



**Lackawanna County
Regional Planning Commission**



**ANNUAL REPORT
2006**

LACKAWANNA
WONDERFUL

Cover Photos

TOP:

Walking Trail at Lake Scranton, Roaring Brook Township

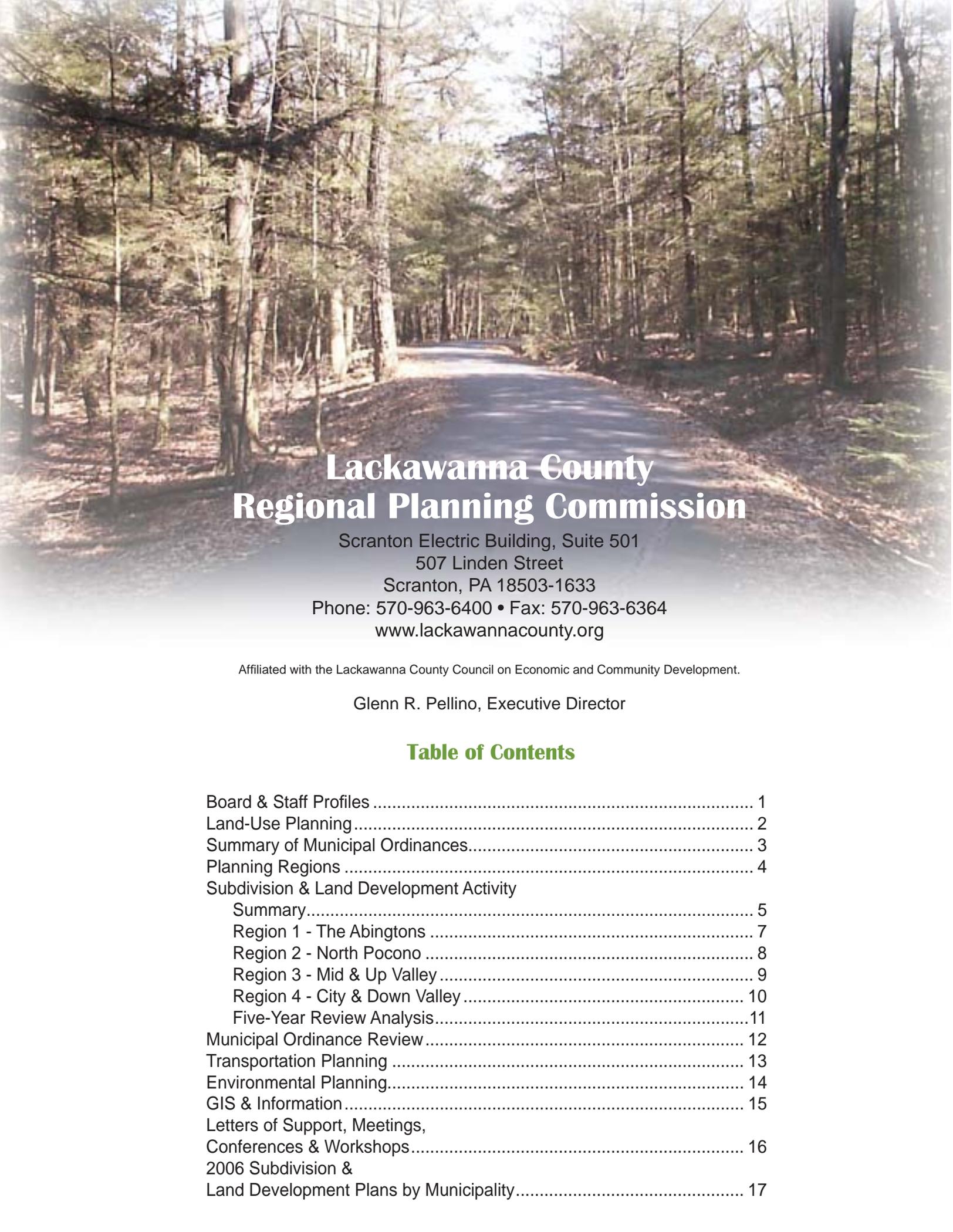
BOTTOM, left to right:

Laurel Ridge, residential subdivision, Jefferson Township

Waverly National Register Historic District, welcome sign, Abington Township

Delaware - Lackawanna Railroad, freight on shortline, City of Scranton

Shoppes at Montage, large-scale commercial development, Moosic Borough



Lackawanna County Regional Planning Commission

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Scranton, PA 18503-1633
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Affiliated with the Lackawanna County Council on Economic and Community Development.

Glenn R. Pellino, Executive Director

Table of Contents

Board & Staff Profiles	1
Land-Use Planning	2
Summary of Municipal Ordinances.....	3
Planning Regions	4
Subdivision & Land Development Activity	
Summary.....	5
Region 1 - The Abingtons	7
Region 2 - North Pocono	8
Region 3 - Mid & Up Valley	9
Region 4 - City & Down Valley	10
Five-Year Review Analysis.....	11
Municipal Ordinance Review.....	12
Transportation Planning	13
Environmental Planning.....	14
GIS & Information.....	15
Letters of Support, Meetings, Conferences & Workshops.....	16
2006 Subdivision & Land Development Plans by Municipality.....	17

Board & Staff Profiles

2006 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

2006 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

Feature Photo:

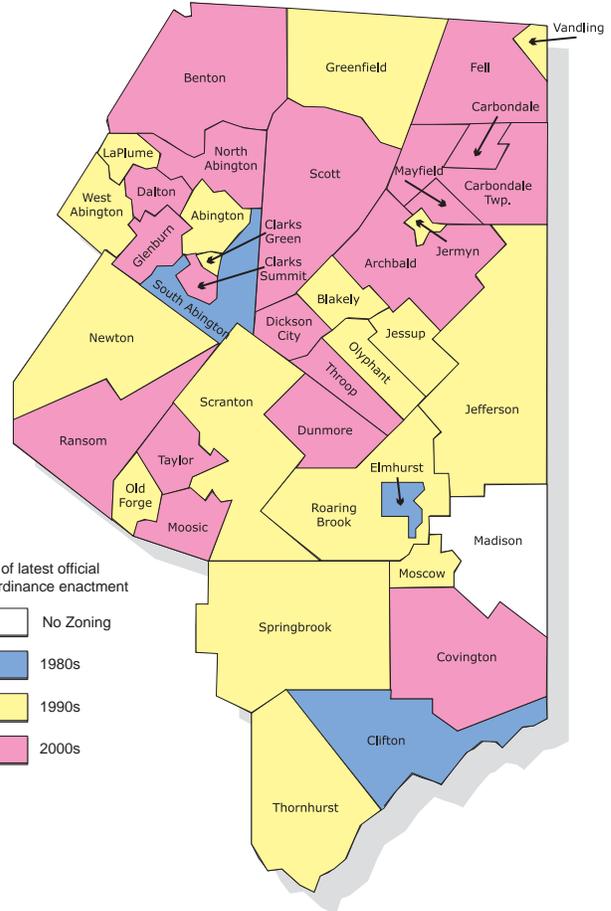
Scranton Electric Building - new home of the LCRPC.

Summary of Municipal Ordinances

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

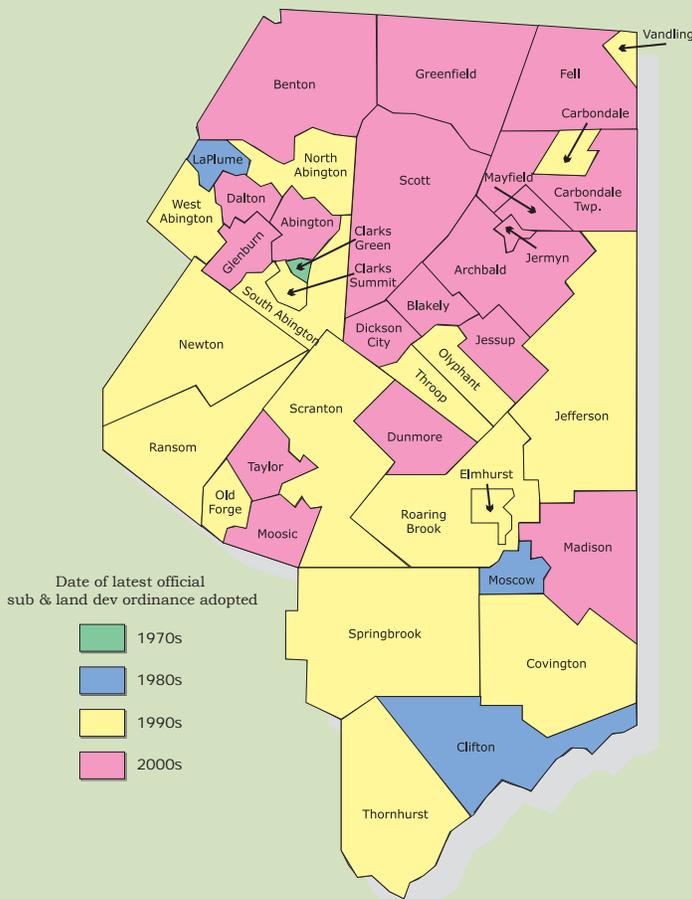
(Adoption of latest comprehensive revision; subsequent amendments not included.)



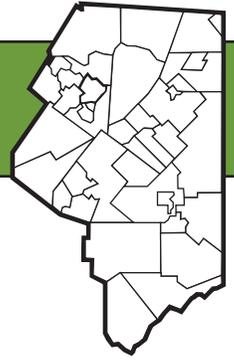
3

Municipal Subdivision & Land Development Ordinances Adopted

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

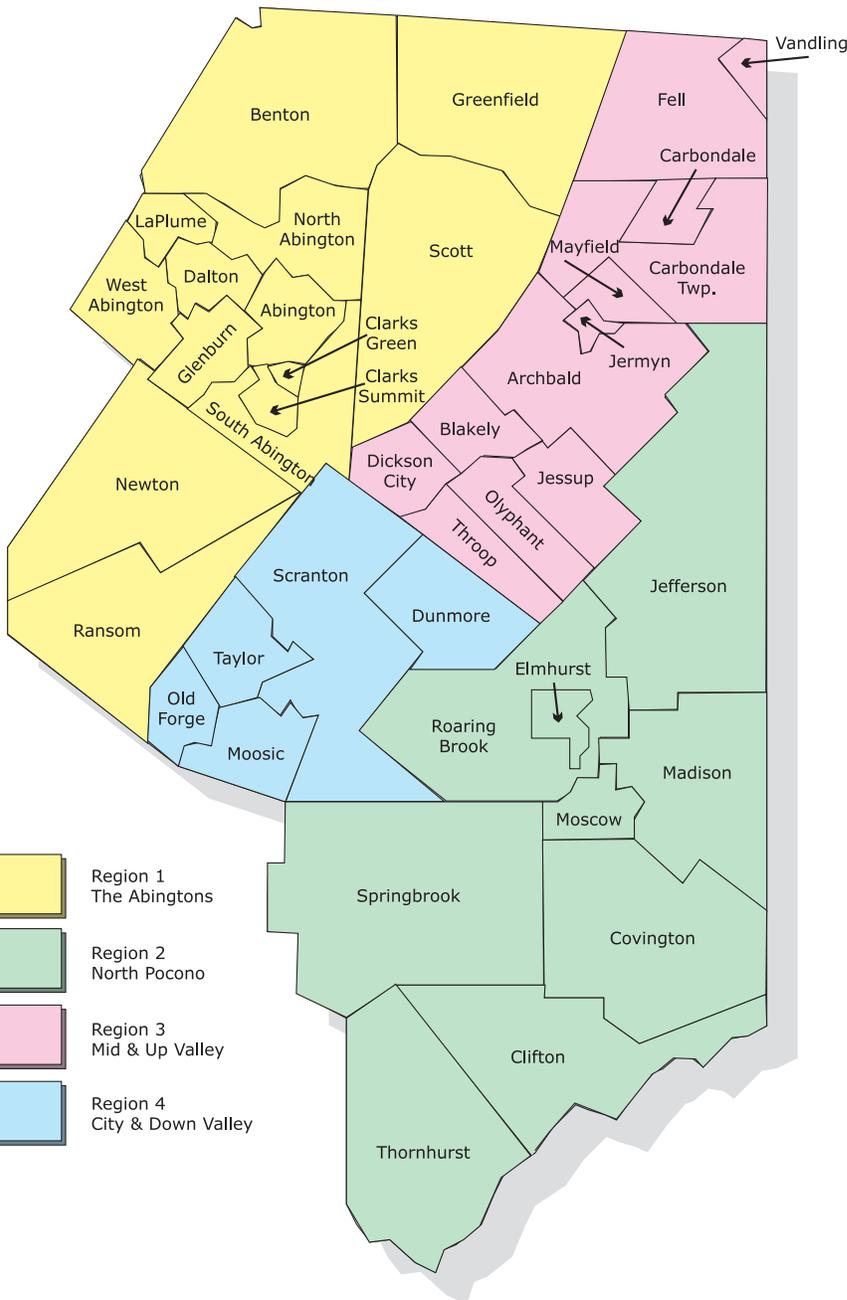


Planning Regions



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

4



Region 1 (The Abingtons)

Municipalities: 14
 School Districts: 2.5
 2005 Est. Population: 34,805
 Square Miles: 156

Region 2 (North Pocono)

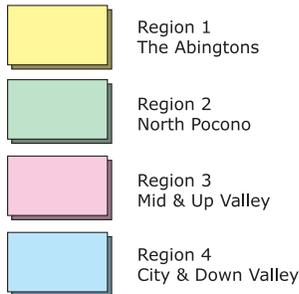
Municipalities: 9
 School Districts: 1
 2005 Est. Population: 17,277
 Square Miles: 179.2

Region 3 (Mid & Up Valley)

Municipalities: 12
 School Districts: 4.5
 2005 Est. Population: 49,832
 Square Miles: 79.6

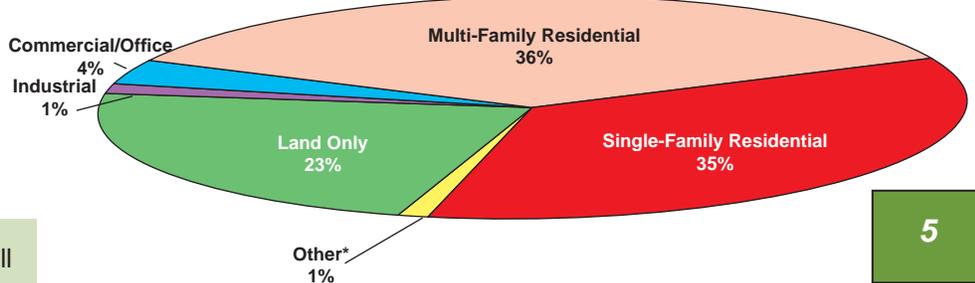
Region 4 (City & Down Valley)

Municipalities: 5
 School Districts: 4
 2005 Est. Population: 107,611
 Square Miles: 49.4



Subdivision/Land Dev. Activity Summary

Total Reviews..... 225
Lots Subdivided/Developed 1,136
Acres Subdivided/Developed 3,555
New Roads..... 7.66 miles
Review Fees\$22,103



5

Development by Lots/Units

	Lots/Units	Percent
Single-Family Residential	401	35%
Multi-Family Residential	406	36%
Commercial/Office	40	4%
Industrial	16	1%
Land Only	260	23%
Other*	13	1%
	1,136	100%

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 2006, the LCRPC reviewed 225 submittals, 31 less than 2005. Lots plotted or proposed for development numbered 1,136; nonresidential buildings created 1,004,720 square feet of new floor area; and 3,555 acres were affected.

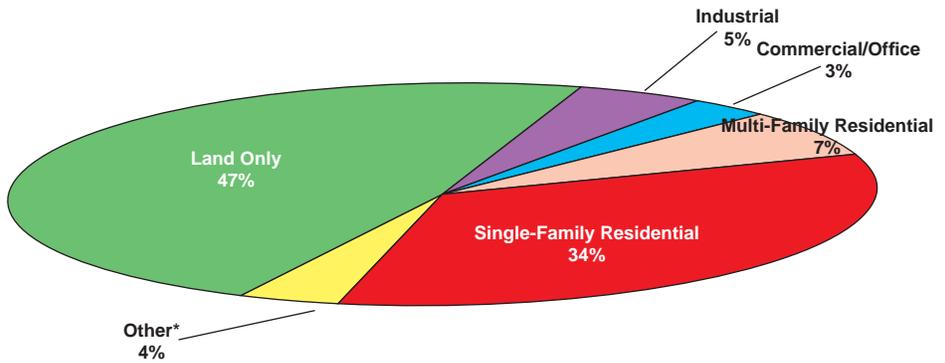
A breakdown by Planning Region showed that Region 3, the Mid & Up Valley, accounted for 40% of the lots/units, while Region 1, the Abingtons, accounted for 41% of the acreage affected.

Of the 225 submittals, 164 were minor subdivisions (less than 5 lots), 22 major subdivisions, and 39 land developments. The following municipalities had no submissions: Carbondale Township, Elmhurst, and Vandling.

Multi-family residential development accounted for 36% of the total lots/units while land-only subdivisions accounted for 47% of the acreage. On the opposite end, industrial and "other-type" development each accounted for only 1% of the lots, while commercial development amounted to only 3% of the acreage.

The largest developments in the county proposed in 2006 were Bell Mountain Development, 280 townhouse units in Dickson City; Olde Grove Estates, 82 lots in Jefferson Twp; Golden Estates Phase 2, 40 lots in Covington Twp; Amato/Nota Townhouses, 36 units in South Abington Twp; and Braeside, 35 lots in Blakely.

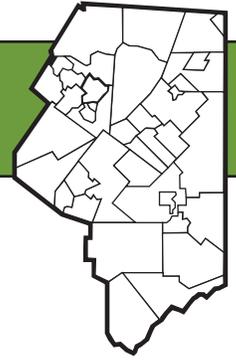
*Other development types include institutional, educational, public municipal & non-municipal, religious, and public services & utilities.



Development by Acres

	Acres	Percent
Single-Family Residential	1203	34%
Multi-Family Residential	246	7%
Commercial/Office	110	3%
Industrial	171	5%
Land Only	1688	47%
Other*	136	4%
	3,555	100%

Subdivision/Land Dev. Activity Summary

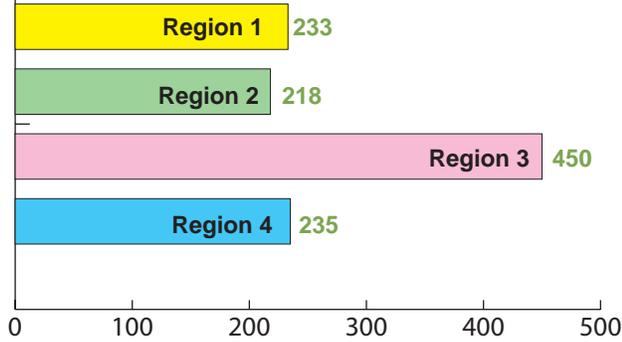


PROPOSED SUBDIVISIONS
AND LAND DEVELOPMENTS
BY PLANNING REGIONS

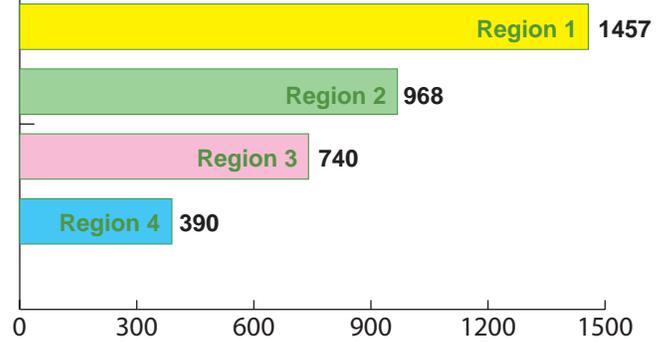
Regions
1 - The Abingtons
2 - North Pocono
3 - Mid & Up Valley
4 - City & Down Valley

6

LOTS



ACRES



Most Submissions

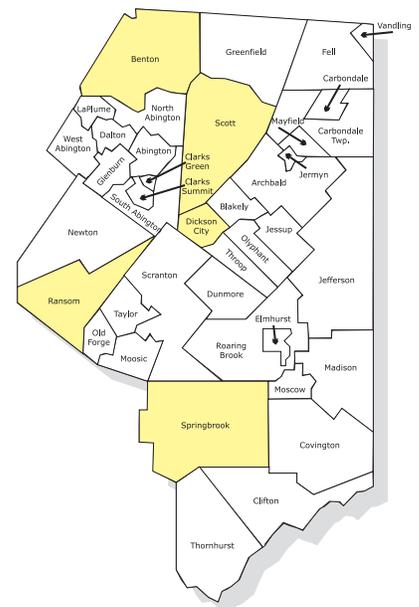
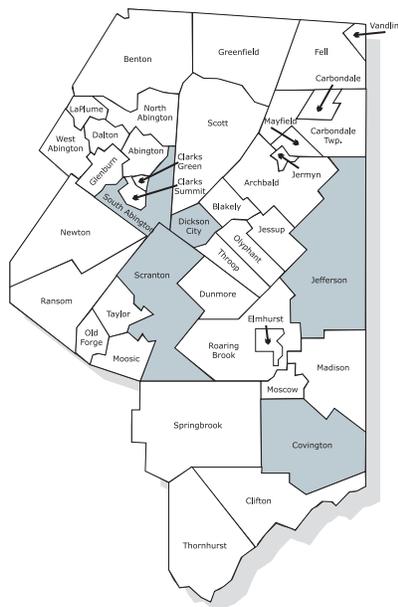
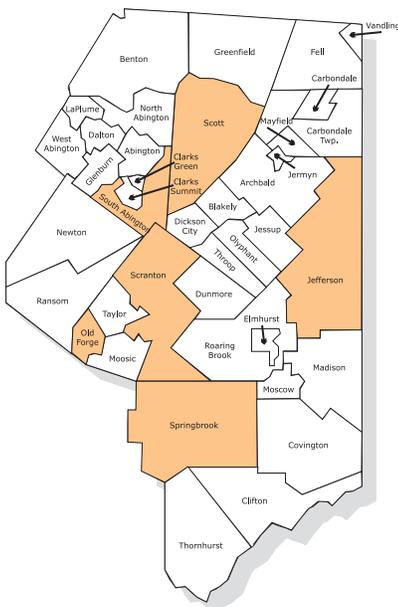
Scranton City	38
Scott Township	16
Old Forge Borough	14
Jefferson Twp	10
Spring Brook Twp	10
South Abington Twp	9

Most Lots/Units Subdivided/Developed

Dickson City Borough	289
Scranton City	123
Jefferson Twp	104
Covington Twp	54
South Abington Twp	47

Most Acres Subdivided/Developed

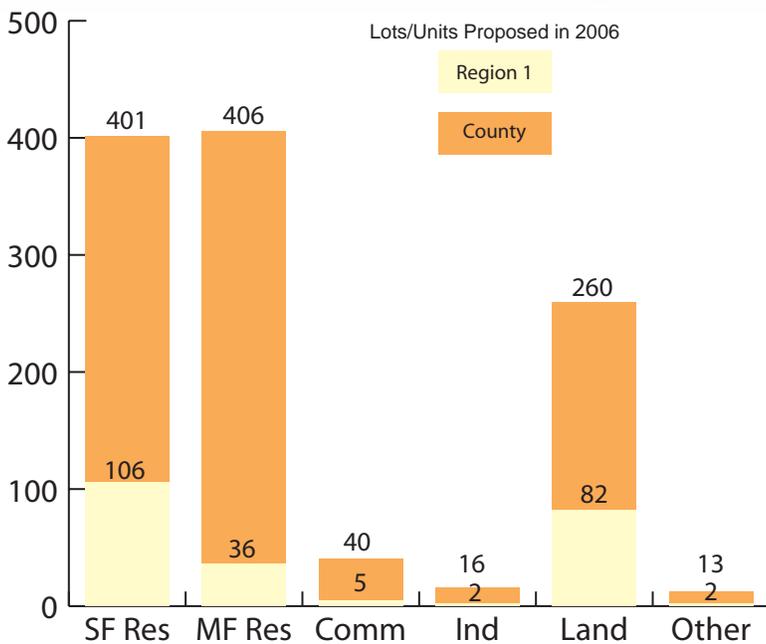
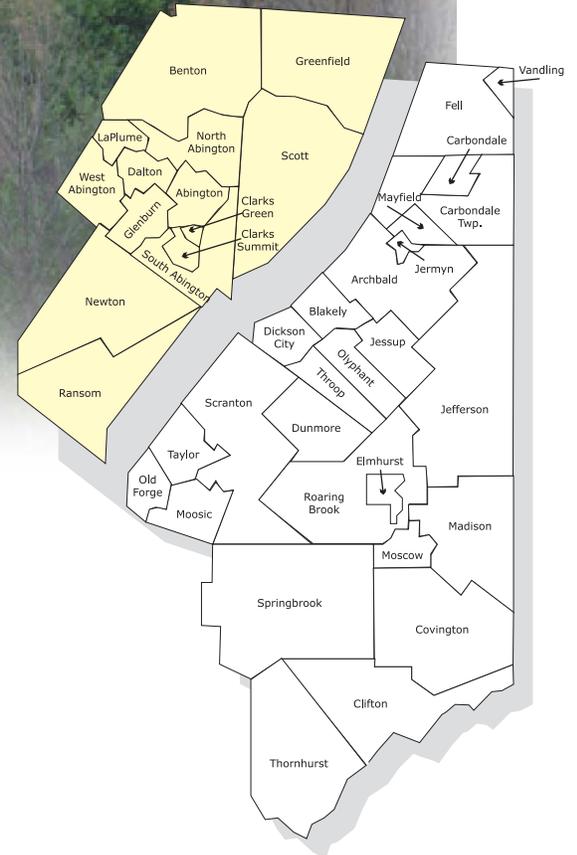
Spring Brook Twp	400
Ransom Twp	291
Benton Twp	276
Scott Twp	264
Dickson City Borough	246



Region 1 The Abingtons

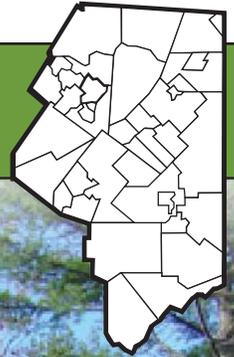
Total Reviews..... 67
Lots 233
Acres 1,457
New Roads..... 1.47 mi

	Subs	Lots	Acres
Abington	1	2	2
Benton	8	46	276
Clarks Green	1	2	5
Clarks Summit	4	8	4
Dalton	1	16	26
Glenburn	3	7	43
Greenfield	5	10	12
LaPlume	2	4	14
Newton	3	10	153
North Abington	4	9	76
Ransom	5	14	291
Scott	16	45	264
South Abington	9	47	64
West Abington	5	13	227
Totals	67	233	1,457

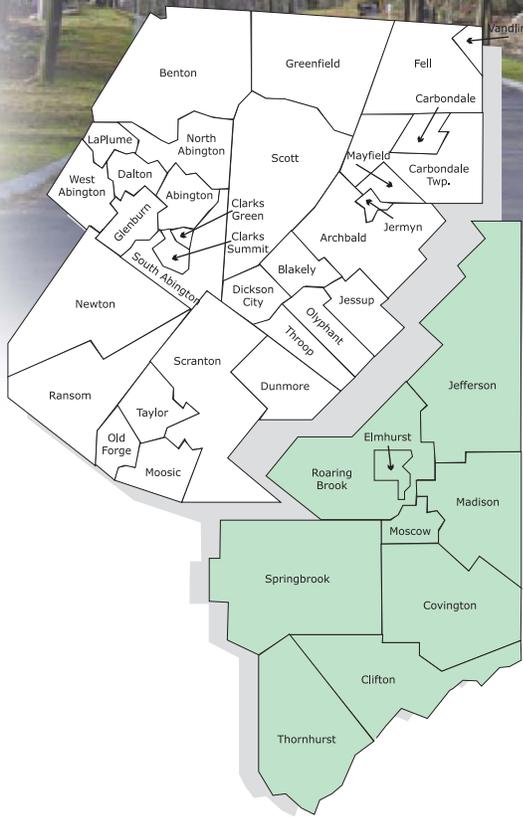
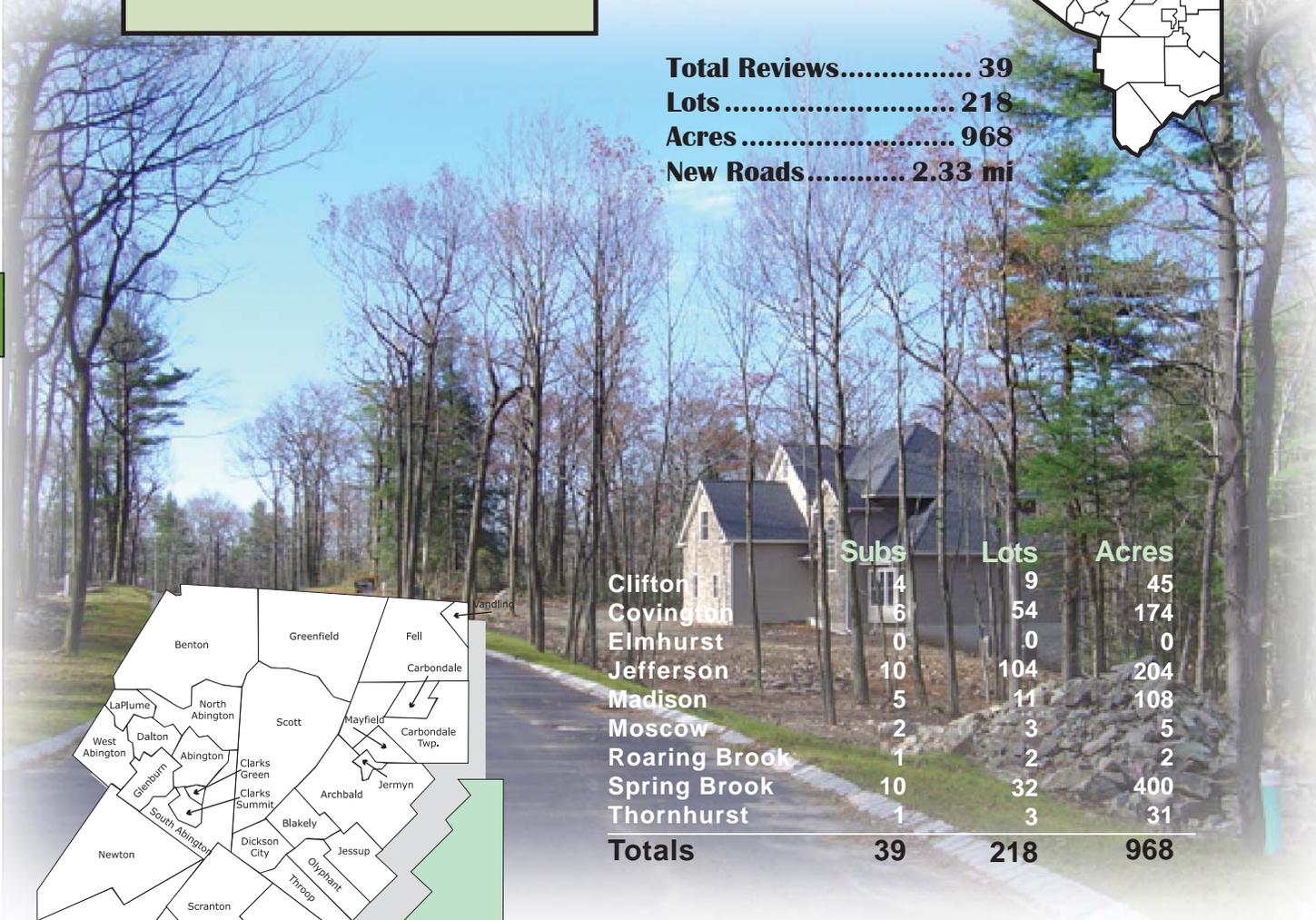


Feature Photo:
 Seamans Field Airport, Benton Township - future site of Skyline Estates, a 32-lot, residential "fly-in" development.

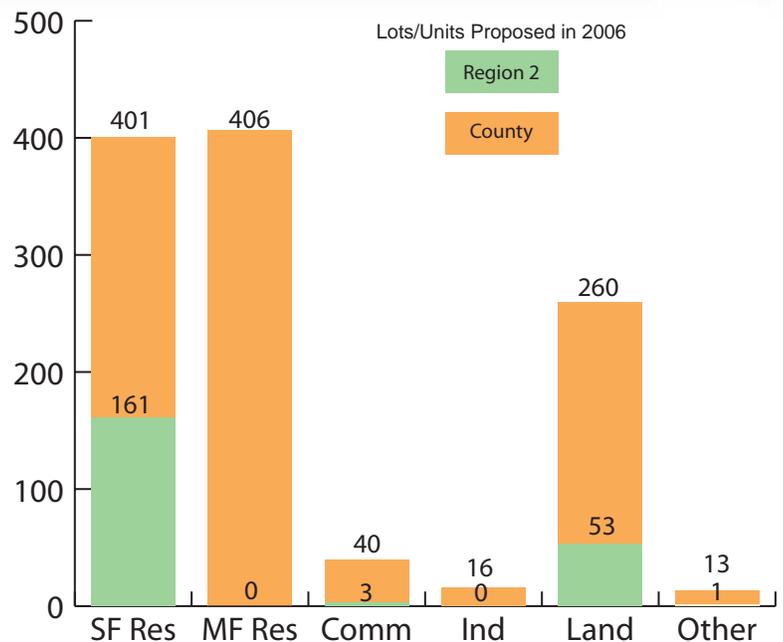
Region 2 North Pocono



Total Reviews..... 39
Lots 218
Acres 968
New Roads..... 2.33 mi



	Subs	Lots	Acres
Clifton	4	9	45
Covington	6	54	174
Elmhurst	0	0	0
Jefferson	10	104	204
Madison	5	11	108
Moscow	2	3	5
Roaring Brook	1	2	2
Spring Brook	10	32	400
Thornhurst	1	3	31
Totals	39	218	968



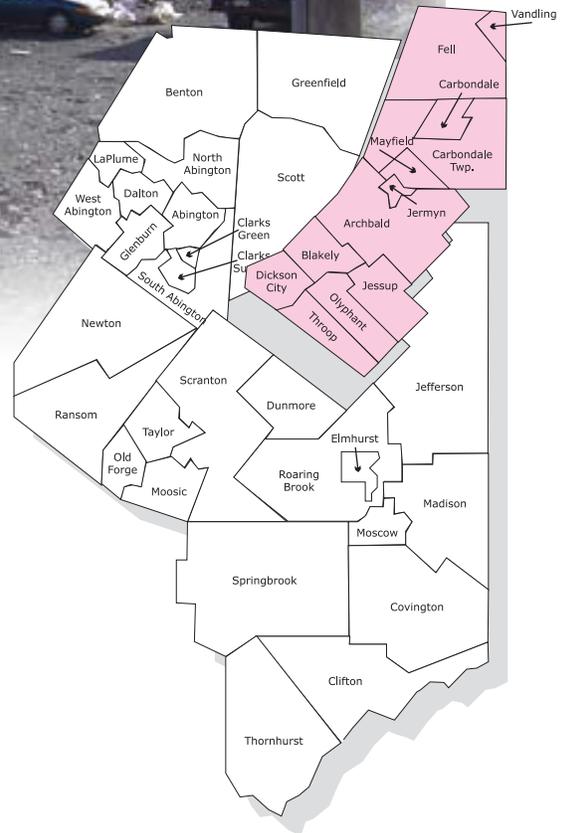
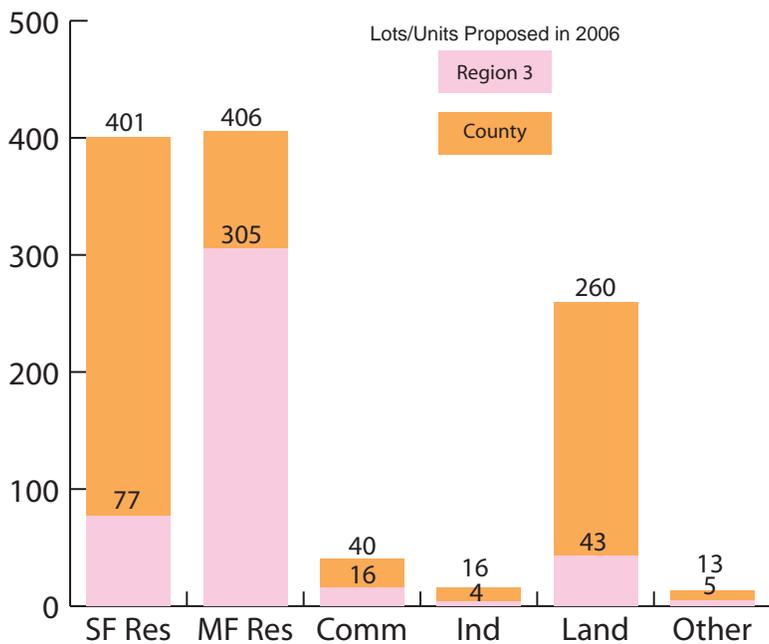
Feature Photo:

Laurel Ridge, Jefferson Township - one of several major residential subdivisions proposed in the township in the past few years, a direct result of the installation of a central sewage collection system.

Region 3 Mid & Up Valley

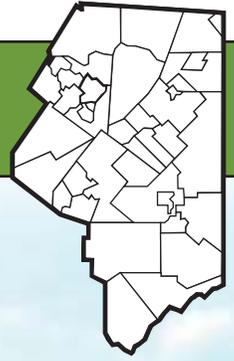
Total Reviews..... 46
Lots 450
Acres 740
New Roads..... 2.86 mi

	Subs	Lots	Acres
Archbald	4	25	10
Blakely	6	45	133
Carbondale City	5	9	18
Carbondale Twp	0	0	0
Dickson City	6	289	246
Fell	3	6	12
Jermyn	2	4	2
Jessup	7	20	55
Mayfield	3	8	70
Olyphant	6	35	49
Throop	4	9	144
Vandling	0	0	0
Totals	46	450	740



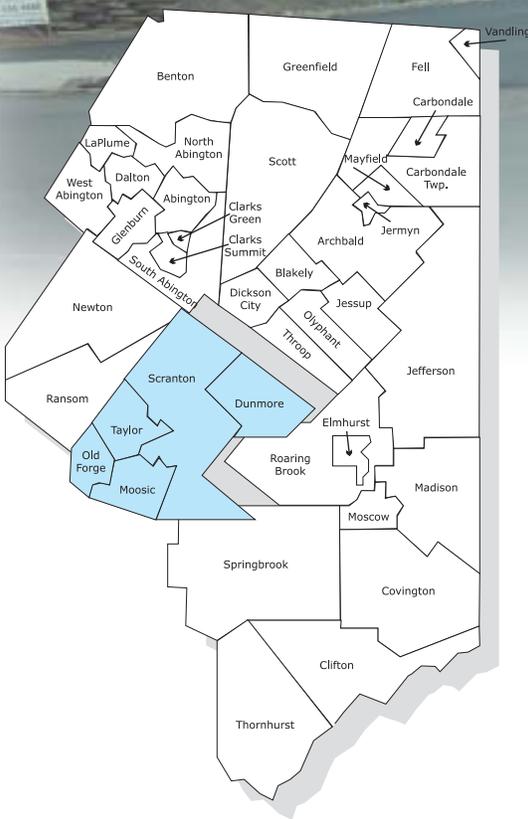
Feature Photo:
 Terrace Plaza Townhouses, Archbald Borough - a 28-unit townhouse development along Terrace Drive, one of several townhouse projects proposed in the past few years within Region 3 and the county.

Region 4 City & Down Valley

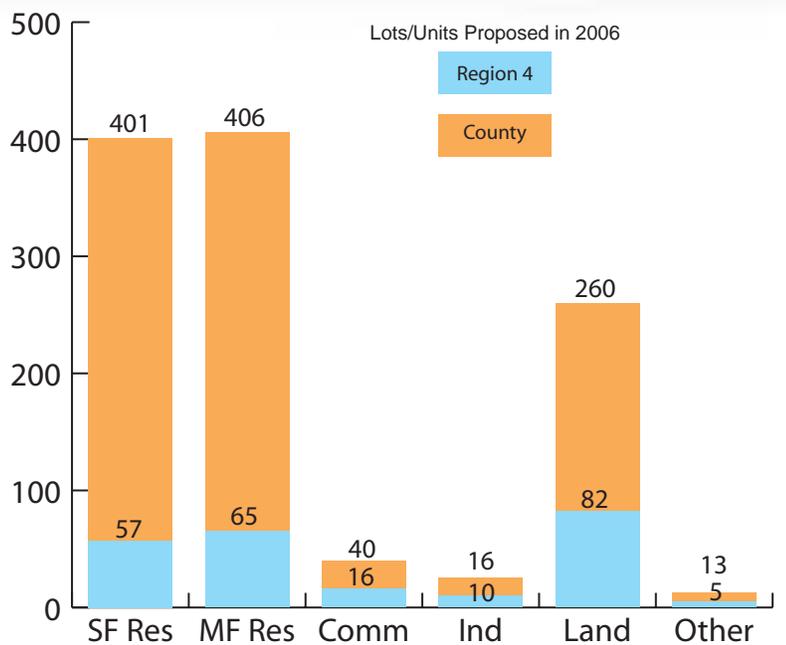


Total Reviews..... 73
Lots 235
Acres 390
New Roads..... 1.01 mi

10



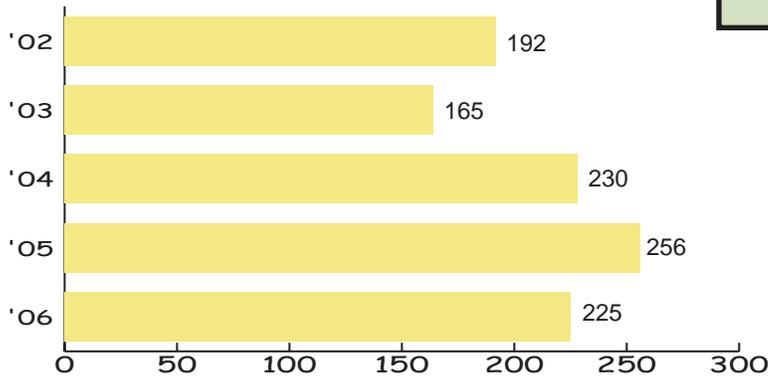
	Subs	Lots	Acres
Dunmore	7	15	127
Moosic	8	28	106
Old Forge	14	42	36
Scranton	38	123	104
Taylor	6	27	16
Totals	73	235	390



Feature Photo:

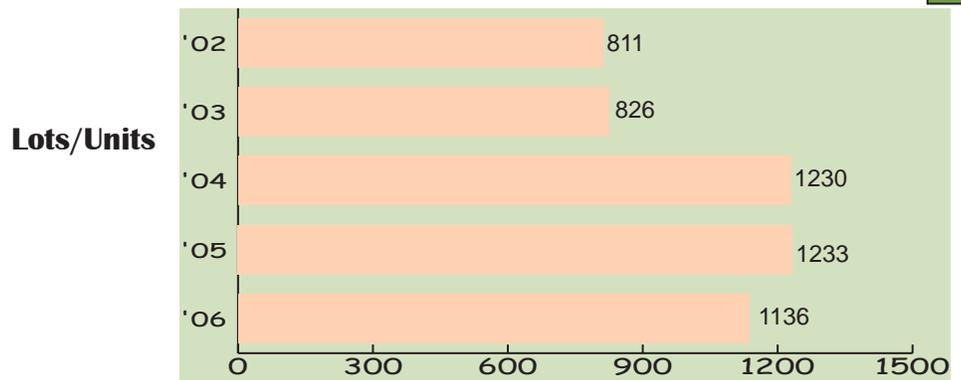
Shoppes at Montage, Moosic Borough - 342,700 square-foot, upscale shopping center along Glenmaura National Boulevard in the borough's Glenmaura Planned Development Zone.

Five-Year Analysis

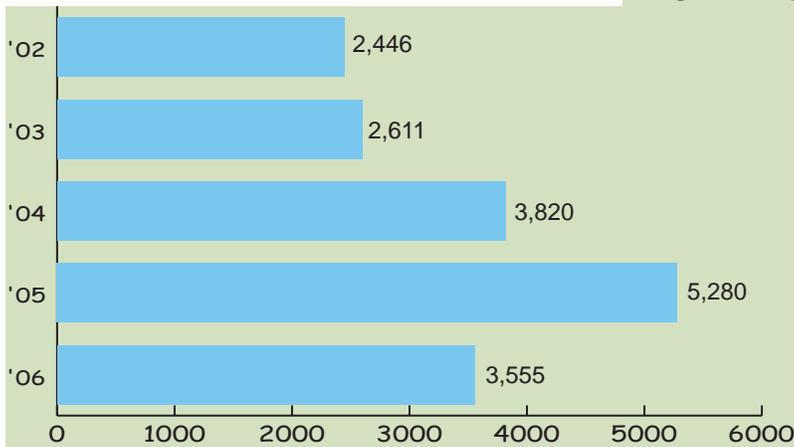


Submissions

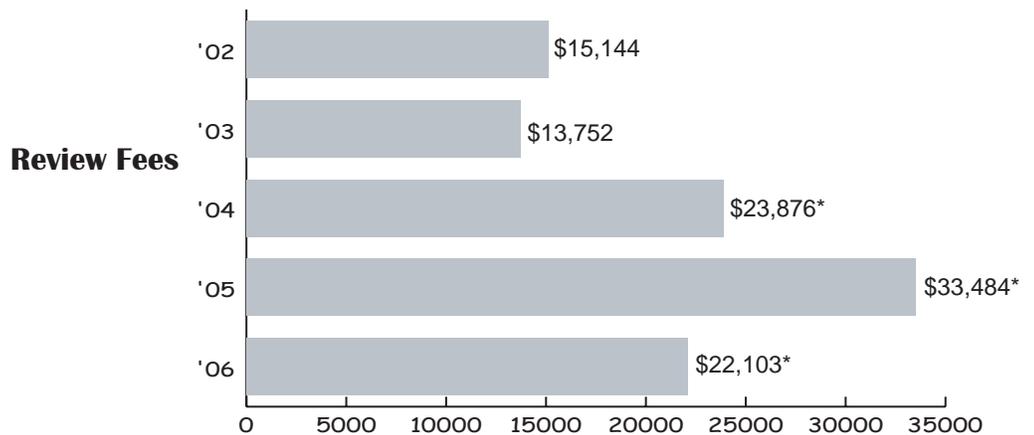
11



Lots/Units



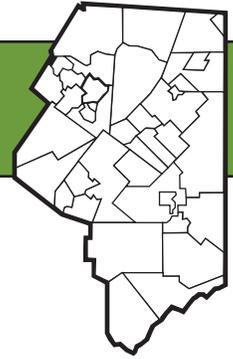
Acres



Review Fees

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

Municipal Ordinance Reviews

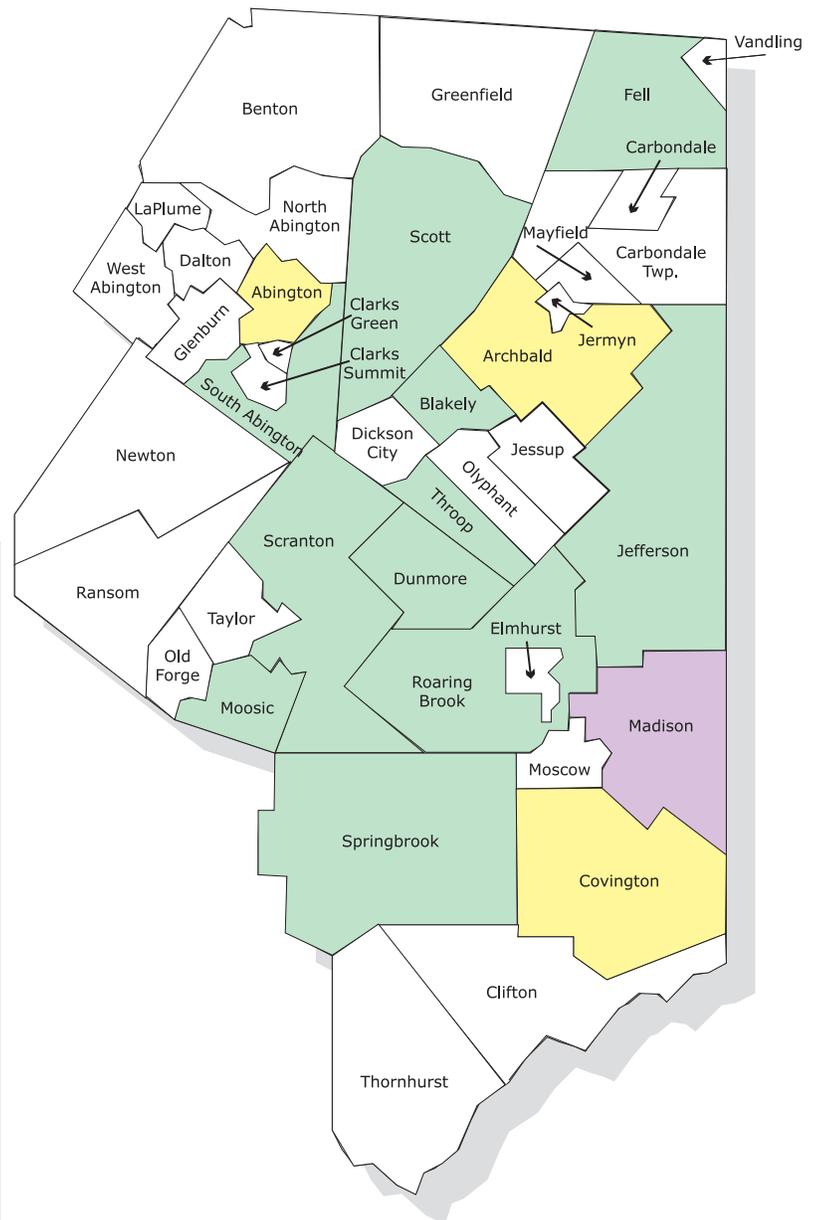
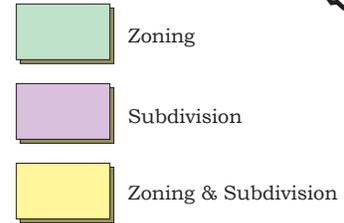


ZONING ORDINANCES

- Scranton:** amendment (Mar)
- South Abington:** amendment (Mar)
- Dunmore:** amendment (Apr)
- Moosic:** amendment (Apr)
- Covington:** amendments (Apr/Jun/Sep)
- Scott:** amendments (Apr/Jun)
- Blakely:** amendments (May)
- Fell:** amendment (May)
- Archbald:** amendments (Jul/Oct)
- Throop:** amendment (Aug)
- Abington:** amendments (Oct)
- Jefferson:** amendment (Oct)
- Spring Brook:** amendment (Oct)
- Roaring Brook:** amendment (Oct)

SUBDIVISION/LD ORDINANCES

- Archbald:** amendment (Mar)
- Covington:** amendment (Apr)
- Madison:** new ordinance (Jun)
- Abington:** new ordinance (Aug)



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.

Transportation Planning

13

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 2005/2006 the LCRPC received funding in the amount of \$166,625 from the Federal Highway Administration, \$25,640 from the Pennsylvania Department of Transportation and \$38,501 from the Federal Transit Administration to complete these tasks. For state FY 2006/2007, these amounts are \$231,625, \$26,266 and \$54,803 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.

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 ITS 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.

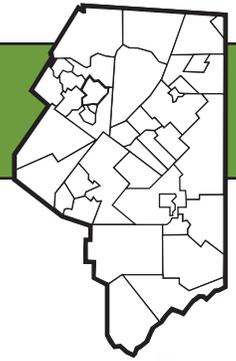
RAIL

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. The firm of Edwards and Kelcey completed the Environmental Review Document needed prior to the plan receiving 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. The maintenance yard for the four train-sets stationed in Pennsylvania will be near Bridge 60 in West Scranton.

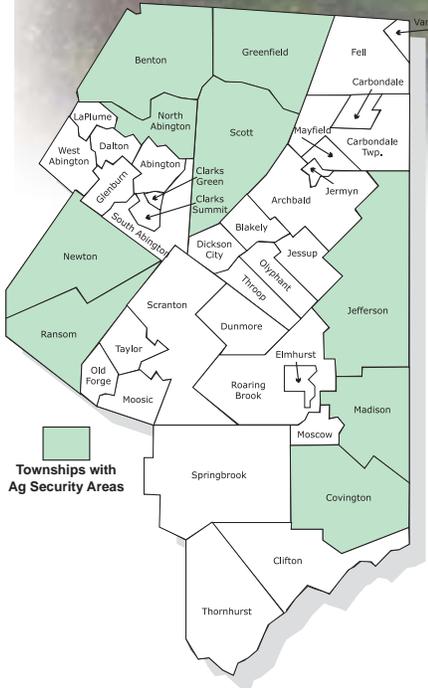
Feature Photo:

Delaware-Lackawanna freight train along spur line from General Dynamics plant behind Steamtown Mall in center-city Scranton.

Environmental Planning



14



Lackawanna-Luzerne Counties Open Space, Greenways, & Outdoor Recreation Master Plan - Lackawanna County Commissioners and Governor Ed Rendell announced in October 2006 that \$5.2 million in state and county funds will be used to acquire 5,000 acres of prime watershed and forestland in eastern Lackawanna County. The lands are highly diverse ecological habitats identified in the master plan. They stretch from Carbondale south to the Freytown section of Covington Township.

Farmland Preservation & Easement Purchase Program - The LCRPC continued to support the Farmland Preservation Program in 2006. Senior Planner, Mary Liz Donato, serves as Chairman of the Farmland Preservation Board.

No. of Farms with Ag Easements in Effect: 30
Total Acres Protected by Easements: 3,008
Average Size of Protected Farm: 100 acres
Average Cost/Acre for Easement Purchase: \$1,700
Total Purchase Price for Ag Easements in Lackawanna County as of December 2006: \$5,112,406

Feature Photo:

Roaring Brook East Branch, along Jubilee Road, in Covington Township near the Freytown Wetlands - a diverse ecological habitat targeted for acquisition by Lackawanna County as permanent open space.

Hazard Mitigation Plan - As part of the Bi-County Comprehensive Plan project with Luzerne County, a Hazard Mitigation Plan, required by the Stafford Act, will be developed for both counties. The plan will delineate hazards that may occur in the county and then designate a strategy to remove or protect vulnerable properties to eliminate or lessen the damage that may result from disasters.

GIS & Information



Madison Meadows - 2003 flyover



Madison Meadows - 2005 flyover

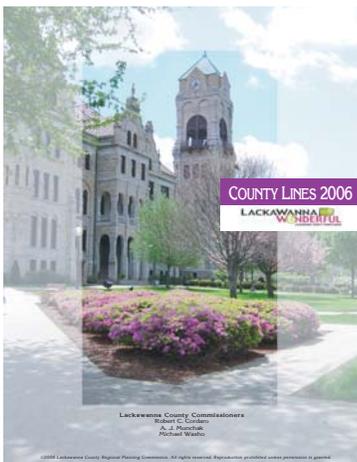
15

Updated aerial images were received in March 2006 from PA Mapping. The overflight for these images was conducted in April 2005. The QA/QC for the county's parcel data continued in 2006 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; however, this data, created in MapInfo and ArcView 3, is incompatible with the current GIS software.

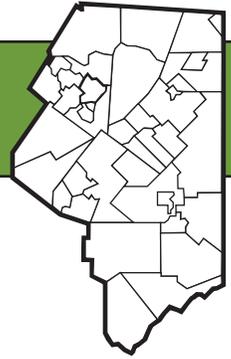
County Lines



The 17th annual edition of *County Lines* was published in 2006.

The 2006 edition provided 136 pages of information and statistics on the county, its 40 municipalities and 12 school districts. It also contained six full-color county maps. New features/data added in 2006 included a photo gallery, municipal urban/rural classification and EMS tax information. Four hundred 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.

Letters of Support, Meetings, Conferences & Workshops



Pennsylvania Planning Association - Annual Conference Hilton Harrisburg/Temple University, Harrisburg

Senior Planner, Steve Pitoniak, attended the annual PPA conference on October 23-25. The Central Section of PPA hosted the 2006 event, which drew 400+ planners from across the state to the Commonwealth's capital. The 2007 conference will be held in Gettysburg.

16

The Pennsylvania Planning Association and the City of Philadelphia will host the 2007 American Planning Association Conference in April.

Meetings, Seminars, & Workshops attended by LCRPC staff

Steve Pitoniak

Lackawanna County EMA Local Emergency Management Committee: 1/12, 4/13, 7/27, 11/16; Tier II Computer Software: 1/31; Pandemic Flu Workshop: 6/19; Hazard Mitigation Plan Meeting: 12/8; LLTS Transportation Advisory Committee: 5/17; LLTS Technical Committee: 2/15, 5/3, 7/25; LLTS Coordinating Committee: 2/22, 5/10, 7/31; LLTS Regional Operations Plan: 7/20, 11/8, 12/13; PENNDOT Interstate Management Program: 1/19; District 4-0 Field Views: 3/10; Mobility Plan, Harrisburg: 3/22; 2007 Work Program, Harrisburg: 5/15; TIP District 4-0: 6/23; Safe Routes to School, Transportation Enhancements/Hometown Streets Workshop, Altoona: 9/6; Planning Partners Meeting, Reading: 10/16; SAPA Meetings: 2/28, 7/25, 8/3, 8/22; CECO Associates, County Driveway Ordinance: 7/27; TIP: 8/1; Bi-County Comprehensive Plan: 1/26, 4/27, 6/9, 8/8, 10/5; PPA Planning Law Video Conference: 8/16; NEPA Alliance, Broadband Meeting: 2/13; NEPA Alliance, Transportation Incident Management Workshop: 5/18; County Court Hearing on Zoning Dispute: 2/27; Dickson City Main Street Construction: 3/30; PPA Eminent Domain Workshop: 3/29; New Jersey-Pennsylvania Passenger Rail Restoration Committee: 3/1.

Mary Liz Donato

Lackawanna County Farmland Preservation Board Meetings: 3/7, 4/20, 6/29, 8/31, 11/27; SAPA Meetings: 2/6, 4/25; Bi-County Comprehensive Plan: 1/26, 4/27, 6/9, 8/8, 8/28, 10/5; PPA Eminent Domain Workshop: 3/29; PPA Planning Law Video Conference: 8/16; DCED Floodplain Management Workshop: 4/5; Moosic Zoning Hearing Board, Shoppes at Montage Hearing: 3/28; Northeast PA Women's Conference, Wilkes-Barre: 5/23; Microsoft Access Workshop: 5/24-25; Microsoft PowerPoint Workshop: 6/13; Adobe Photoshop Workshop: 6/26; Skillpaths How to Be a Better Communicator Training Session: 11/13; PPA Northeast Section Committee Meeting: 12/1.

North Pocono Council of Governments

The North Pocono Council of Governments invited Senior Planner, Mary Liz Donato, on June 28 to conduct an information session on Multi-Municipal Planning. Six North Pocono communities were represented at the session, held at the Moscow Borough Building.

Letters of Support

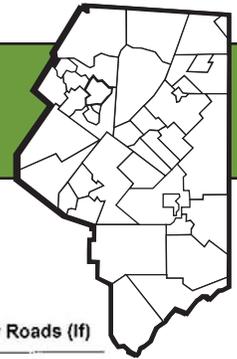
The LCRPC issued the following letters of support during 2006:

- Lackawanna County Conservation District, for a Growing Greener grant for a Storm Water Demonstration Project.
- Lackawanna County Conservation District, for a Growing Greener grant for Wilson Creek Watershed Implementation Plan in Fell Township.
- USDA, Tunkhannock, for a low interest loan to Jefferson Township for improvements to the township building.
- Lackawanna County Strategic Planning Office, for a PA Fish and Boat Commission grant for improvements at Merli-Sarnoski Park.
- Olyphant Borough, for a DCNR Community Conservation Partnership grant for improvements to Condella Park.
- Moscow Borough, for a PENNVEST grant for expansion and modifications to the borough sewage treatment facility.
- Scranton Sewer Authority, for a PENNVEST grant for upgrades to the sewage treatment facility.

2006 Subdivision/LD Plans by Municipality

2006 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreege	New Roads (lf)
Abington					
	Lands of Lewis	Land Only	2	2.46	0
Municipality Totals:			2	2.46	0
Archbald					
	D & L Realty- Sepinsky	Land Only	2	1	0
	Delaware Street Townhouse Development	Multi-Family Residential	19	4.54	525
	Dunmore Oil Company	Commercial/Office	2	4.21	0
	Lands of Rossi	Other*	2	0.67	0
Municipality Totals:			25	10.42	525
Benton					
	Al Curtin Subdivision Lot 8	Single-Family Residential	2	5.36	0
	Cherry Woods Ph. 3 Lot E	Land Only	2	7.46	0
	Lands of Pilkonis/Thomas Est	Land Only	2	3.64	0
	Lands of Rosenberger	Single-Family Residential	2	16.86	0
	Lands of Summa	Land Only	2	26.66	0
	Lands of Thomas	Other*	2	34.09	0
	Skyline Estates	Single-Family Residential	32	177.02	3900
	Stuenzi '06 Subdivision	Single-Family Residential	2	5.03	0
Municipality Totals:			46	276.12	3900
Blakely					
	American Legion Post 570	Land Only	2	0.4	0
	Blakely Self-Storage	Commercial/Office	1	4.77	0
	Braeside	Single-Family Residential	35	32.65	2600
	Hilltop Acres, Inc.	Land Only	2	7.26	
	Krisa Minor Subdivision	Land Only	3	87.99	0
	Lands of Keen/Phillips	Single-Family Residential	2	0.23	0
Municipality Totals:			45	133.3	2600
Carbondale					
	Carbondale Plaza/CVS	Commercial/Office	1	14.7	0
	Lands of Cerra-Casper	Land Only	2	1.02	0
	Lands of D&L Realty	Single-Family Residential	2	0.91	0
	Lands of Ghameshlouy	Land Only	2	1.48	0
	Lands of Murphy	Land Only	2	0.17	0
Municipality Totals:			9	18.28	0
Clarks Green					
	Lands of Keisling	Land Only	2	4.54	0
Municipality Totals:			2	4.54	0
Clarks Summit					
	Lands of Coviello	Single-Family Residential	3	2.58	0
	Lands of Davis	Land Only	2	0.61	0
	Lands of Kreidler - Rev	Land Only	2	0.49	0
	Pet Supplies Plus Office Bldg	Commercial/Office	1	0.32	0
Municipality Totals:			8	4	0
Clifton					
	Lands of Aulisio	Land Only	3	2.45	0

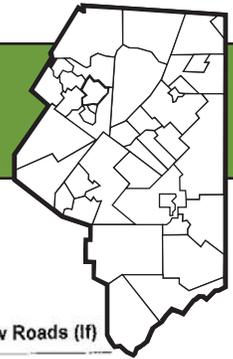


2006 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Geroulo	Land Only	2	0.28	0
	Lands of Wesko	Land Only	2	30	0
	Lands of Wesko #2	Land Only	2	12	0
Municipality Totals:			9	44.73	0
Covington					
	Golden Oak Estates - Phase 1	Single-Family Residential	5	6.42	0
	Golden Oak Estates Phase 2	Single-Family Residential	40	51.66	3600
	Lands of Black	Land Only	4	19.3	0
	Lands of Martin	Land Only	2	35.05	0
	Lands of Morris	Single-Family Residential	2	2	0
	North Pocono High Sch - Rev	Other*	1	59.6	2700
Municipality Totals:			54	174.03	6300
Dalton					
	Chermak Subdivision - Rev	Single-Family Residential	16	25.81	1400
Municipality Totals:			16	25.81	1400
Dickson City					
	Bell Mountain Residential Development	Multi-Family Residential	280	220	10700
	Bell Mountain Subdivision	Land Only	2	14.4	0
	Combination Lot A-B	Commercial/Office	2	1.46	
	F & S Supply Company	Other*	2	2.97	0
	Lands of Caban	Single-Family Residential	2	6.04	0
	Penn Star Bank- Dickson City	Commercial/Office	1	0.76	0
Municipality Totals:			289	245.63	10700
Dunmore					
	744-746 East Drinker Street	Single-Family Residential	2	0.22	0
	Babsca Enterprises Office Building	Commercial/Office	1	0.24	0
	Dailey Resources Warehouse	Industrial	1	0.82	0
	Lands of Gillette	Land Only	3	4.96	
	Lands of Kazcmarek	Land Only	2	0.26	0
	Sisters of the I.H.M.	Other*	2	29.3	0
	Thomson #1 and #2- Dunmore	Land Only	4	91.25	
Municipality Totals:			15	127.05	0
Fell					
	Lands of D&L Realty	Single-Family Residential	2	3.44	0
	Lands of Edwards	Single-Family Residential	2	3.3	0
	Lands of St. Basil RO Church	Land Only	2	5.3	0
Municipality Totals:			6	12.04	0
Glenburn					
	Lands of Aberth	Land Only	2	27.65	0
	Lands of Lewis	Single-Family Residential	2	4.01	0
	Lands of Platt-Monick	Land Only	3	11.65	0
Municipality Totals:			7	43.31	0
Greenfield					
	Lands of Miller	Single-Family Residential	2	2.01	0
	Lands of Orazzi	Single-Family Residential	2	1.5	0

2006 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Shust	Land Only	2	0.9	0
	Lands of Wierzbicki	Single-Family Residential	2	6.93	0
	Lands of Wormuth/Snyder	Land Only	2	1	0
Municipality Totals:			10	12.34	0
Jefferson					
	George and Loretta Spangenberg	Land Only	2	2.92	0
	Land of Reahm	Single-Family Residential	2	19.01	0
	Lands of Enslin	Land Only	2	65.04	0
	Lands of Fritz	Land Only	2	10.71	0
	Lands of Mott	Single-Family Residential	5	11.36	0
	Lands of Ocnas	Land Only	2	17.9	0
	Lands of Spagenberg	Land Only	3	2.25	0
	Olde Grove Estates	Single-Family Residential	82	62.48	6000
	Roger Bell Subdivision	Land Only	2	10.95	0
	Taylor/Policare Subdivision	Single-Family Residential	2	1	0
Municipality Totals:			104	203.62	6000
Jermyn					
	Lands of Langman	Land Only	2	0.34	0
	Lands of Matylewicz	Land Only	2	2.1	0
Municipality Totals:			4	2.44	0
Jessup					
	Lackawanna County Redevelopment Auth	Multi-Family Residential	6	0.88	
	Lands of Hosie	Single-Family Residential	2	0.15	
	Lands of Pauline Biancarelli	Single-Family Residential	2	0.34	
	Lands of Perry	Land Only	4	21.3	0
	Lands of Rogers	Land Only	4	19.5	
	State Petroleum Distributors	Commercial/Office	1	5.49	0
	State Petroleum Distributors- new site	Commercial/Office	1	7.32	0
Municipality Totals:			20	54.98	0
LaPlume					
	Arline Evans Subdivision	Land Only	2	9.01	0
	Dickinson Minor Subdivision	Land Only	2	5.16	0
Municipality Totals:			4	14.17	0
Madison					
	David Spadea Subdivision	Land Only	2	5.67	0
	Ehrgood Lands	Land Only	2	15.1	0
	Lands of McLain	Single-Family Residential	3	8.88	0
	Martin Subdivision	Single-Family Residential	2	75	0
	Subdivision of Elmer Beavers	Land Only	2	3.28	
Municipality Totals:			11	107.93	0
Mayfield					
	Lands of Cunningham	Commercial/Office	5	31.08	175
	LHVA Subdivision	Land Only	2	32.97	0
	Vaverchak Land Development	Commercial/Office	1	5.5	0
Municipality Totals:			8	69.55	175



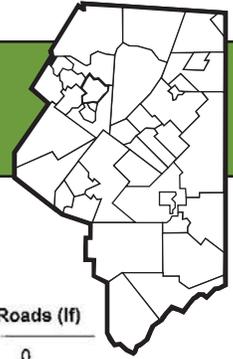
2006 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreege	New Roads (lf)
Moosic					
	Glenmaura Lots 10D & E	Land Only	2	3.3	0
	Grzyboski Lionel Trains	Commercial/Office	1	1.47	0
	Lands of Bell Enterprises	Land Only	2	0.03	0
	Lands of Rosati	Land Only	2	0.22	0
	Lands of Smigiel	Land Only	2	0.59	0
	Spire Realty Group	Industrial	3	98.25	2600
	Villas at Greenwood L3-4	Multi-Family Residential	8	1.31	0
	Villas at Greenwood L5-6	Multi-Family Residential	8	1.09	0
Municipality Totals:			28	106.26	2600
Moscow					
	SR 690 Business Center - LD	Commercial/Office	1	2.35	0
	SR 690 Business Center - Sub	Commercial/Office	2	2.35	0
Municipality Totals:			3	4.7	0
Newton					
	Commonwealth of PA	Single-Family Residential	3	2.16	
	Samuel Baranich 2006 Subdivision	Single-Family Residential	3	142.62	
	Summit Lake Acres Phase IV	Single-Family Residential	4	8.11	410
Municipality Totals:			10	152.89	410
North Abington					
	Estate of Eunice Smith	Land Only	3	45.3	0
	Lands of Robinson	Land Only	2	14.96	0
	Sagan Lot Improvement	Land Only	2	1.18	0
	W. Williams 2006 Subdivision	Land Only	2	14.72	0
Municipality Totals:			9	76.16	0
Old Forge					
	Ben Domiano Optical	Commercial/Office	1	0.42	0
	Carmadella 3 Unit Building	Multi-Family Residential	3	0.29	0
	CVS / Pharmacy	Commercial/Office	1	1.22	0
	Forge Estates	Land Only	3	0.61	0
	Lands of Amato/Noto/Neberman	Land Only	4	0.72	0
	Lands of Bochnowich	Land Only	3	0.31	0
	Lands of Domlano	Land Only	2	0.43	0
	Lands of Gilchrist - Rev	Land Only	2	7.4	0
	Lands of Louis Galetto	Land Only	2	0.15	0
	Lands of O.F. School District	Land Only	2	16.2	0
	Lands of Palilla	Land Only	4	1.47	0
	Marlee Valley Estates - Rev	Single-Family Residential	2	2.26	0
	Old Forge School Lot Consolidation	Land Only	2	3.85	0
	Old Forge Townhomes	Multi-Family Residential	11	0.9	0
Municipality Totals:			42	36.23	0
Olyphant					
	Commons at Sanko Dr. Revised	Single-Family Residential	28	9.99	1080
	Lands of Pronko	Land Only	2	1.96	0

2006 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Mericle Industrial Building 2	Industrial	1	29.37	0
	Rock Creek Shops	Commercial/Office	1	1	0
	SK Merchandising- Expansion	Industrial	1	1.39	0
	T & D Alliance Inc	Industrial	2	4.79	0
Municipality Totals:			35	48.5	1080
Ransom					
	Bell-Swartz Add-On Lot	Single-Family Residential	2	1.63	0
	David Battaglia Subdivision 2	Single-Family Residential	5	36.75	0
	Lands of Barletta	Land Only	2	122.93	0
	Lands of Rowinski	Land Only	3	12.98	0
	Stefanelli / Kostlak Subdivision	Land Only	2	117	0
Municipality Totals:			14	291.29	0
Roaring Brook					
	Lands of Logatto	Land Only	2	1.93	0
Municipality Totals:			2	1.93	0
Scott					
	Buckman Lot Consolidation	Land Only	1	1.49	0
	Chap Lake Properties	Single-Family Residential	5	109.7	1200
	Gill Lot Consolidation	Land Only	1	1.56	0
	Lands of Barnett	Land Only	12	3.12	0
	Lands of Carey	Land Only	2	2.6	0
	Lands of Grzybowski	Land Only	2	1.11	0
	Lands of Kazmierski	Land Only	2	3	0
	Lands of Mancus	Single-Family Residential	2	9	0
	Lands of Matechak	Land Only	4	85.73	0
	Lands of McDonald	Land Only	2	0.04	0
	Lands of McDonald	Single-Family Residential	2	3.81	0
	Lands of Meka	Single-Family Residential	3	18.3	0
	Lands of Popovich	Land Only	2	0.5	0
	Lands of Takach	Single-Family Residential	2	17.5	0
	Process Technologies	Industrial	1	6.17	0
	Vitalec Lot Line Adjustment	Land Only	2	0.18	0
Municipality Totals:			45	263.81	1200
Scranton					
	1209-1211-1213 Meade Avenue	Land Only	3	0.37	0
	1214 Meade Avenue	Land Only	2	0.15	0
	2328/2328 Shawnee Avenue	Land Only	2	0.08	
	608 Race Street	Land Only	2	0.13	0
	Advanced Auto Parts- Luzerne Street	Commercial/Office	1	0.97	0
	Brighton Avenue and Riverside Drive	Land Only	2	0.12	0
	COLTS Intermodal Center	Other*	1	2.24	0
	Commonwealth of PA	Land Only	3	3.53	
	Concrete Step Units	Land Only	3	6.35	
	D & L -Boulevard/Olyphant	Land Only	2	5.22	

2006 Subdivisions/Land Developments by Municipality



Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	D & S Auto Sales	Commercial/Office	1	0.39	0
	Florillo Subdivision	Land Only	3	5.03	
	Gibbons Toyota	Commercial/Office	1	8.13	0
	Goodfellas Restuarnt	Commercial/Office	1	0.23	0
	Holecko Storage Facillity	Commercial/Office	1	1.13	
	Ken Marq Townhouses	Multi-Family Residential	6	0.33	0
	Keyser Terrace Lot Line	Multi-Family Residential	2	5.2	0
	Keyser Terrace New Townhouses	Multi-Family Residential	6	0.4	0
	Keyser Village Center	Commercial/Office	3	3.05	0
	Keystone Block and Supply Co.	Land Only	3	23.49	0
	Lands of Caolo	Commercial/Office	2	0.13	0
	Lands of Genello	Land Only	2	0.57	0
	Lands of Killas	Land Only	2	0.19	0
	Lands of Sam Junta	Single-Family Residential	2	0.26	0
	Lands of Stevens	Single-Family Residential	2	0.17	0
	Lands of Yankowski	Single-Family Residential	3	0.59	
	Mount Pleasant Coporate Center	Industrial	5	23.45	1400
	NCL Carwash	Commercial/Office	1	0.95	0
	Overlook at Clay	Multi-Family Residential	10	0.62	0
	Pratt & Canterbury	Multi-Family Residential	2	0.25	0
	R. 1215 Meade Avenue	Land Only	2	0.3	0
	Saginaw Street Residential	Single-Family Residential	27	4.46	540
	Shiloh Baptist Church	Other*	1	0.44	0
	Townhouses at McDonough & Penman	Multi-Family Residential	4	0.33	0
	U of S Campus Center	Other*	1	3.7	0
	University of Scranton-Scranton City	Land Only	2	0.08	0
	Wall Lot Consolidation	Land Only	2	0.43	0
	Wheeler Green	Multi-Family Residential	5	0.77	0
Municipality Totals:			123	104.23	1940
South Abington					
	Amato/Noto Townhouses	Multi-Family Residential	36	9.49	850
	Burke Warehouse / Offices	Industrial	1	2.44	0
	Fairview Subdivision 3	Land Only	2	5.63	0
	June Simpson '06 Subdivision	Land Only	2	35.97	0
	Lands of Carr & Winowich	Land Only	2	0.83	0
	Penn East Federal Credit Union	Commercial/Office	1	0.72	0
	Rite Aid Pharmacy	Commercial/Office	1	1.69	0
	South Abington Forum	Commercial/Office	1	2.42	0
	Sprint Print Prof. Bldg - Rev	Commercial/Office	1	4.66	0
Municipality Totals:			47	63.85	850
Springbrook					
	Lands of Dubranski (2)	Land Only	3	145	0
	Lands of Aston	Land Only	2	2.01	0
	Lands of Benjamin	Land Only	2	13.38	0

2006 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Benjamin (2)	Land Only	3	39.12	0
	Lands of Blumer	Single-Family Residential	8	41.76	0
	Lands of Czulada	Land Only	2	5.47	0
	Lands of Hapersberger Ph. 2	Single-Family Residential	2	41.38	0
	Lands of Johnson	Land Only	2	0.03	0
	Lands of Palumbo (Theta 108)	Single-Family Residential	5	107.77	0
	Lands of Van Louvender	Land Only	3	4	0
Municipality Totals:			32	399.92	0
Taylor					
	Costanzo Storage Yard	Industrial	1	4.26	0
	Lands of Hudak	Land Only	2	0.03	0
	Lands of St. John the Baptist Church	Land Only	2	3	0
	Pineapple Estates	Single-Family Residential	19	5.09	780
	Sandone Automotive Center	Commercial/Office	1	0.85	0
	St. Michael's Ukranian Orthodox Church	Land Only	2	3.04	0
Municipality Totals:			27	16.27	780
Thornhurst					
	Brennan Subdivision	Single-Family Residential	3	31.05	0
Municipality Totals:			3	31.05	0
Throop					
	Thomson #1 and #2-Throop	Land Only	4	91.25	
	Thomson #1and #2 Revised Lots 2-4	Land Only	2	1.01	0
	Thomson 1 & 2 - Lot Line Rev	Land Only	2	48.72	0
	Throop DPW Facility	Other*	1	3.42	
Municipality Totals:			9	144.4	0
West Abington					
	Lands of Alexander	Single-Family Residential	2	6.04	0
	Lands of Cours	Land Only	3	149.89	0
	Lands of DeLeo	Single-Family Residential	2	3.75	0
	Lands of Smith (f. Alexander)	Single-Family Residential	2	6.57	0
	Lands of Trovato - Rev	Single-Family Residential	4	60.45	0
Municipality Totals:			13	226.7	0
Annual Totals:			1136	3554.94	40460