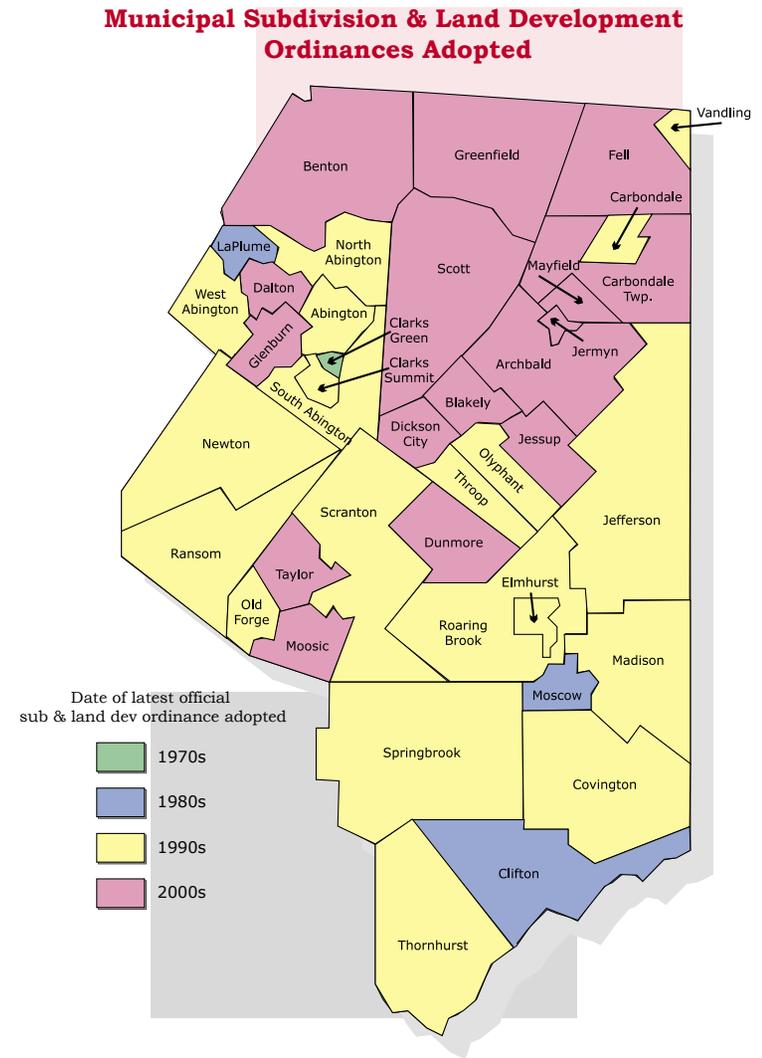
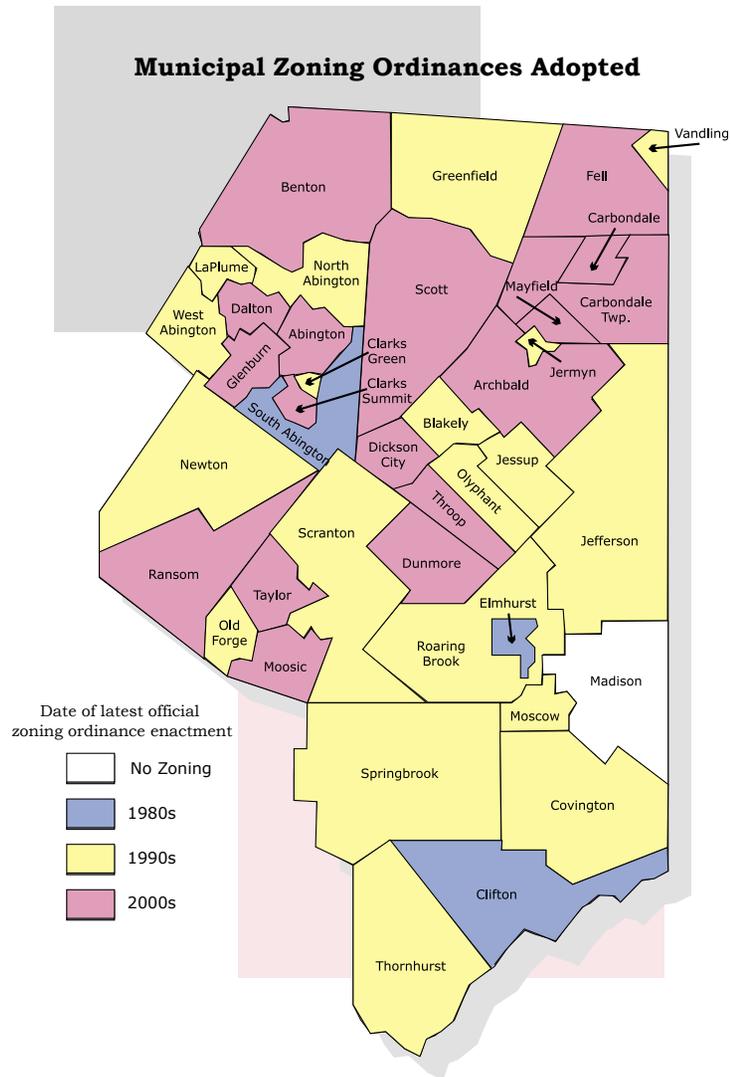
### Subdivision and Land Development

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 Comprehensive Plans Adopted



# SUMMARY OF *MUNICIPAL* ORDINANCES



# PLANNING REGIONS

The LCRPC has designated four planning regions within the county for the appointment of board members and 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  
 2004 Est. Population: 34,718  
 Square Miles: 156

## Region 2 (North Pocono)

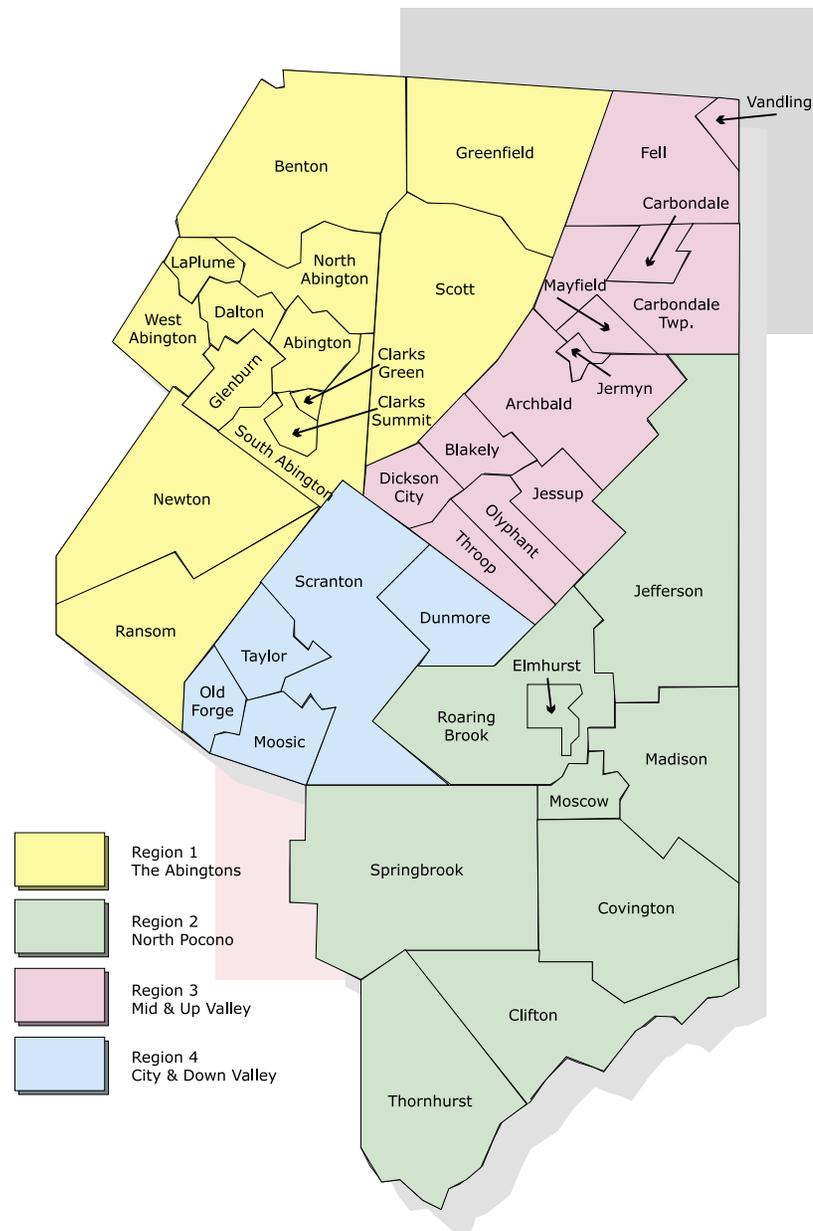
Municipalities: 9  
 School Districts: 1  
 2004 Est. Population: 17,072  
 Square Miles: 179.2

## Region 3 (Mid & Up Valley)

Municipalities: 12  
 School Districts: 4.5  
 2004 Est. Population: 49,996  
 Square Miles: 79.6

## Region 4 (City & Down Valley)

Municipalities: 5  
 School Districts: 4  
 2004 Est. Population: 108,146  
 Square Miles: 49.4



# SUB/LAND DEV ACTIVITY SUMMARY

|  |                    |
|--|--------------------|
| <b>Total Reviews .....</b>             | <b>256</b>         |
| <b>Lots Subdivided/Developed .....</b> | <b>1,233</b>       |
| <b>Acres Subdivided/Developed.....</b> | <b>5,280</b>       |
| <b>New Roads .....</b>                 | <b>12.12 miles</b> |
| <b>Review Fees.....</b>                | <b>\$33,484</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 2005, the LCRPC reviewed 256 submittals, 26 more than 2004. Lots plotted or proposed for development numbered 1,233; nonresidential buildings created 2,707,264 square feet of new floor area; and 5,280 acres were affected.

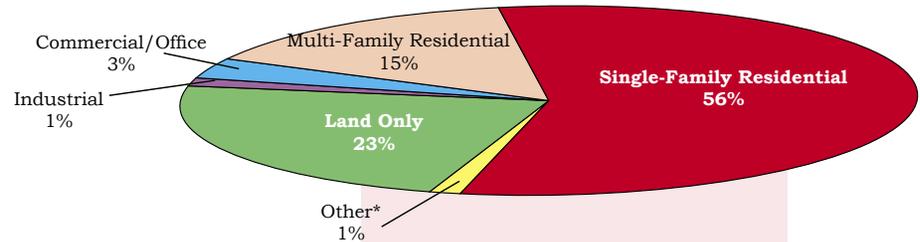
A breakdown by Planning Region showed that Region 4, the City & Down Valley, accounted for 36% of the lots, while Region 1, the Abingtons, accounted for 39% of the acreage affected.

Of the 256 submittals, 182 were minor subdivisions (less than 5 lots), 24 major subdivisions, and 50 land developments. The following municipalities had no submissions: Clarks Green, Elmhurst, Jermyn, LaPlume, & Thornhurst.

Single-Family Residential development accounted for 56% of the total lots (+11% from '04) while land-only subdivisions accounted for 55% of the acreage. On the opposite end, industrial and "other-type" development each accounted for only 1% of the lots, while Multi-Family Residential amounted to only 1% of the acreage and "other-type" development less than 1%.

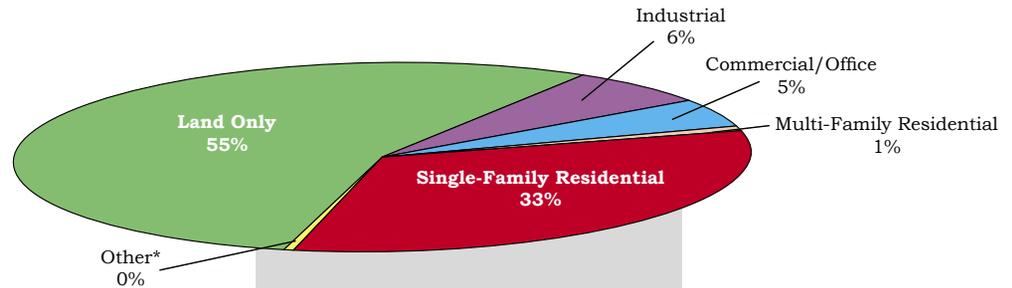
The largest developments in the county proposed in 2005 were Hidden Village, 149 lots in Moosic; Stonefield Estates, 117 lots in Jefferson Twp; Village Glen, 90 townhouse units in Old Forge; The Preserve, 69 lots in Greenfield Twp; and Laurel Ridge at Moosic Mountain, 65 lots in Jefferson Twp.

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



## Development by Lots/Units

|                           | Lots/Units   | Percent     |
|---------------------------|--------------|-------------|
| Single-Family Residential | 691          | 56%         |
| Multi-Family Residential  | 181          | 15%         |
| Commercial/Office         | 42           | 3%          |
| Industrial                | 17           | 1%          |
| Land Only                 | 285          | 23%         |
| Other*                    | 17           | 1%          |
| <b>Total</b>              | <b>1,233</b> | <b>100%</b> |



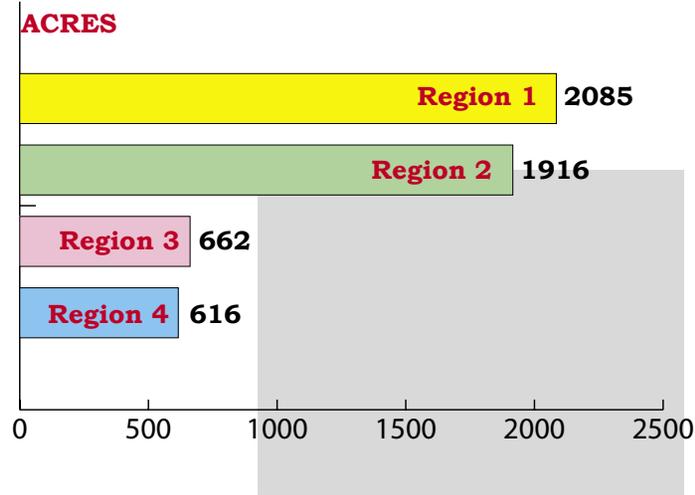
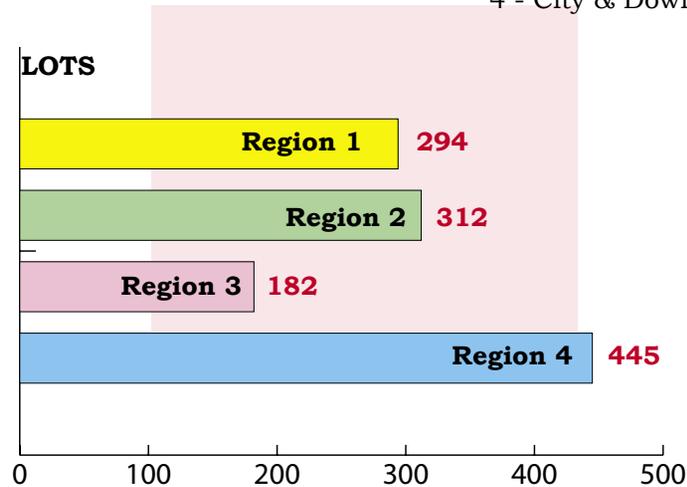
## Development by Acres

|                           | Acres        | Percent     |
|---------------------------|--------------|-------------|
| Single-Family Residential | 1716         | 33%         |
| Multi-Family Residential  | 43           | 1%          |
| Commercial/Office         | 258          | 5%          |
| Industrial                | 342          | 6%          |
| Land Only                 | 2897         | 55%         |
| Other*                    | 23           | 0%          |
| <b>Total</b>              | <b>5,280</b> | <b>100%</b> |

# SUB/LAND DEV ACTIVITY SUMMARY

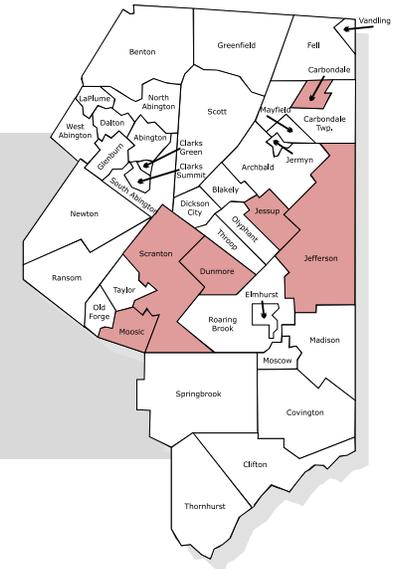
## PROPOSED SUBDIVISIONS AND LAND DEVELOPMENTS BY PLANNING REGIONS

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



## Most Submissions

|                 |    |
|-----------------|----|
| Scranton City   | 27 |
| Moosic Borough  | 21 |
| Jessup Borough  | 16 |
| Dunmore Borough | 15 |
| Carbondale City | 14 |
| Jefferson Twp   | 13 |

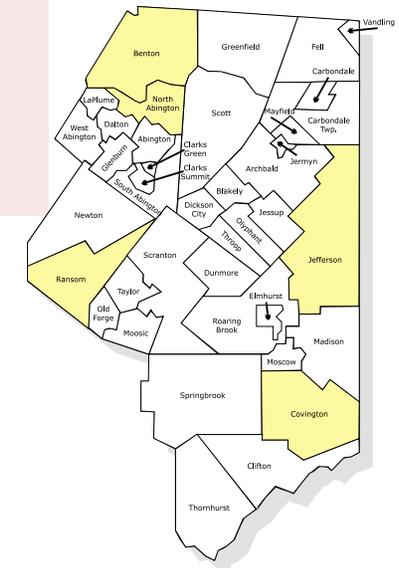
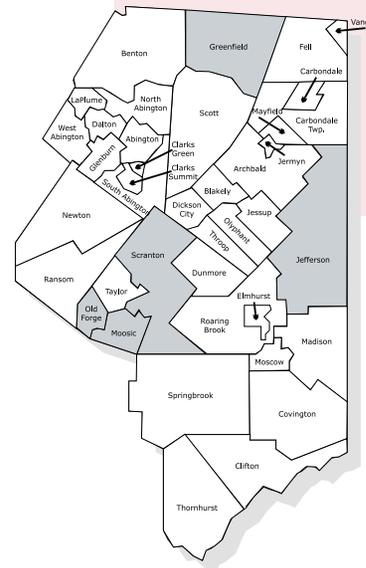


## Most Lots/Units Subdivided/Developed

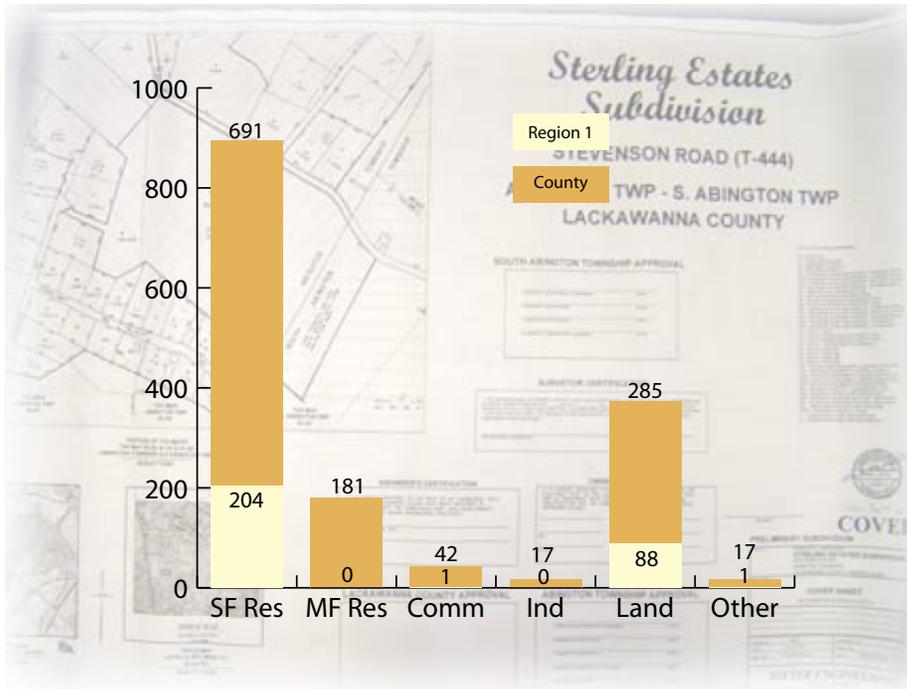
|                   |     |
|-------------------|-----|
| Moosic Borough    | 224 |
| Jefferson Twp     | 222 |
| Old Forge Borough | 107 |
| Greenfield Twp    | 78  |
| Scranton City     | 62  |

## Most Acres Subdivided/Developed

|                    |     |
|--------------------|-----|
| Covington Twp      | 789 |
| Jefferson Twp      | 540 |
| Ransom Twp         | 508 |
| Benton Twp         | 391 |
| North Abington Twp | 344 |

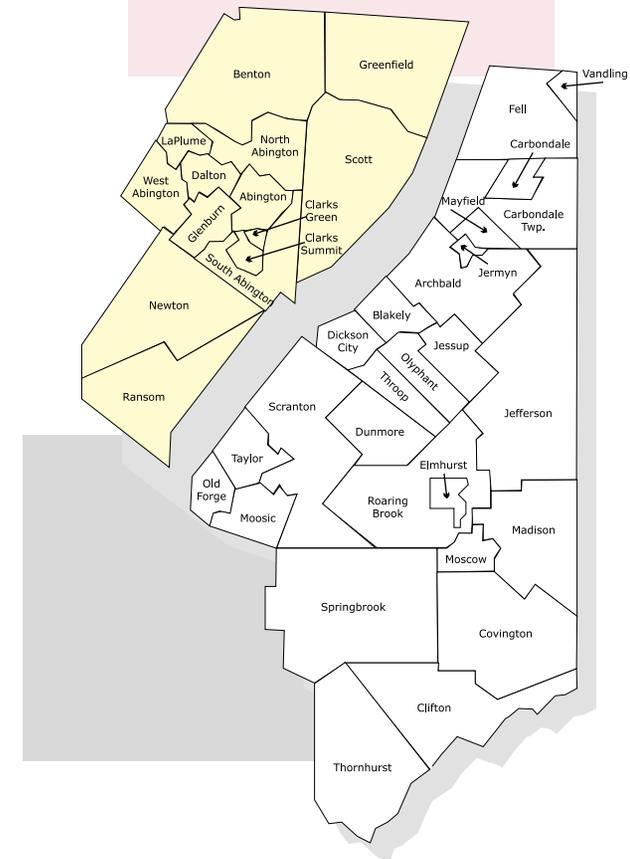


# REGION 1 - THE ABINGTONS

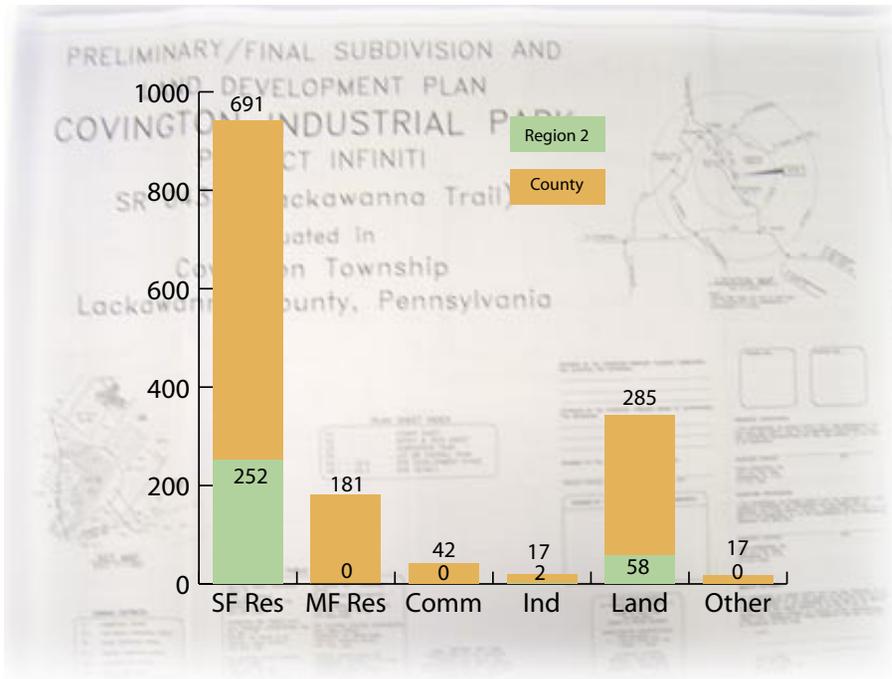


**Total Reviews ..... 67**  
**Lots ..... 294**  
**Acres ..... 2,085**  
**New Roads ..... 3.54 mi**

|                | <u>Subs</u> | <u>Lots</u> | <u>Acres</u> |
|----------------|-------------|-------------|--------------|
| Abington       | 4           | 37          | 61           |
| Benton         | 9           | 29          | 391          |
| Clarks Green   | 0           | 0           | 0            |
| Clarks Summit  | 4           | 6           | 1            |
| Dalton         | 2           | 4           | 98           |
| Glenburn       | 7           | 16          | 231          |
| Greenfield     | 4           | 78          | 136          |
| LaPlume        | 0           | 0           | 0            |
| Newton         | 7           | 24          | 175          |
| North Abington | 8           | 16          | 344          |
| Ransom         | 5           | 36          | 508          |
| Scott          | 10          | 26          | 112          |
| South Abington | 5           | 18          | 15           |
| West Abington  | 2           | 4           | 13           |
| <b>Totals</b>  | <b>67</b>   | <b>294</b>  | <b>2,085</b> |

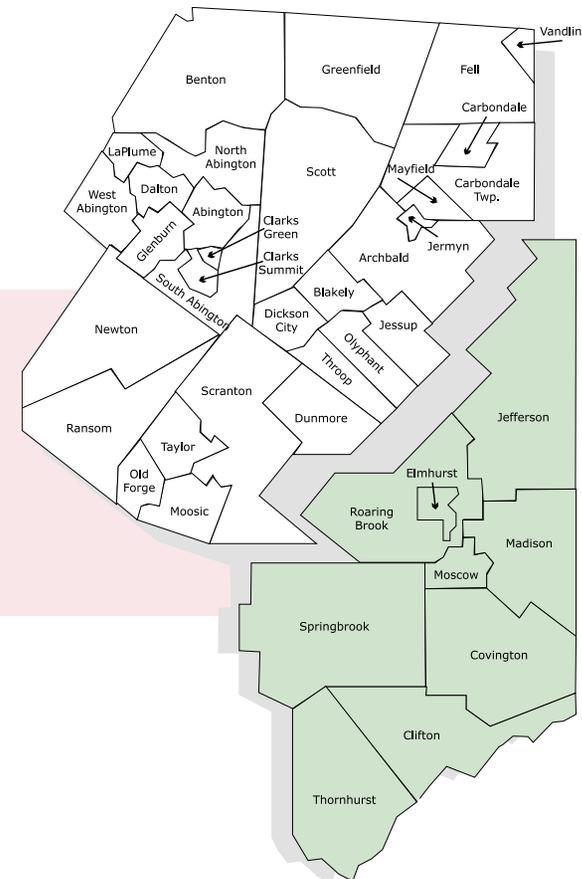


# REGION 2 - NORTH POCONO

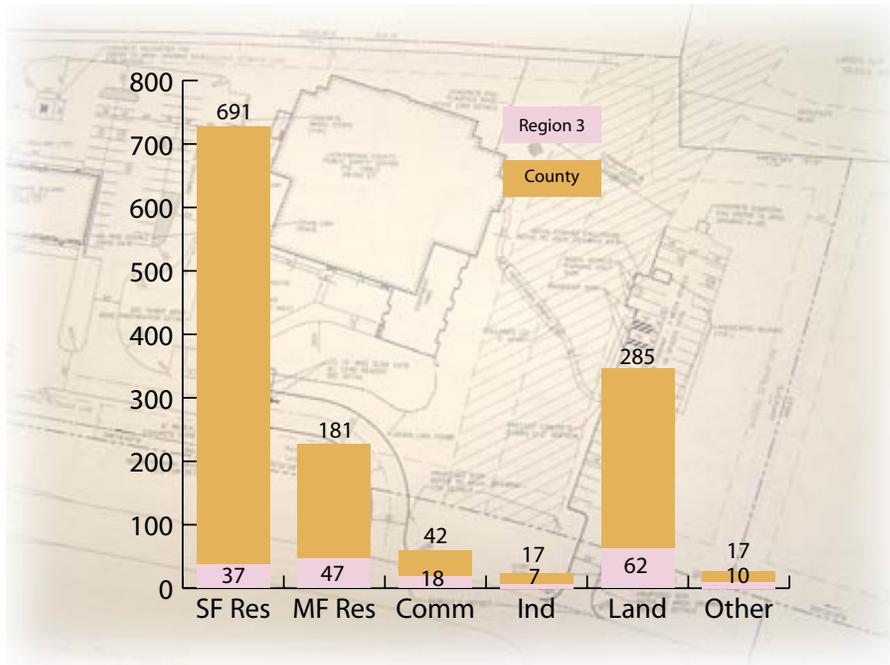


**Total Reviews ..... 39**  
**Lots ..... 312**  
**Acres ..... 1,916**  
**New Roads ..... 4.09 mi**

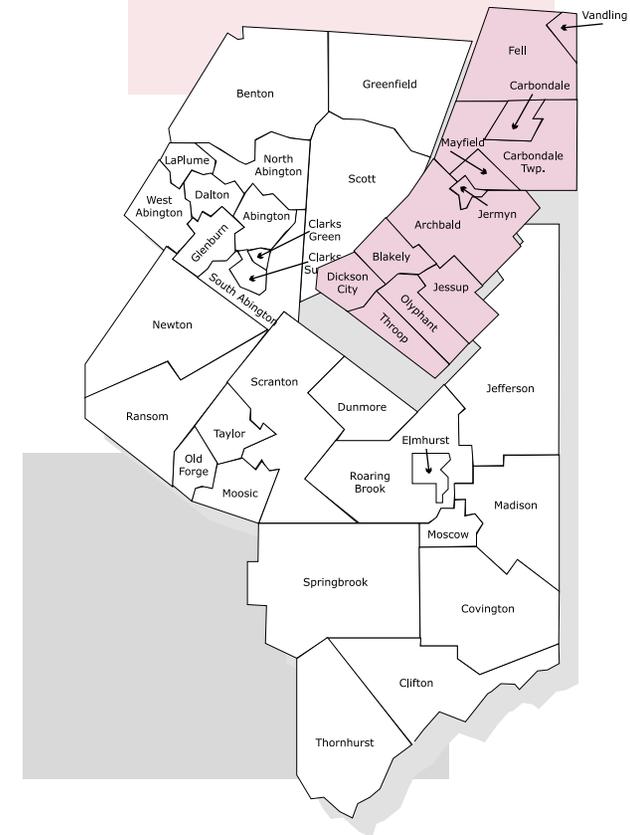
|               | <u>Subs</u> | <u>Lots</u> | <u>Acres</u> |
|---------------|-------------|-------------|--------------|
| Clifton       | 3           | 6           | 5            |
| Covington     | 6           | 14          | 789          |
| Elmhurst      | 0           | 0           | 0            |
| Jefferson     | 13          | 222         | 540          |
| Madison       | 4           | 11          | 169          |
| Moscow        | 2           | 5           | 135          |
| Roaring Brook | 5           | 23          | 162          |
| Spring Brook  | 6           | 31          | 116          |
| Thornhurst    | 0           | 0           | 0            |
| <b>Totals</b> | <b>39</b>   | <b>312</b>  | <b>1,916</b> |



# REGION 3 - UP & MID VALLEY

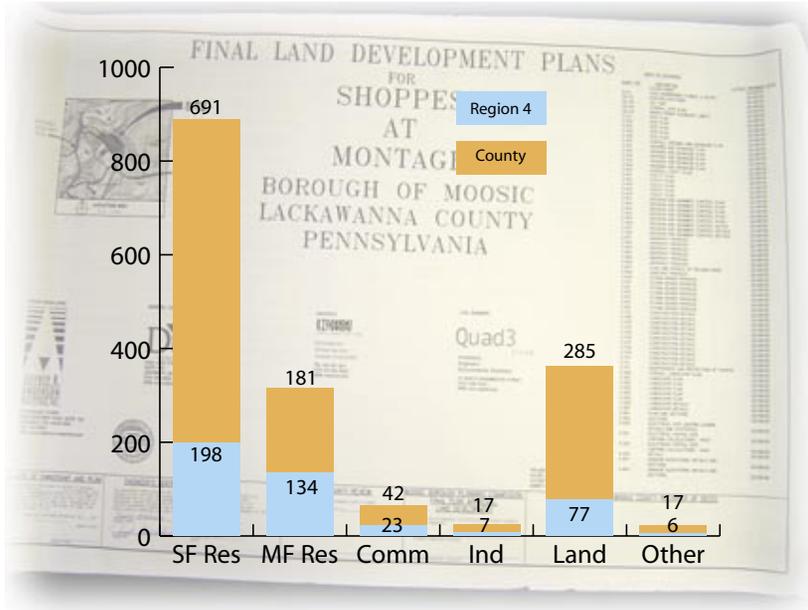


**Total Reviews ..... 72**  
**Lots ..... 182**  
**Acres ..... 662**  
**New Roads ..... 1.01 mi**



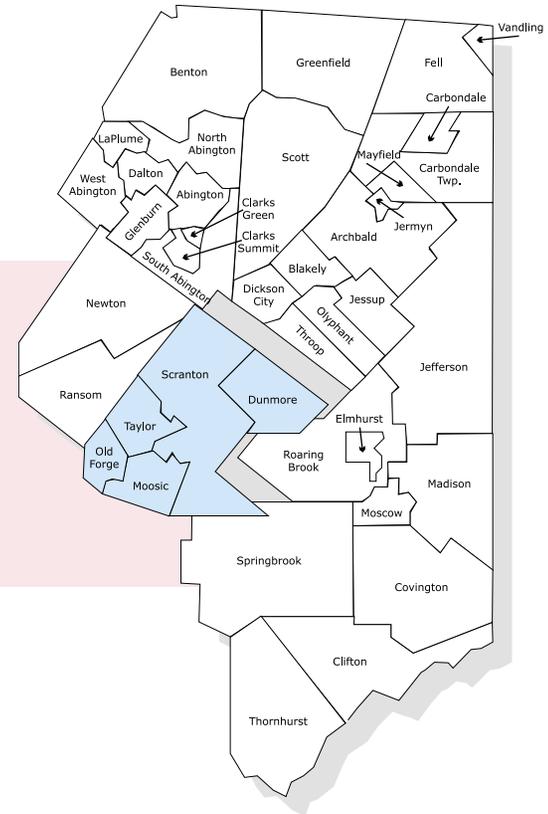
|                 | <u>Subs</u> | <u>Lots</u> | <u>Acres</u> |
|-----------------|-------------|-------------|--------------|
| Archbald        | 11          | 54          | 167          |
| Blakely         | 6           | 11          | 9            |
| Carbondale City | 14          | 28          | 11           |
| Carbondale Twp. | 1           | 2           | 6            |
| Dickson City    | 11          | 24          | 67           |
| Fell            | 3           | 6           | 1            |
| Jermyn          | 0           | 0           | 0            |
| Jessup          | 16          | 29          | 108          |
| Mayfield        | 1           | 1           | 2            |
| Olyphant        | 5           | 9           | 282          |
| Throop          | 3           | 16          | 4            |
| Vandling        | 1           | 2           | 5            |
| <b>Totals</b>   | <b>72</b>   | <b>182</b>  | <b>662</b>   |

# REGION 4 - CITY & DOWN VALLEY



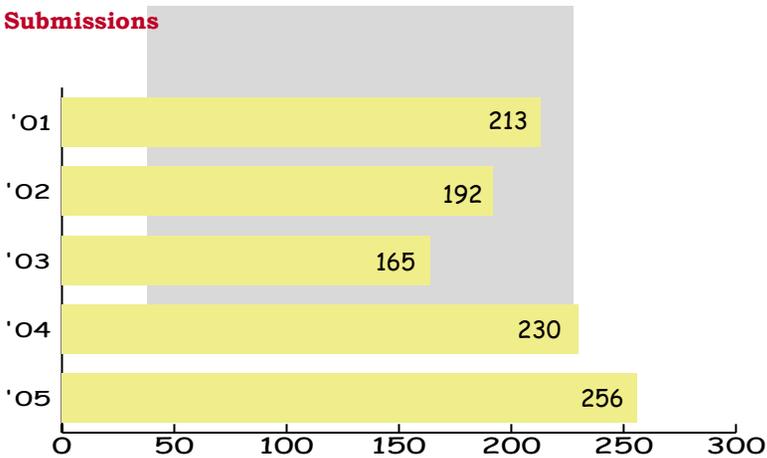
**Total Reviews ..... 78**  
**Lots ..... 445**  
**Acres ..... 616**  
**New Roads ..... 3.47 mi**

|               | <u>Subs</u> | <u>Lots</u> | <u>Acres</u> |
|---------------|-------------|-------------|--------------|
| Dunmore       | 15          | 35          | 28           |
| Moosic        | 21          | 224         | 230          |
| Old Forge     | 9           | 107         | 35           |
| Scranton      | 27          | 62          | 29           |
| Taylor        | 6           | 17          | 295          |
| <b>Totals</b> | <b>78</b>   | <b>445</b>  | <b>616</b>   |

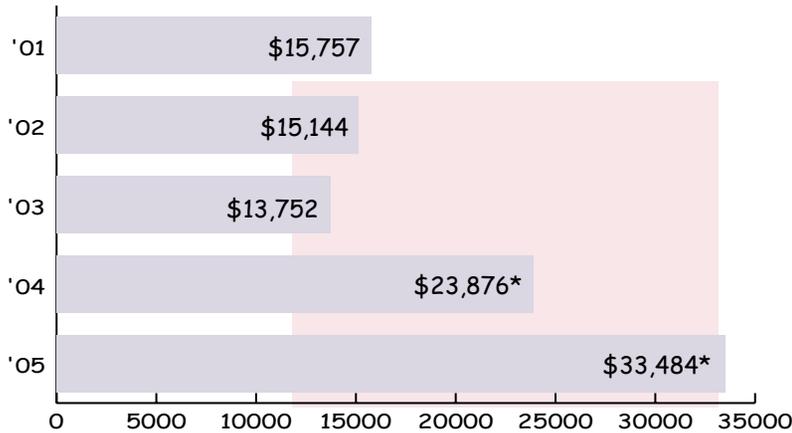


# FIVE -YEAR ANALYSIS

## Submissions

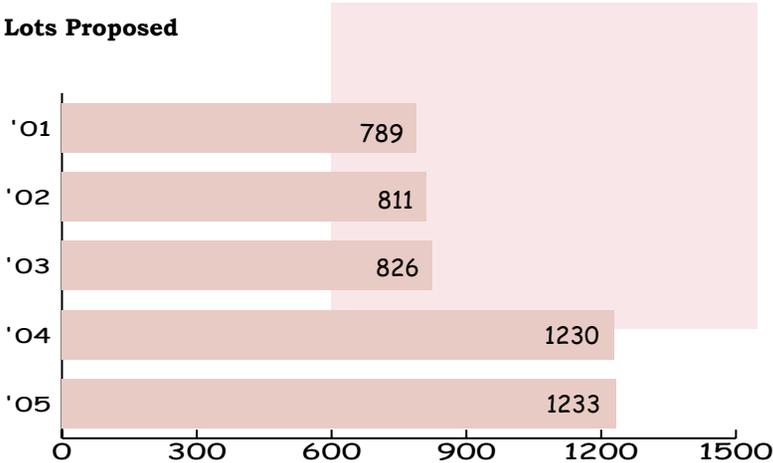


## Review Fees

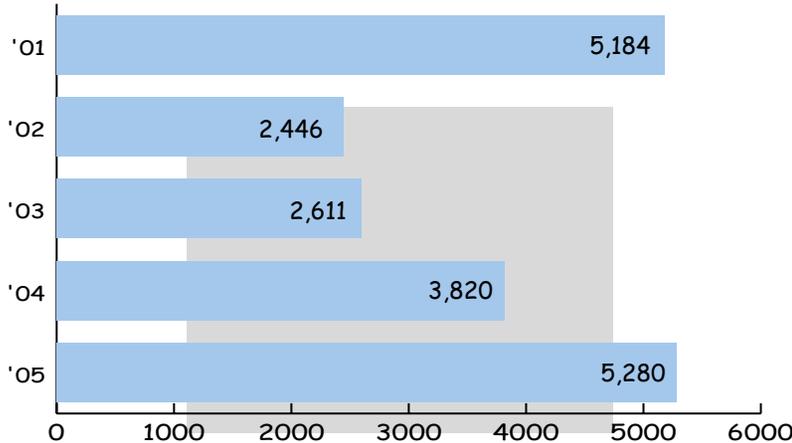


\*The LCRPC implemented an increase in review fees on March 9, 2004.

## Lots Proposed



## Acres Affected



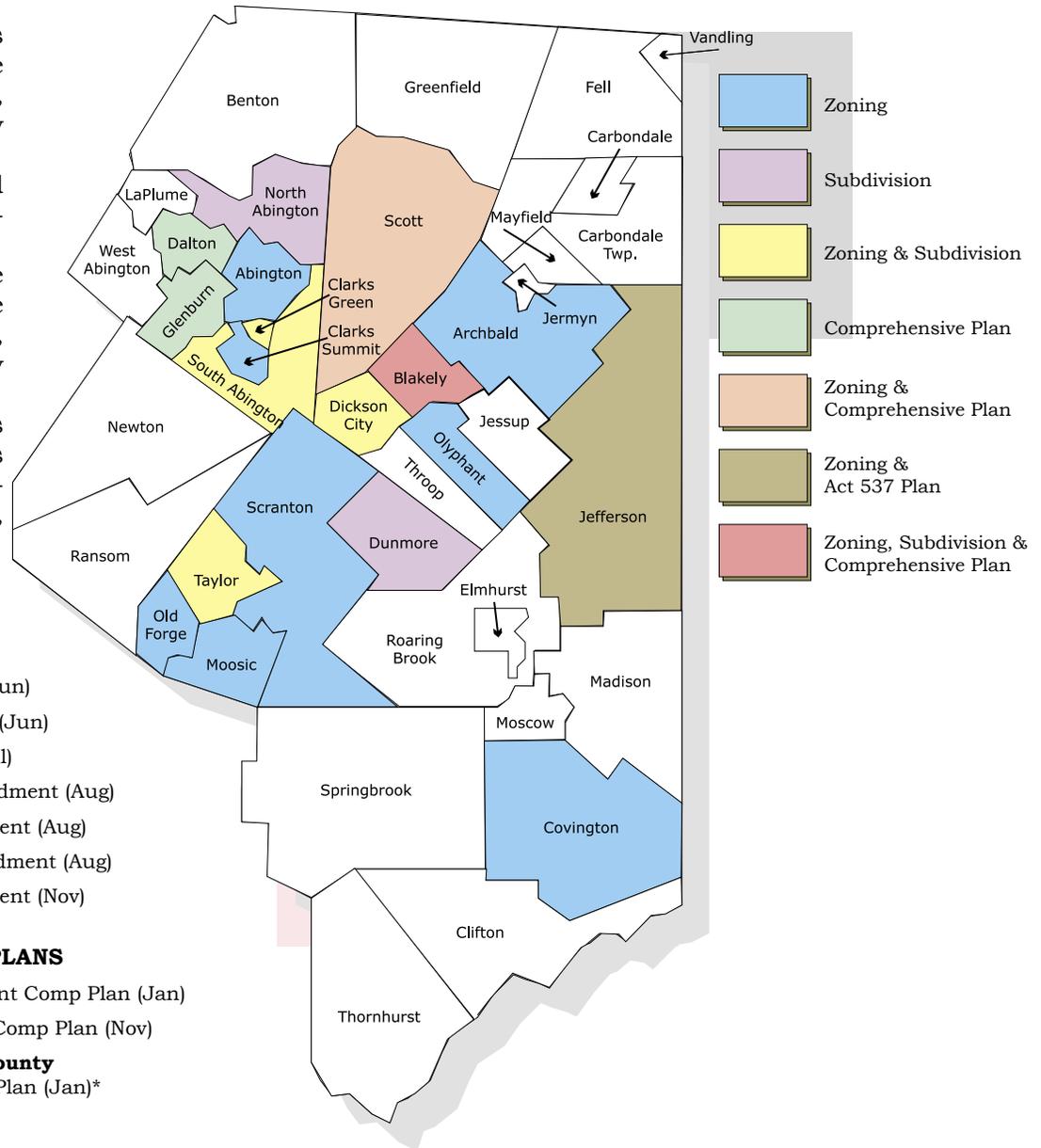
# MUNICIPAL ORDINANCE REVIEWS

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

- Taylor:** amendments (Jan/Feb/Aug)
- Moosic:** amendments (Jan/Feb/Sep/Dec)
- Archbald:** amendment (Feb)
- Old Forge:** amendment (Feb)
- Jefferson:** amendment (Mar)
- Blakely:** amendment (Jun)
- Scott:** amendment (Jun)
- Scranton:** amendment (Jun)
- Clarks Green:** amendment (Aug)
- Covington:** amendment (Aug)
- South Abington:** amendment (Aug/Nov)
- Abington:** amendment (Sep)
- Dickson City:** amendment (Nov)
- Olyphant:** amendment (Nov)
- Clarks Summit:** amendment (Dec)

## SUBDIVISION/LD ORDINANCES

- Blakely:** amendment (Jun)
- Dunmore:** amendment (Jun)
- Taylor:** amendment (Jul)
- South Abington:** amendment (Aug)
- Clarks Green:** amendment (Aug)
- North Abington:** amendment (Aug)
- Dickson City:** amendment (Nov)

## COMPREHENSIVE PLANS

- Dalton & Glenburn** Joint Comp Plan (Jan)
- Blakely & Scott** Joint Comp Plan (Nov)
- Northeast Wyoming County** Multi-Municipal Comp Plan (Jan)\*

## ACT 537 PLAN

- Jefferson:** update (Jun)

\* Review required by adjacent counties & municipalities. MPC §302(a).

# TRANSPORTATION *PLANNING*

## **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 review of Transit Accessibility for Elderly and Handicapped. In state fiscal year 2004/2005 the LCRPC received funding in the amount of \$162,173 from the Federal Highway Administration, \$25,134 from the Pennsylvania Department of Transportation and \$38,500 from the Federal Transit Administration to complete these tasks. In 2005/2006 these amounts are \$166,625, \$25,640 and \$38,500 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 (those projects actively moving through the system) includes numerous bridge rehabilitation/reconstruction projects, signal system upgrades and roadway improvements. Funding for projects in the first four years totals approximately \$102,400,000 in federal funds and \$18,275,000 in state funds.

***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.

***Home Town Streets and Safe Routes to School-*** In 2005 the LCRPC received fifteen applications totaling \$5,545,563 million for grant assistance through the Federal Transportation Program SAFETEA-LU (the Safe, Accountable, Flexible, Efficient Transportation Equity Act-Legacy for Users). The state allocation for Lackawanna County was only \$1.06 million for four years. The Planning Commission, acting as the Metropolitan Planning Organization (MPO) staff for the Lackawanna-Luzerne Transportation Study was able to partially fund three projects and fully fund one: Jermyn Borough Community Revitalization at \$536,000 (66.7% of their request), City of Carbondale Streetscape at \$429,000 (51.1% of the request), The Lackawanna Trolley Museum Philadelphia Trolley Car 5205 Restoration at \$68,077 (100% of request) and the Lackawanna College Safety Project at \$26,923 (18.7% of the request).

***Intelligent Transportation System-*** The LCRPC is part of the Lackawanna-Luzerne Transportation Study ITS steering committee that 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.

## **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 continued to work toward the resumption of rail passenger service to New York City. In 2002 New Jersey Transit was named the manager of the project and the county representatives now comprise the advisory committee for the project. The firm of Edwards and Kelcey is in the process of completing paperwork for Federal Transit Administration ranking in order to begin preliminary engineering for restoration of the line and construction of ancillary facilities. The line will run from the Intermodal Transportation Terminal in downtown Scranton to Hoboken, with stops in Mount Pocono and East Stroudsburg in Pennsylvania.

# ENVIRONMENTAL PLANNING

**Lackawanna-Luzerne Counties Open Space, Greenways, & Outdoor Recreation Master Plan-** The LCRPC continued to support the implementation of the bi-county open-space plan in 2005.



**Farmland Preservation & Easement Purchase Program-** The LCRPC continued to support the Farmland Preservation Program in 2005. Senior Planner, Mary Liz Donato, was elected Chairman of the Board after serving 11 years as Vice-Chairman. Two more townships established Agricultural Security Areas in 2005—LaPlume and Ransom—bringing the total number of townships in the program to 10.

**No. of Farms with Ag Easements in Effect:** 27

**Total Acres Protected by Easements:** 2,527

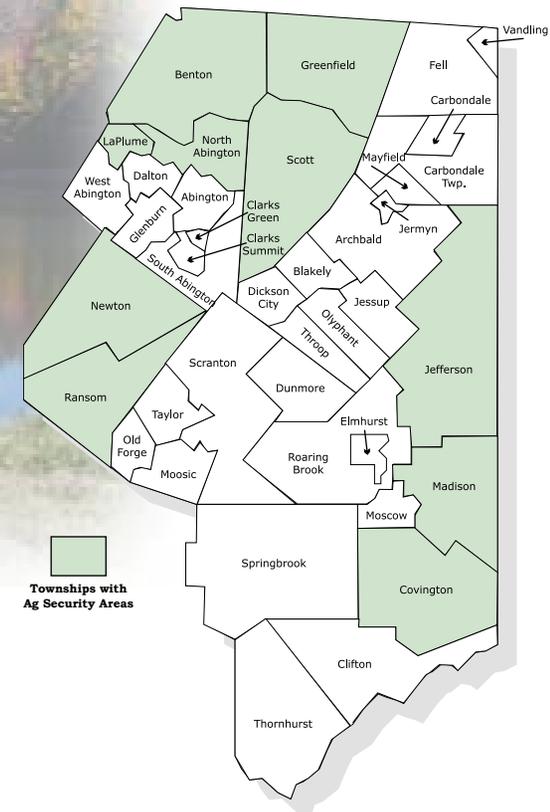
**Average Size of Protected Farm:** 94 acres

**Average Cost/Acre for Easement Purchase:** \$1,771

**Total Purchase Price for Ag Easements in Lackawanna County as of December 2005:** \$4,244,025

**Stormwater Management-** The LCRPC is a member of the Task Force organized by Lackawanna College to provide education to county municipal officials on the issue of storm water management. The Task Force will be conducting a number of workshops with national experts to educate the local officials on state of the art procedures that may be implemented to lessen the effects of new development on the hydrologic system in the county.

**Hazard Mitigation Plan-** The LCRPC is part of a county committee that prepares and updates a Hazard Mitigation Plan required by the Stafford Act. The plan delineates hazards that may occur in the county and then designates a strategy to remove or protect vulnerable properties to eliminate or lessen the damage that may result from disasters.



## Geographic Information System

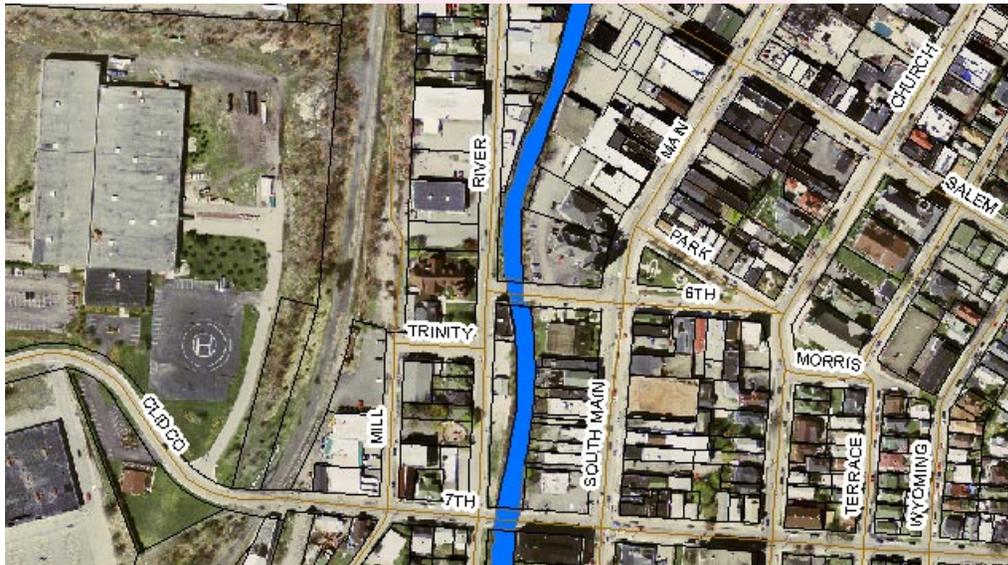
Overflights of the county were conducted in April 2005 by PA Mapping and updated aerial images will be received in March 2006. The QA/QC for the county's parcel data continued in 2005 by GIS technicians in both the planning and assessor's offices. Kimball & Associates of Ebsburg is providing this data in quadrangle sections. The extreme southern portion of the county is the only section that has yet to be submitted.

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.

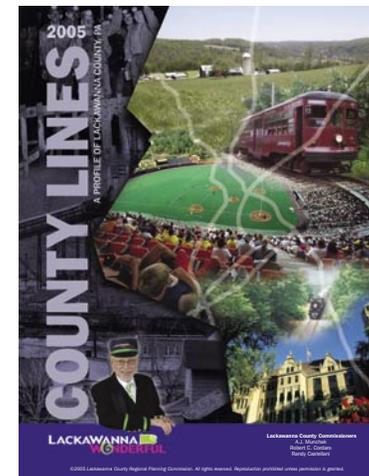
In addition to the parcel data, layer information received in 2005 include the following:

- 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; however, this data, created in MapInfo and ArcView 3, is incompatible with the current GIS software.



**Digital aerial image of the City of Carbondale (April 2003) with the following GIS layers: street names and centerlines, parcel boundaries, and hydrology.**



**County Lines**

Published by the planning commission since 1990, the 16th annual edition of *County Lines* was made available to the public in 2005.

The 2005 edition contains 135 pages of information and statistics on the county, its 40 municipalities and 12 school districts. It also contains seven full-color county maps.

New features/data added in 2005 include information on and a map of the Northeastern Educational Intermediate Unit and municipal data on the Uniform Construction Code and local building-construction officers.

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 is \$25.00.

# EDUCATIONAL OUTREACH & LETTERS OF SUPPORT

## Thornhurst Township Planning & Zoning Workshop

Thornhurst Township Board of Supervisors, Planning Commission, and Zoning Hearing Board members invited Senior Planner, Mary Liz Donato, to the township building on March 8 to conduct a workshop with township officials on the latest planning and zoning information, procedures, and case law.

## PA Land Choices: A Workshop for Community Educators & Teachers (PA DCNR & Keystone College)

Senior Planner, Mary Liz Donato, was invited once again to present the concepts of land-use planning to local middle and high school teachers at the PA Land Choices Workshop on August 16 at Keystone College. Sponsored by the PA Bureau of State Parks, the course is offered annually to educators for Act 48 credits.

## Allied Services for the Handicapped Training Course for Personal Care Home Operators

Senior Planner, Steve Pitoniak, once again presented the latest planning and zoning procedures to potential Personal Care Home operators on April 11 at the West Side Senior Center. The course is offered annually by Allied Services as part of a training program for personal-care home licensing.

## Lackawanna-Luzerne Transportation Enhancement Workshop

Senior Planner, Steve Pitoniak, presented information on the procedure for transportation enhancement funding to potential applications on September 13 and December 20 at the Luzerne County EMA Center. The workshops are part of the SAFETY-LU program and sponsored by the LLTS MPO.

## Letters of Support

The LCRPC issued the following letters of support during 2005:

- ENTECH for a PENNVEST grant for upgrades to Aqua Pennsylvania's Moscow Borough Water System (January).
- Lackawanna College for Growing Greener & PA American Water Company education grants for a stormwater management educational outreach program for the general public and municipal officials (February).
- Ransom Township for the establishment of an Agricultural Security Area within the township (February).
- Dempsey Uniform & Linen Supply for a PENNVEST grant for construction of a water pre-treatment facility at its new Jessup location (May).
- City of Carbondale for a PENNVEST grant for the installation of new stormwater and sanitary sewer lines at various locations throughout the city (August).
- PA DCNR Bureau of Forestry for the expansion of the snowmobile trail system within the Lackawanna State Forest in Thornhurst Township (August).
- Borough of Mayfield for a PA DCNR C2P2 grant for the development of a sports complex on Chestnut Street in the borough (August).
- William G. Karam Associates for a PENNVEST grant for the evaluation and rehabilitation of the sewage collection and conveyance system in portions of Clarks Green Borough & South Abington Township (September).
- The Nature Conservancy for a PA DCNR C2P2 grant for the acquisition of land at the Moosic Mountain Preserve in Jefferson Township and at the Freytown Wetlands in Covington & Madison townships. (September).

# CONFERENCES & MEETINGS / INTERNSHIP

## **Pennsylvania Planning Association - Annual Conference**

### **Hotel Bethlehem/Moravian College, Bethlehem**

Senior Planners, Steve Pitoniak and Mary Liz Donato attended the annual PPA conference on October 10-11. The Lehigh Valley Section of PPA hosted the 2005 event, which drew 400+ planners from across the state to historic Bethlehem. The 2006 conference will be held in Harrisburg.

## **Meetings, Seminars, & Workshops attended by LCRPC staff**

### **Steve Pitoniak**

Congestion Management System: 1/12, 3/3, 7/27; Intelligent Transportation System: 1/18, 11/17; Scenic Byways: 1/19; Pennsylvania Mobility Plan: 1/20, 3/23, 5/11; Federal Highway Certification: 1/25; PennDOT Planning Partners: 4/15, 7/21, 10/17-19; PennDOT Land Use: 5/19; State Transportation Commission Hearings: 8/5; PennDOT Right-Sizing Workshop: 8/12; Focus 81: 9/16; LLTS Transportation Advisory Committee: 2/2, 6/15, 11/4; LLTS Technical Advisory Committee: 2/16, 5/18, 8/23, 11/16; LLTS Coordinating Committee: 2/22, 5/24, 11/22; Lackawanna College Stormwater Management Committee: 1/25, 2/3, 2/9, 3/18, 3/24, 4/14, 4/25, 6/11, 9/24; Lackawanna Local Emergency Planning Committee: 1/13, 4/14, 7/14, 10/13, 11/10; Hazard Mitigation Planning: 10/24; PPA Planning and Land-Use Law: 6/29; Pennsylvania State Planning Board: 3/24, 5/26; Scranton-Abington Planning Association: 12/19; Lackawanna County Court Expert Witness, Blakely Zoning: 7/7.

### **Mary Liz Donato**

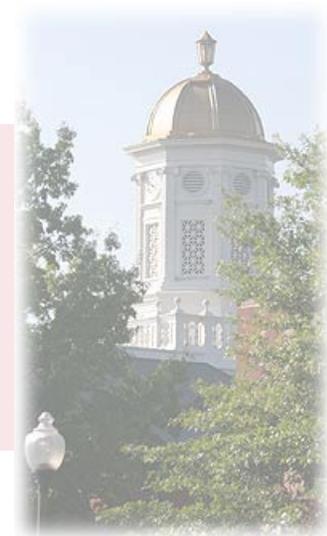
Lackawanna County Farmland Preservation Board Meetings: 1/18, 2/15, 4/21, 6/21, 8/4, 9/1, 9/7, 11/1; State Planning Board Forum: 5/26; APA Audio Conference, Land-Use Law: 6/29; PSATS Sewage Facilities Planning Workshop: 8/31; NEPA Environmental Awards: 10/20.

### **Stephen Solon**

Penn State University, PA Mapping GIS Course: 9/28-29.

### **Robert Ghigiarelli**

PennDOT HPMS Conference, 10/3-4.



## **Student Internship**

Christopher McDonough, a geography and planning major at Bloomsburg University, completed a summer internship with the LCRPC as part of his undergraduate studies.

A resident of Richmondale (Fell Twp) and graduate of Carbondale Area High School, Chris received his bachelor's degree in August 2005.

His tasks with the LCRPC included subdivision and land development reviews, GIS work, a transportation study, and development of a local-recreation survey.

In September, Chris was appointed Lackawanna County Farmland Preservation Administrator and, in November, accepted a Planner I position with the Wayne County Planning Commission in Honesdale.

## 2005 Subdivisions/Land Developments by Municipality

| Municipality    | Sub/Dev Name                 | Development Type          | Lots/Units | Acreage       | New Roads<br>(lf) |
|-----------------|------------------------------|---------------------------|------------|---------------|-------------------|
| <b>Abington</b> |                              |                           |            |               |                   |
|                 | Lands of Gavin               | Land Only                 | 2          | 4.75          | 0                 |
|                 | Lands of Peck                | Land Only                 | 2          | 1.24          | 0                 |
|                 | Senn Subdivision             | Land Only                 | 5          | 5.88          | 0                 |
|                 | Sterling Estates Subdivision | Single-Family Residential | 28         | 49.15         | 3393              |
|                 | <b>Municipality Totals:</b>  |                           | <b>37</b>  | <b>61.02</b>  | <b>3393</b>       |
| <b>Archbald</b> |                              |                           |            |               |                   |
|                 | Clover Leaf Phase II         | Multi-Family Residential  | 32         | 10.86         | 1400              |
|                 | D & L Realty- Loff           | Single-Family Residential |            | 3             | 4.28              |
|                 | D & L Realty-Orehek          | Land Only                 |            | 2             | 104.22            |
|                 | D & L Realty-Tidd            | Land Only                 | 2          | 3             | 0                 |
|                 | Flexible Foam Warehouse      | Industrial                | 1          | 5.98          | 0                 |
|                 | Lands of Barrett-Revised     | Commercial/Office         | 2          | 0.34          | 0                 |
|                 | Lands of Domiano             | Land Only                 | 2          | 31.88         | 0                 |
|                 | Lands of Sedlak              | Single-Family Residential | 2          | 0.16          | 0                 |
|                 | Lot 35                       | Land Only                 | 2          | 0.14          | 0                 |
|                 | Peter Solomon                | Single-Family Residential | 2          | 0.26          | 0                 |
|                 | Pine Line Inc.               | Commercial/Office         | 4          | 6.32          | 0                 |
|                 | <b>Municipality Totals:</b>  |                           | <b>54</b>  | <b>167.44</b> | <b>1400</b>       |
| <b>Benton</b>   |                              |                           |            |               |                   |
|                 | Al Curtin Subdivision        | Single-Family Residential | 8          | 35.26         | 0                 |
|                 | Cherry Woods Phase 3         | Single-Family Residential | 4          | 36.42         | 450               |
|                 | Lands of Bullick             | Land Only                 | 2          | 26.09         | 0                 |
|                 | Lands of Craig               | Land Only                 | 3          | 65.72         | 0                 |
|                 | Lands of Duda                | Single-Family Residential | 2          | 126.2         | 0                 |
|                 | Lands of Hickox              | Land Only                 | 3          | 12.31         | 0                 |
|                 | Lands of Tully               | Single-Family Residential | 2          | 30            | 0                 |
|                 | Lands of Walsh               | Single-Family Residential | 2          | 10.98         | 0                 |
|                 | Seamans Lot Improvement      | Land Only                 | 3          | 47.82         | 0                 |
|                 | <b>Municipality Totals:</b>  |                           | <b>29</b>  | <b>390.8</b>  | <b>450</b>        |
| <b>Blakely</b>  |                              |                           |            |               |                   |
|                 | Holy Ghost Cemetery          | Other*                    | 1          | 2.57          | 0                 |
|                 | Lands of Angeloni            | Single-Family Residential |            | 2             | 0.64              |
|                 | Lands of Davis               | Single-Family Residential | 2          | 0.39          | 0                 |
|                 | Lands of Minelli             | Land Only                 | 2          | 4.19          | 0                 |
|                 | Lands of Rosiecki-Revised    | Land Only                 |            | 2             | 0.68              |
|                 | Mackey-DiMatteo              | Land Only                 | 2          | 0.15          | 0                 |
|                 | <b>Municipality Totals:</b>  |                           | <b>11</b>  | <b>8.62</b>   | <b>0</b>          |

## 2005 Subdivisions/Land Developments by Municipality

| Municipality               | Sub/Dev Name                  | Development Type          | Lots/Units | Acreage      | New Roads<br>(lf) |
|----------------------------|-------------------------------|---------------------------|------------|--------------|-------------------|
| <b>Carbondale</b>          |                               |                           |            |              |                   |
|                            | D&L Realty/Ogozaly            | Single-Family Residential | 2          | 0.34         | 0                 |
|                            | Davis Medical Office - Rev    | Commercial/Office         | 1          | 0.46         | 0                 |
|                            | Galati Barber Shop            | Commercial/Office         | 1          | 0.41         | 0                 |
|                            | Lands of Calandi              | Single-Family Residential | 2          | 1.03         | 0                 |
|                            | Lands of Cerminaro            | Land Only                 | 2          | 0.1          | 0                 |
|                            | Lands of Cotroneo/Cullen      | Land Only                 | 2          | 0.23         | 0                 |
|                            | Lands of Cottage Hose Co.     | Land Only                 | 2          | 0.46         | 0                 |
|                            | Lands of D&L Realty/Dzielak   | Single-Family Residential | 2          | 0.34         | 0                 |
|                            | Lands of Fofi                 | Single-Family Residential | 2          | 0.27         | 0                 |
|                            | Lands of McGovern             | Land Only                 | 2          | 0.06         | 0                 |
|                            | Lands of Ragged Island Realty | Land Only                 | 2          | 1.12         | 0                 |
|                            | Lands of Wall-Manarchuck      | Single-Family Residential | 2          | 2.15         | 0                 |
|                            | Park Place Development        | Other*                    | 5          | 0.11         | 0                 |
|                            | Trichilo Foods Warehouse      | Commercial/Office         | 1          | 4.01         | 440               |
|                            | <b>Municipality Totals:</b>   |                           | <b>28</b>  | <b>11.09</b> | <b>440</b>        |
| <b>Carbondale Township</b> |                               |                           |            |              |                   |
|                            | Lands of Mroczka              | Single-Family Residential | 2          | 6            | 0                 |
|                            | <b>Municipality Totals:</b>   |                           | <b>2</b>   | <b>6</b>     | <b>0</b>          |
| <b>Clarks Summit</b>       |                               |                           |            |              |                   |
|                            | Dunkin' Donuts                | Commercial/Office         | 1          | 0.62         | 0                 |
|                            | Lands of Calvey               | Land Only                 | 2          | 0.5          | 0                 |
|                            | Lands of Durr                 | Land Only                 | 2          | 0.18         | 0                 |
|                            | North Clarks Summit Tower     | Other*                    | 1          | 0.08         | 0                 |
|                            | <b>Municipality Totals:</b>   |                           | <b>6</b>   | <b>1.38</b>  | <b>0</b>          |
| <b>Clifton</b>             |                               |                           |            |              |                   |
|                            | Big Bass Lake Lots 1701/1702  | Single-Family Residential | 2          | 0.75         | 0                 |
|                            | Lands of DiGennaro            | Land Only                 | 2          | 1.61         | 0                 |
|                            | Lands of McCauley             | Single-Family Residential | 2          | 2.16         | 0                 |
|                            | <b>Municipality Totals:</b>   |                           | <b>6</b>   | <b>4.52</b>  | <b>0</b>          |
| <b>Covington</b>           |                               |                           |            |              |                   |
|                            | Covington Ind Pk Lot E Sub    | Land Only                 | 4          | 679          | 0                 |
|                            | Lands of Borowski             | Single-Family Residential | 2          | 2            | 0                 |
|                            | Lands of Davailus             | Land Only                 | 2          | 3.13         | 0                 |
|                            | Lands of Kosinski             | Land Only                 | 2          | 10.9         | 0                 |
|                            | Lands of Langan               | Land Only                 | 2          | 4            | 0                 |
|                            | Project Ininiti               | Industrial                | 2          | 89.83        | 0                 |

## 2005 Subdivisions/Land Developments by Municipality

| Municipality                | Sub/Dev Name                     | Development Type          | Lots/Units | Acreage       | New Roads<br>(If) |
|-----------------------------|----------------------------------|---------------------------|------------|---------------|-------------------|
| <b>Municipality Totals:</b> |                                  |                           | <b>14</b>  | <b>788.86</b> | <b>0</b>          |
| <b>Dalton</b>               |                                  |                           |            |               |                   |
|                             | Lands of Novak                   | Land Only                 | 2          | 12.63         | 0                 |
|                             | Lily Lake Properties             | Land Only                 | 2          | 85.45         | 0                 |
| <b>Municipality Totals:</b> |                                  |                           | <b>4</b>   | <b>98.08</b>  | <b>0</b>          |
| <b>Dickson City</b>         |                                  |                           |            |               |                   |
|                             | Borough of Dickson City          | Other*                    | 2          | 4.19          | 0                 |
|                             | Burdyn Family Dentistry          | Commercial/Office         | 1          | 0.3           | 0                 |
|                             | Carrier Coal Subdivision         | Land Only                 | 4          | 21.41         | 0                 |
|                             | CVS Pharmacy                     | Commercial/Office         | 1          | 1.5           | 0                 |
|                             | Dickson City Community Ambulance | Other*                    | 1          | 0.94          | 0                 |
|                             | Keystone Lots 6 & 9              | Commercial/Office         | 2          | 23.78         | 0                 |
|                             | Lands of Martarano               | Single-Family Residential | 2          | 0.6           | 0                 |
|                             | Panera Bread                     | Commercial/Office         | 1          | 2.04          | 0                 |
|                             | SADG-2 Inc.                      | Land Only                 | 6          | 0.7           | 0                 |
|                             | Scranton Orthopedics             | Commercial/Office         | 1          | 4             | 0                 |
|                             | Viewmont Estates                 | Single-Family Residential |            | 3             | 7.9               |
| <b>Municipality Totals:</b> |                                  |                           | <b>24</b>  | <b>67.36</b>  | <b>0</b>          |
| <b>Dunmore</b>              |                                  |                           |            |               |                   |
|                             | Greater Scranton YMCA            | Land Only                 | 2          | 10.97         | 0                 |
|                             | Jerry's For All Seasons          | Commercial/Office         | 1          | 2.96          | 0                 |
|                             | Lands of Battle                  | Single-Family Residential | 2          | 0.31          | 0                 |
|                             | Lands of Casal                   | Single-Family Residential | 2          | 0.19          | 0                 |
|                             | Lands of Cordaro/Seckary         | Land Only                 | 2          | 0.45          | 0                 |
|                             | Lands of Donninni                | Single-Family Residential | 2          | 0.32          | 0                 |
|                             | Lands of Phillips/Holzman        | Single-Family Residential |            | 2             | 0.38              |
|                             | Lands of Sabia                   | Land Only                 | 2          | 2.61          | 0                 |
|                             | Lands of Strauch                 | Single-Family Residential | 2          | 0.14          | 0                 |
|                             | Rite Aid                         | Commercial/Office         | 1          | 1.15          | 0                 |
|                             | Rite Aid Subdivision             | Commercial/Office         | 2          | 1.15          | 0                 |
|                             | Theta Land- Meade Street         | Land Only                 | 2          | 1.33          | 0                 |
|                             | Townhouses at Monroe Park- LD    | Multi-Family Residential  | 10         | 1.36          | 190               |
|                             | Townhouses at Monroe Park-Sub.   | Multi-Family Residential  | 2          | 1.36          | 0                 |
|                             | United Gilsonite Laboratories    | Industrial                | 1          | 2.98          | 0                 |
| <b>Municipality Totals:</b> |                                  |                           | <b>35</b>  | <b>27.66</b>  | <b>190</b>        |
| <b>Fell</b>                 |                                  |                           |            |               |                   |
|                             | American Legion/St. Basil's      | Land Only                 | 2          | 0.58          | 0                 |
|                             | Lands of DeFazio/Staple          | Land Only                 | 2          | 0.05          | 0                 |

## 2005 Subdivisions/Land Developments by Municipality

| Municipality      | Sub/Dev Name                        | Development Type          | Lots/Units | Acreage    | New Roads<br>(lf) |              |
|-------------------|-------------------------------------|---------------------------|------------|------------|-------------------|--------------|
|                   | Lands of Pilny                      | Single-Family Residential |            | 2          | 0.23              | 0            |
|                   | <b>Municipality Totals:</b>         |                           |            | <b>6</b>   | <b>0.86</b>       | <b>0</b>     |
| <b>Glenburn</b>   |                                     |                           |            |            |                   |              |
|                   | Griffing 2005 Subdivision           | Single-Family Residential |            | 3          | 62.16             | 0            |
|                   | Lands of Hall                       | Land Only                 |            | 2          | 0.21              | 0            |
|                   | Lands of Hall                       | Land Only                 |            | 2          | 1.84              | 0            |
|                   | Lands of Heller                     | Single-Family Residential |            | 2          | 1.41              | 0            |
|                   | Lands of Schiavone                  | Land Only                 |            | 2          | 1.35              | 0            |
|                   | Lands of Winslow                    | Land Only                 |            | 3          | 161.49            | 0            |
|                   | Oakford Woods Lot 13                | Land Only                 |            | 2          | 2.06              | 0            |
|                   | <b>Municipality Totals:</b>         |                           |            | <b>16</b>  | <b>230.52</b>     | <b>0</b>     |
| <b>Greenfield</b> |                                     |                           |            |            |                   |              |
|                   | Lands of Haley                      | Single-Family Residential |            | 2          | 10.01             | 0            |
|                   | Lands of Wormuth/Snyder             | Single-Family Residential |            | 2          | 3.01              | 0            |
|                   | Richard Clark Trust Sub - Rev       | Single-Family Residential |            | 5          | 28.79             | 0            |
|                   | The Preserve                        | Single-Family Residential |            | 69         | 94.4              | 6750         |
|                   | <b>Municipality Totals:</b>         |                           |            | <b>78</b>  | <b>136.21</b>     | <b>6750</b>  |
| <b>Jefferson</b>  |                                     |                           |            |            |                   |              |
|                   | Lands of Loren Lown                 | Land Only                 |            |            | 2                 | 4.45         |
|                   | Lands of Siekierka                  | Single-Family Residential |            | 5          | 7.16              | 850          |
|                   | Lands of Stine                      | Land Only                 |            | 4          | 1.3               | 0            |
|                   | Lands of Vonderhey                  | Land Only                 |            |            | 2                 | 49.42        |
|                   | Mack Estates                        | Single-Family Residential |            | 11         | 21.27             | 1050         |
|                   | Marzani Minor Subdivision           | Land Only                 |            |            | 3                 | 9.96         |
|                   | Massetti Subdivision                | Land Only                 |            | 5          | 58.02             | 0            |
|                   | Moosic Lakes Inc.                   | Land Only                 |            | 2          | 2.17              | 0            |
|                   | Revised Laurel Ridge at Moosic Mntn | Single-Family Residential |            | 65         | 73.98             | 8100         |
|                   | Richard Reube                       | Land Only                 |            | 2          | 56                | 0            |
|                   | Stonefield Estates                  | Single-Family Residential |            | 117        | 126.42            | 9850         |
|                   | Victor Ragnacci Sub                 | Land Only                 |            | 2          | 130               | 0            |
|                   | Williams/Davis/Doyle Sub            | Land Only                 |            | 2          | 0.34              | 0            |
|                   | <b>Municipality Totals:</b>         |                           |            | <b>222</b> | <b>540.49</b>     | <b>19850</b> |
| <b>Jessup</b>     |                                     |                           |            |            |                   |              |
|                   | Albini Subdivision                  | Land Only                 |            | 5          | 0.25              | 0            |
|                   | Dempsey Uniform & Linen Supply      | Industrial                |            | 1          | 10.38             | 0            |
|                   | Emiliani Transport                  | Industrial                |            | 1          | 4.5               | 0            |
|                   | First Class Gymnastics              | Commercial/Office         |            | 1          | 2                 | 0            |
|                   | Lackawanna County Public Safety     | Other*                    |            | 1          | 6.89              | 0            |

## 2005 Subdivisions/Land Developments by Municipality

| Municipality                | Sub/Dev Name                     | Development Type          | Lots/Units | Acreage       | New Roads<br>(lf) |
|-----------------------------|----------------------------------|---------------------------|------------|---------------|-------------------|
|                             | Lands of Barton                  | Land Only                 |            | 2             | 0.39              |
|                             | Lands of Biancarelli             | Land Only                 | 2          | 0.34          | 0                 |
|                             | Lands of Pegula                  | Single-Family Residential |            | 3             | 0.79              |
|                             | Lands of Troiani                 | Single-Family Residential | 2          | 0.34          | 0                 |
|                             | Mericle Industrial Building      | Industrial                | 1          | 14.41         | 0                 |
|                             | Perry Subdivision                | Land Only                 | 2          | 24.74         | 968               |
|                             | River View Development           | Land Only                 | 2          | 0.4           | 0                 |
|                             | Scranton Motor Parts             | Industrial                | 1          | 2.49          | 0                 |
|                             | SLIBCO Jessup Lots 3 and 4       | Land Only                 | 2          | 22.62         | 0                 |
|                             | SLIBCO Lot 12 & 13               | Land Only                 | 2          | 15.21         | 0                 |
|                             | Tomcykoski Professional Building | Commercial/Office         | 1          | 2.43          | 0                 |
| <b>Municipality Totals:</b> |                                  |                           | <b>29</b>  | <b>108.18</b> | <b>968</b>        |
| <b>Madison</b>              |                                  |                           |            |               |                   |
|                             | Lands of Doll                    | Single-Family Residential | 2          | 49.62         | 0                 |
|                             | Lands of Kriefski                | Land Only                 | 3          | 4.96          | 0                 |
|                             | Lands of Nashotka                | Land Only                 | 4          | 101.81        | 0                 |
|                             | Mead Subdivision #1              | Single-Family Residential | 2          | 12.92         | 0                 |
| <b>Municipality Totals:</b> |                                  |                           | <b>11</b>  | <b>169.31</b> | <b>0</b>          |
| <b>Mayfield</b>             |                                  |                           |            |               |                   |
|                             | Harris Brothers - 2nd Rev        | Commercial/Office         | 1          | 2             | 0                 |
| <b>Municipality Totals:</b> |                                  |                           | <b>1</b>   | <b>2</b>      | <b>0</b>          |
| <b>Moosic</b>               |                                  |                           |            |               |                   |
|                             | Fitzgerald Dev Lots 75 & 76      | Land Only                 | 2          | 0.7           | 0                 |
|                             | Glenmaura Commons S3, P1         | Multi-Family Residential  | 16         | 3.06          | 930               |
|                             | Glenmaura JKLN Phase 4           | Single-Family Residential | 22         | 21.87         | 5500              |
|                             | Glenmaura Parcels 3 & 1B         | Land Only                 | 3          | 55.93         | 0                 |
|                             | Hemingway Dev Lot 10A            | Other*                    | 2          | 2.48          | 0                 |
|                             | Hidden Village                   | Single-Family Residential | 149        | 50.3          | 8715              |
|                             | Jack Williams Lot Consolidation  | Land Only                 | 1          | 14.18         | 0                 |
|                             | Jack Williams Tire Warehouse     | Industrial                | 2          | 14.18         | 0                 |
|                             | Lands of Coster                  | Land Only                 | 2          | 2.35          | 0                 |
|                             | Lands of Hamzavi                 | Single-Family Residential | 2          | 1.37          | 0                 |
|                             | Lands of Harrison                | Land Only                 | 2          | 0.17          | 0                 |
|                             | Lands of Hunisch                 | Land Only                 | 2          | 0.86          | 0                 |
|                             | Lands of Odgers                  | Land Only                 | 2          | 0.17          | 0                 |
|                             | Lands of Scinico                 | Land Only                 | 2          | 1.7           | 0                 |
|                             | Lands of SLPS Realty             | Single-Family Residential | 4          | 1.34          | 0                 |
|                             | Lands of Tempaugh                | Land Only                 | 2          | 0.27          | 0                 |

## 2005 Subdivisions/Land Developments by Municipality

| Municipality          | Sub/Dev Name                | Development Type          | Lots/Units | Acreage       | New Roads<br>(lf) |
|-----------------------|-----------------------------|---------------------------|------------|---------------|-------------------|
|                       | NEPA Carton Co. Inc.        | Land Only                 | 1          | 1.75          | 0                 |
|                       | Oakhill Self-Storage        | Commercial/Office         | 1          | 2.37          | 0                 |
|                       | Shoppes at Montage          | Commercial/Office         | 1          | 52.05         | 0                 |
|                       | USA Mart Plaza - 3rd Rev    | Commercial/Office         | 1          | 2.35          | 0                 |
|                       | Villas at Greenwood L6-10   | Multi-Family Residential  | 5          | 0.67          | 0                 |
|                       | <b>Municipality Totals:</b> |                           | <b>224</b> | <b>230.12</b> | <b>15145</b>      |
| <b>Moscow</b>         |                             |                           |            |               |                   |
|                       | Lands of Biesecker          | Land Only                 | 3          | 35.92         | 0                 |
|                       | Mead Subdivision #2         | Single-Family Residential | 2          | 98.7          | 0                 |
|                       | <b>Municipality Totals:</b> |                           | <b>5</b>   | <b>134.62</b> | <b>0</b>          |
| <b>Newton</b>         |                             |                           |            |               |                   |
|                       | Forest Edge                 | Single-Family Residential | 3          | 14.39         | 710               |
|                       | Lands of Dennis Petty       | Single-Family Residential | 4          | 28.32         | 0                 |
|                       | Lands of Miller             | Land Only                 |            | 4             | 110.21            |
|                       | Lands of Palukonis          | Single-Family Residential | 2          | 2.17          | 0                 |
|                       | Lands of Robert Petty       | Single-Family Residential | 2          | 1.86          | 0                 |
|                       | Millan Subdivision          | Single-Family Residential |            | 6             | 16.23             |
|                       | Summit Hills Realty III     | Land Only                 | 3          | 2.31          | 0                 |
|                       | <b>Municipality Totals:</b> |                           | <b>24</b>  | <b>175.49</b> | <b>710</b>        |
| <b>North Abington</b> |                             |                           |            |               |                   |
|                       | Lands of Fuller             | Land Only                 | 2          | 10.87         | 0                 |
|                       | Lands of Fuller Estate      | Land Only                 | 2          | 2             | 0                 |
|                       | Lands of Gearhart           | Land Only                 | 2          | 104.96        | 0                 |
|                       | Lands of Sagan              | Land Only                 | 2          | 44.2          | 0                 |
|                       | Lands of Sverduk            | Land Only                 | 2          | 14.9          | 0                 |
|                       | Lands of Walsh Parcel 4     | Single-Family Residential | 2          | 2.8           | 0                 |
|                       | Messimer Estate Subdivision | Land Only                 | 2          | 144.72        | 0                 |
|                       | Muller Lot Improvement      | Land Only                 | 2          | 19.7          | 0                 |
|                       | <b>Municipality Totals:</b> |                           | <b>16</b>  | <b>344.15</b> | <b>0</b>          |
| <b>Old Forge</b>      |                             |                           |            |               |                   |
|                       | Grant Subdivision           | Land Only                 | 2          | 1.57          | 0                 |
|                       | Lands of Flanagan           | Land Only                 | 1          | 0.21          | 0                 |
|                       | Lands of Gilchrist          | Land Only                 | 2          | 7.4           | 0                 |
|                       | Lands of Marlee Valley Inc. | Land Only                 | 2          | 0.14          | 0                 |
|                       | Lands of Piccotti           | Single-Family Residential | 3          | 0.99          | 0                 |
|                       | Lands of Salico             | Land Only                 | 2          | 0.92          | 0                 |
|                       | O'Dell Subdivision          | Land Only                 | 2          | 0.49          | 0                 |
|                       | Village Glen                | Multi-Family Residential  | 90         | 22.19         | 3005              |

## 2005 Subdivisions/Land Developments by Municipality

| Municipality                | Sub/Dev Name                    | Development Type          | Lots/Units | Acreage       | New Roads<br>(If) |      |
|-----------------------------|---------------------------------|---------------------------|------------|---------------|-------------------|------|
|                             | Young & Yummy's - Rev           | Commercial/Office         |            | 3             | 0.67              | 0    |
| <b>Municipality Totals:</b> |                                 |                           | <b>107</b> | <b>34.58</b>  | <b>3005</b>       |      |
| <b>Olyphant</b>             |                                 |                           |            |               |                   |      |
|                             | Fangio Lot Consolidation 12 B C | Land Only                 |            | 1             | 3.32              | 0    |
|                             | Insituform Technologies Inc.    | Industrial                |            | 1             | 3.32              | 0    |
|                             | Lands of Dorothy Abda           | Land Only                 |            | 2             | 0.29              | 0    |
|                             | Mericle Subdivision             | Land Only                 |            | 4             | 236.04            | 0    |
|                             | Mericle Warehouse/Distribution  | Industrial                |            | 1             | 38.87             | 2550 |
| <b>Municipality Totals:</b> |                                 |                           | <b>9</b>   | <b>281.84</b> | <b>2550</b>       |      |
| <b>Ransom</b>               |                                 |                           |            |               |                   |      |
|                             | Battaglia Subdivision           | Land Only                 |            | 3             | 82.84             | 0    |
|                             | Falling Springs-Revised         | Single-Family Residential |            | 25            | 340.51            | 6800 |
|                             | Lands of Auriemma               | Land Only                 |            | 2             | 63.93             | 0    |
|                             | Lands of Hynoski                | Land Only                 |            | 2             | 6.4               | 0    |
|                             | Lands of Petty                  | Single-Family Residential |            | 4             | 14.62             | 0    |
| <b>Municipality Totals:</b> |                                 |                           | <b>36</b>  | <b>508.3</b>  | <b>6800</b>       |      |
| <b>Roaring Brook</b>        |                                 |                           |            |               |                   |      |
|                             | Beechwood Hill                  | Single-Family Residential |            | 10            | 121.21            | 0    |
|                             | Lands of Iannone                | Land Only                 |            | 2             | 8.63              |      |
|                             | Miller Subdivision              | Land Only                 |            | 2             | 0.86              |      |
|                             | Old Oak Estates                 | Single-Family Residential |            | 7             | 26.46             | 0    |
|                             | Truitt Lot Improvement          | Land Only                 |            | 2             | 5.01              | 0    |
| <b>Municipality Totals:</b> |                                 |                           | <b>23</b>  | <b>162.17</b> | <b>0</b>          |      |
| <b>Scott</b>                |                                 |                           |            |               |                   |      |
|                             | Dellaglio Lot Consolidation     | Land Only                 |            | 1             | 0.22              | 0    |
|                             | Lands of Angeli                 | Single-Family Residential |            | 3             | 10.09             | 0    |
|                             | Lands of Boyarsky               | Land Only                 |            | 3             | 35.96             | 0    |
|                             | Lands of Frieder                | Land Only                 |            | 2             | 6.46              | 0    |
|                             | Lands of Grossman - Rev         | Land Only                 |            | 2             | 0.29              | 0    |
|                             | Lands of Kowalski               | Single-Family Residential |            | 2             | 33.69             | 0    |
|                             | Lands of Prestys                | Single-Family Residential |            | 3             | 5.28              | 0    |
|                             | Lands of Trumpikas              | Single-Family Residential |            | 2             | 2.14              | 0    |
|                             | Lands of Walton/Clauss          | Land Only                 |            | 4             | 1.46              | 0    |
|                             | Lands of Zaleski                | Land Only                 |            | 4             | 16                | 0    |
| <b>Municipality Totals:</b> |                                 |                           | <b>26</b>  | <b>111.59</b> | <b>0</b>          |      |
| <b>Scranton</b>             |                                 |                           |            |               |                   |      |
|                             | 1031 Capouse Avenue Corp.       | Industrial                |            | 1             | 0.28              | 0    |

## 2005 Subdivisions/Land Developments by Municipality

| Municipality                | Sub/Dev Name                      | Development Type          | Lots/Units | Acreage      | New Roads<br>(lf) |
|-----------------------------|-----------------------------------|---------------------------|------------|--------------|-------------------|
|                             | 2322-2324 Shawnee Avenue          | Land Only                 | 2          | 0.11         | 0                 |
|                             | 622 Race Street                   | Land Only                 | 2          | 0.15         | 0                 |
|                             | DiMare Fresh Produce              | Industrial                | 1          | 2.82         | 0                 |
|                             | Lackawanna College-Student Living | Multi-Family Residential  | 1          | 0.57         | 0                 |
|                             | Lackawanna County Courthouse      | Other*                    | 1          | 5.3          | 0                 |
|                             | Lands of Conrad                   | Land Only                 |            | 2            | 0.85              |
|                             | Lands of Genett                   | Land Only                 | 2          | 0.29         | 0                 |
|                             | Lands of Holzman                  | Land Only                 |            | 3            | 0.12              |
|                             | Lands of Kafchinski               | Land Only                 | 2          | 0.13         | 0                 |
|                             | Lands of Magnotta                 | Other*                    | 2          | 0.14         | 0                 |
|                             | Lands of McDonnell                | Single-Family Residential | 2          | 0.27         | 0                 |
|                             | Lands of Ramos                    | Single-Family Residential | 2          | 0.13         | 0                 |
|                             | Lands of Rothka                   | Land Only                 | 2          | 0.38         | 0                 |
|                             | Lands of Schimelfenig             | Single-Family Residential | 2          | 0.46         | 0                 |
|                             | Lands of Skutnick                 | Land Only                 | 5          | 0.19         | 0                 |
|                             | Lands of Stevens                  | Land Only                 | 4          | 0.17         | 0                 |
|                             | Lands of Tobin/Lesavage           | Land Only                 | 2          | 0.28         | 0                 |
|                             | Lands of Wind                     | Single-Family Residential | 2          | 0.14         | 0                 |
|                             | Medical Dimensions Inc.           | Multi-Family Residential  | 2          | 0.29         | 0                 |
|                             | Scranton School District          | Land Only                 | 2          | 2.78         | 0                 |
|                             | Stasik-Walsh                      | Land Only                 | 3          | 0.38         | 0                 |
|                             | Swift Fence Land Development      | Commercial/Office         | 1          | 0.14         | 0                 |
|                             | Theta-Reservior 5                 | Land Only                 |            | 3            | 9.81              |
|                             | Townhouses at Green Ridge Street  | Multi-Family Residential  | 8          | 0.73         | 0                 |
|                             | Waffle House Restaurant           | Commercial/Office         | 1          | 0.57         | 0                 |
|                             | Waffle House Subdivision          | Land Only                 | 2          | 1.36         | 0                 |
| <b>Municipality Totals:</b> |                                   |                           | <b>62</b>  | <b>28.84</b> | <b>0</b>          |
| <b>South Abington</b>       |                                   |                           |            |              |                   |
|                             | Dos Mondos - 3rd Rev              | Single-Family Residential | 10         | 10.34        | 600               |
|                             | Lands of Kobierecki               | Land Only                 | 1          | 0.69         | 0                 |
|                             | Lands of Pressey/Scalera          | Single-Family Residential | 2          | 1.87         | 0                 |
|                             | Lands of Sladicka #2              | Single-Family Residential | 3          | 1.04         | 0                 |
|                             | Lands of Williams                 | Land Only                 | 2          | 0.57         | 0                 |
| <b>Municipality Totals:</b> |                                   |                           | <b>18</b>  | <b>14.51</b> | <b>600</b>        |
| <b>Springbrook</b>          |                                   |                           |            |              |                   |
|                             | Country Ridge Realty              | Single-Family Residential | 2          | 6.52         | 0                 |
|                             | Lands of Hapersberger             | Single-Family Residential | 6          | 49.58        | 0                 |
|                             | Lands of John Aston               | Land Only                 | 3          | 22.44        | 0                 |
|                             | Lands of Potelunas                | Land Only                 | 3          | 8.61         | 0                 |

## 2005 Subdivisions/Land Developments by Municipality

| Municipality          | Sub/Dev Name                  | Development Type          | Lots/Units  | Acreage        | New Roads<br>(lf) |      |
|-----------------------|-------------------------------|---------------------------|-------------|----------------|-------------------|------|
|                       | Lands of Renna                | Single-Family Residential |             | 2              | 5                 | 0    |
|                       | Tranquility Woods             | Single-Family Residential |             | 15             | 23.61             | 1730 |
|                       | <b>Municipality Totals:</b>   |                           | <b>31</b>   | <b>115.76</b>  | <b>1730</b>       |      |
| <b>Taylor</b>         |                               |                           |             |                |                   |      |
|                       | Kane Wrhse #6 S. Addition     | Industrial                |             | 1              | 145.88            | 0    |
|                       | Lack County Coal Mine Tour    | Other*                    |             | 1              | 0.75              | 0    |
|                       | Lands of Scartelli / D.D.R.C. | Land Only                 |             | 3              | 0.74              | 0    |
|                       | Spott Land Development        | Industrial                |             | 1              | 3.47              | 0    |
|                       | Taylor Commons                | Commercial/Office         |             | 1              | 72.64             | 0    |
|                       | Taylor Commons Subdivision    | Commercial/Office         |             | 10             | 71.6              | 0    |
|                       | <b>Municipality Totals:</b>   |                           | <b>17</b>   | <b>295.08</b>  | <b>0</b>          |      |
| <b>Throop</b>         |                               |                           |             |                |                   |      |
|                       | 5 Unit Apartment Building     | Multi-Family Residential  |             | 5              | 0.35              | 0    |
|                       | Lands of Corazzi              | Industrial                |             | 1              | 2.22              | 0    |
|                       | Rossi/Buratti Development     | Multi-Family Residential  |             | 10             | 1.5               | 0    |
|                       | <b>Municipality Totals:</b>   |                           | <b>16</b>   | <b>4.07</b>    | <b>0</b>          |      |
| <b>Vandling</b>       |                               |                           |             |                |                   |      |
|                       | Lands of Zavada - Rev         | Single-Family Residential |             | 2              | 4.71              | 0    |
|                       | <b>Municipality Totals:</b>   |                           | <b>2</b>    | <b>4.71</b>    | <b>0</b>          |      |
| <b>West Abington</b>  |                               |                           |             |                |                   |      |
|                       | Lands of Cox                  | Single-Family Residential |             | 2              | 7.18              | 0    |
|                       | Lands of Eynon-Lanton         | Land Only                 |             | 2              | 6.2               | 0    |
|                       | <b>Municipality Totals:</b>   |                           | <b>4</b>    | <b>13.38</b>   | <b>0</b>          |      |
| <b>Annual Totals:</b> |                               |                           | <b>1233</b> | <b>5279.61</b> | <b>63981</b>      |      |