



Annual Report 2013

LACKAWANNA COUNTY
REGIONAL PLANNING COMMISSION

Prepared by the

*Lackawanna County Department
of Planning & Economic Development
135 Jefferson Avenue, 2nd Floor
Scranton, PA 18503*

Lackawanna County Regional Planning Commission Board

Patrick Dempsey, Chairman
John Pocius, Vice-Chairman
Rosemary Broderick, Secretary
Germaine Carey, Treasurer
Joe Lorince
Bruce Zero, Esq.
Tom Owen, Jr.
David Johns
William Farber

Lackawanna County Planning Staff

George Kelly, Planning & Economic Development Director
Brenda Sacco, Operations & Finance Deputy Director
Steve Pitoniak, Transportation Planning Manager
Mary Liz Donato, Regional Planning Manager
Stephen Solon, GIS Coordinator
Robert Ghigliarelli, Assistant Planner

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2013 Planning Commission Board

Patrick Dempsey, Chairman

Jefferson Twp., First appointed: 1969;
Term expires: 2016

John Pocius, Vice-Chairman

Scranton, First appointed: 2004;
Term expires: 2014

Rosemary Broderick, Secretary

South Abington Twp., First appointed: 2007;
Term expires: 2016

Joseph Lorince, Treasurer

Dunmore, First appointed: 2007;
Term expires: 2015

Bruce Zero, Esq.

Moscow, First appointed: 2008;
Term expires: 2016

Tom Owen, Jr.

Archbald, First appointed: 2013;
Term expires: 2015

Germaine Carey

Clarks Summit, First appointed: 2013
Term expires: 2015

David Johns

Moosic, First appointed: 2013
Term expires: 2014

William Farber

Fell Twp, First appointed: 2013
Term expires: 2014

2013 Planning Commission Staff

Steve Pitoniak, Transportation Planning Manager

Penn State University
Jessup, On staff since 1981

Mary Liz Donato, Regional Planning Manager

East Stroudsburg University
Madison Twp, On staff since 1987

Stephen Solon, GIS Coordinator

Riverside HS, Lackawanna Career Tech Center
Dunmore, On staff since 1982

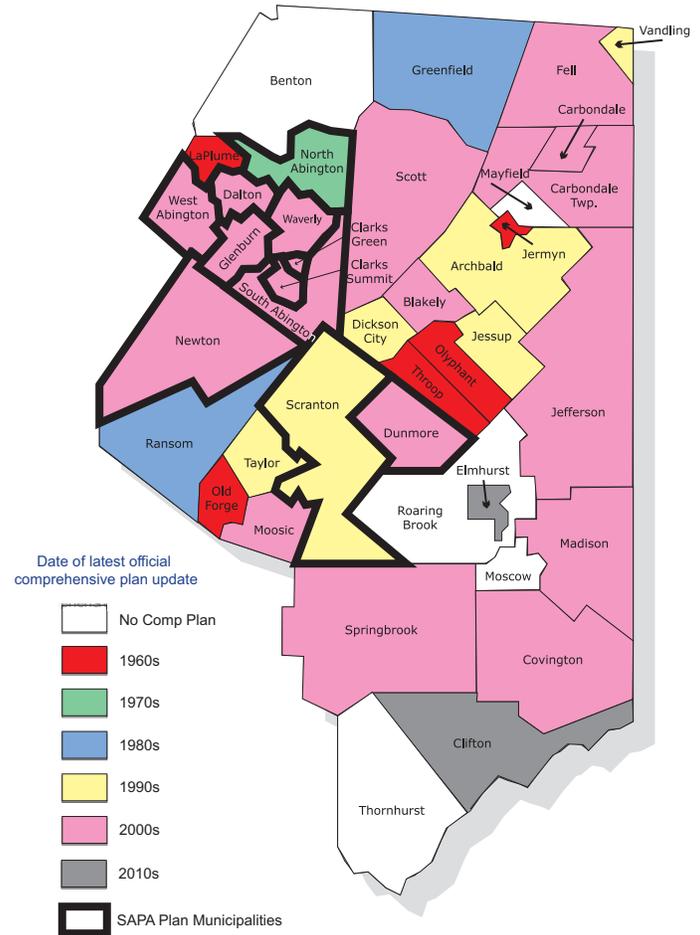
Jason Price, Transportation Planner

Pace University, Binghamton University
Scranton, On staff since Dec 2009
Resigned: November 2013

Rob Ghigiarelli, Assistant Planner

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

Municipal Comprehensive Plans Adopted



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

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

Comprehensive Plans

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

County Comprehensive Plan

The Lackawanna-Luzerne Regional Plan, Lackawanna County’s official comprehensive plan, was adopted on December 14, 2011.

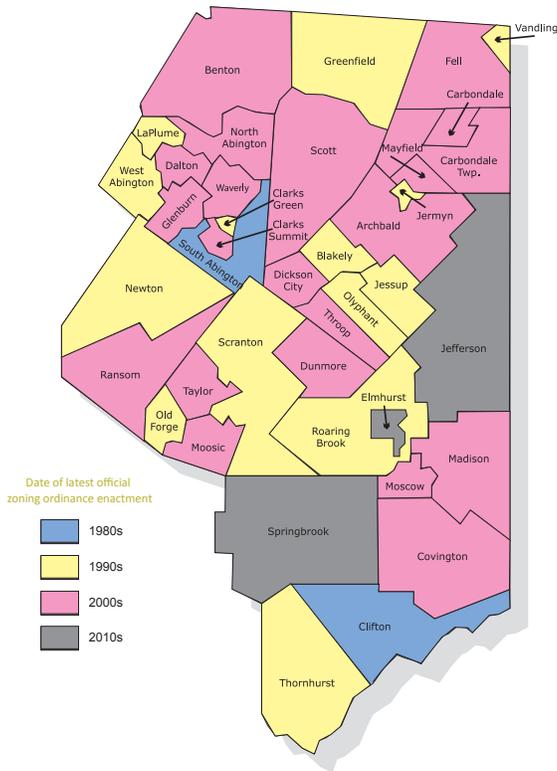
Local and Regional Comprehensive Plans

Thirty-five (35) of the county’s 40 municipalities have developed comprehensive plans. There were no updates or new comprehensive plans adopted by any county municipalities in 2013.

Scranton-Abingtons Planning Association

Eleven (11) county municipalities are members of the Scranton-Abingtons Planning Association (SAPA). Together, these municipalities comprise 50% of the county’s population and 20% of the land area. The SAPA Regional Comprehensive Plan was finalized in 2009. The plan was adopted by nine (9) of the eleven participating municipalities. The City of Scranton and North Abington Township voted to reject the plan. There has been no activity with the SAPA Plan in 2013.

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



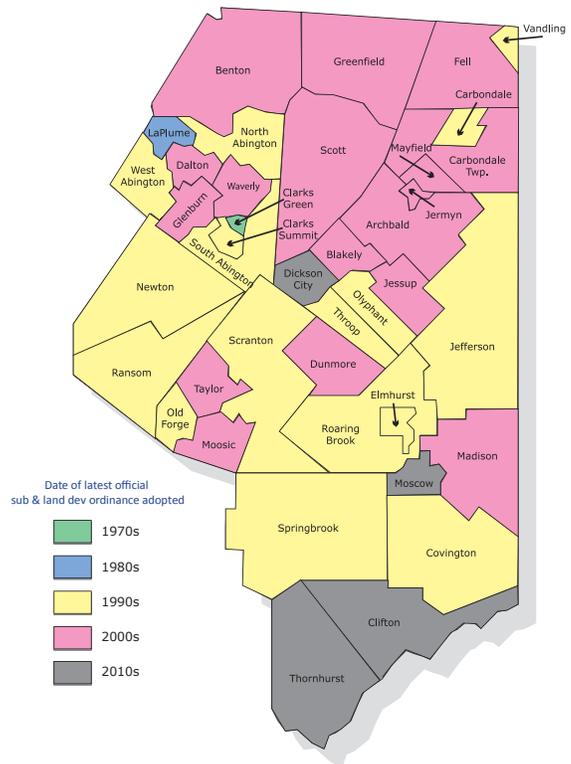
Zoning

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

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 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.

Region 1 (The Abingtons)

Municipalities: 14
 School Districts: 2.5
 2010 Population: 34,627
 Square Miles: 156

Region 2 (North Pocono)

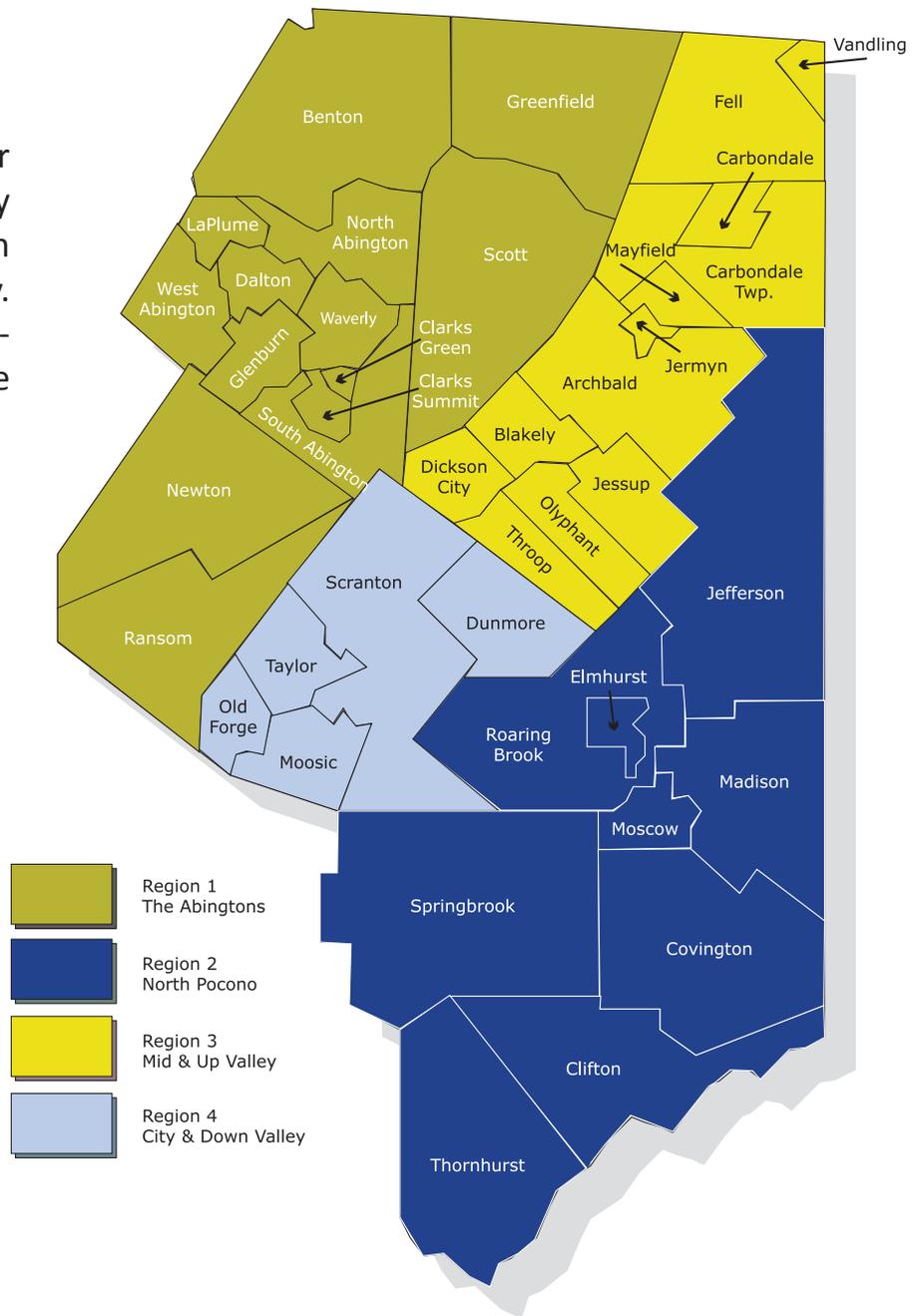
Municipalities: 9
 School Districts: 1
 2010 Population: 18,925
 Square Miles: 179.2

Region 3 (Mid & Up Valley)

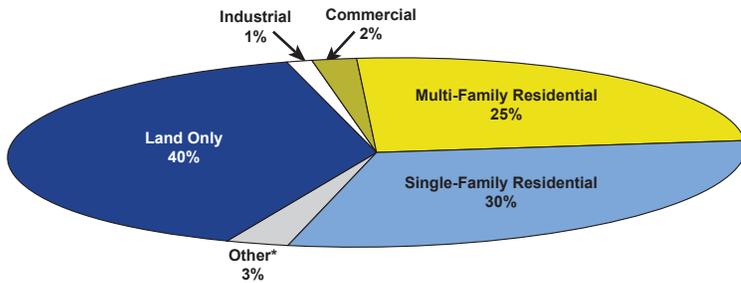
Municipalities: 12
 School Districts: 4.5
 2010 Population: 50,444
 Square Miles: 79.6

Region 4 (City & Down Valley)

Municipalities: 5
 School Districts: 4
 2010 Population: 110,441
 Square Miles: 49.4

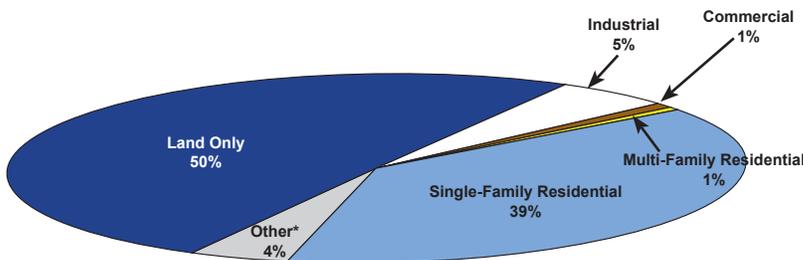


Total Reviews	137
Lots Subdivided/Developed	382
Acres Subdivided/Developed	2,364
New Roads	0.74 miles
Review Fees	\$13,086



Development by Lots/Units

	Lots/Units	Percent
Single-Family Residential	115	30%
Multi-Family Residential	95	25%
Commercial/Office	8	2%
Industrial	3	1%
Land Only	151	40%
Other*	10	3%
	382	100%



Development by Acres

	Acres	Percent
Single-Family Residential	917	39%
Multi-Family Residential	14	1%
Commercial/Office	33	1%
Industrial	107	5%
Land Only	1,189	50%
Other*	104	4%
	2,364	100%

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

During 2013, the LCRPC reviewed 137 submittals, 7 less than 2012. Lots plotted or proposed for development numbered 382; non-residential buildings created 433,720 square feet of new floor area; and 2,364 acres were affected.

A breakdown by Planning Region showed that Region 4, the City/Down Valley, accounted for 40% of the lots/units created and Region 1, the Abingtons, 57% of the acreage affected.

Of the 137 submittals, 113 were minor subdivisions (less than 5 lots), 4 major subdivisions, and 20 land developments. The following municipalities had no submissions: Blakely, Clarks Green, Dalton, Fell, LaPlume, Thornhurst, Throop, Vandling, & West Abington.

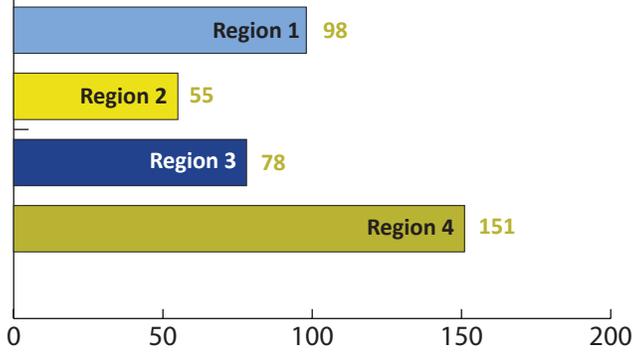
Land-only subdivisions accounted for 40% of the total lots and 50% of the acreage. On the opposite end, industrial development accounted for only 1% of the lots, and commercial/multi-family developments 1% of the acreage.

The largest developments in the county proposed in 2013 were Leggett's Creek Park (Scranton) 29 residential lots; Cedar Ave Apartments (Scranton) 26 units (low-income & senior housing); N. Valley Ave Apartments (Olyphant), 23 units; and Maple Leaf Village Townhomes (Old Forge), 17 units.

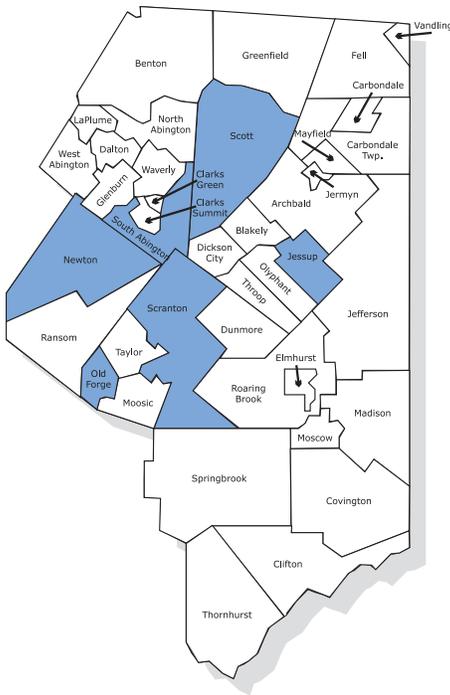
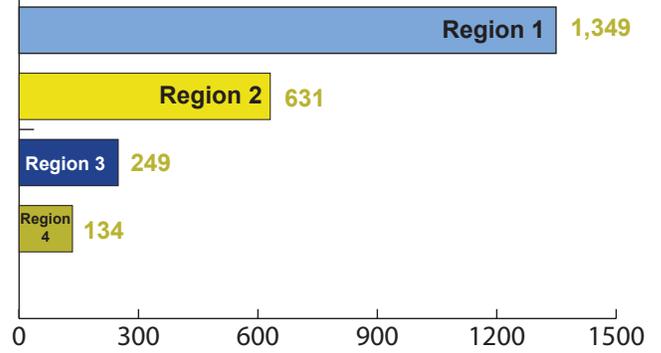
*Other development types include institutional, educational, public municipal & non-municipal, religious, and public services & utilities.

Development Summary

Lots/Units Proposed by Planning Region



Acres Affected by Planning Region

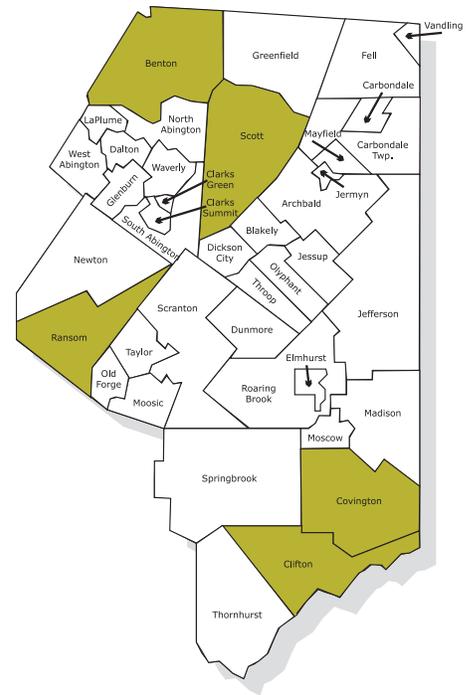
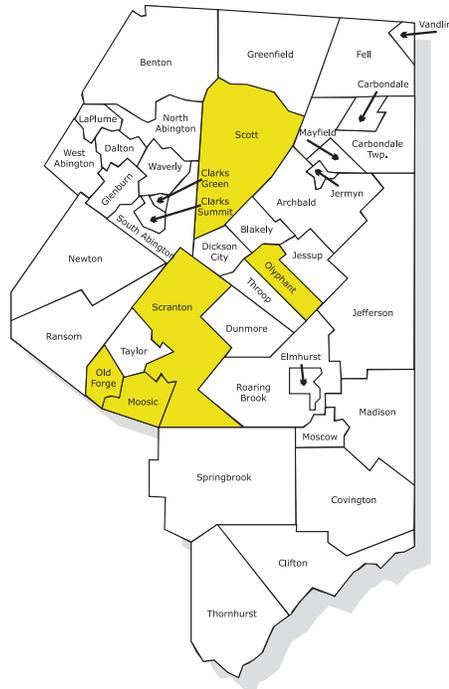


Most Submissions

Scranton City:	21
Scott Twp:	11
Jessup Boro:	8
South Abington Twp:	7
Newton Twp:	7

Most Lots/Units Subdivided/Developed

Scranton City:	92
Olyphant Boro:	33
Old Forge Boro:	28
Scott Twp:	22
Moosic Boro:	20



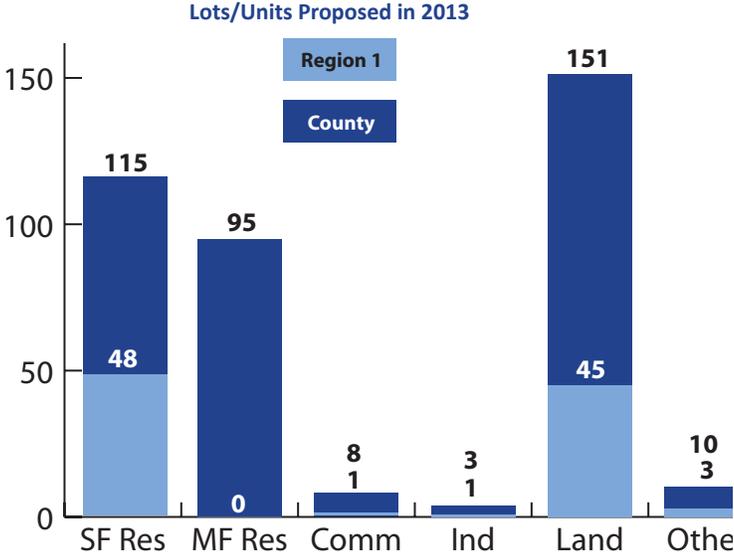
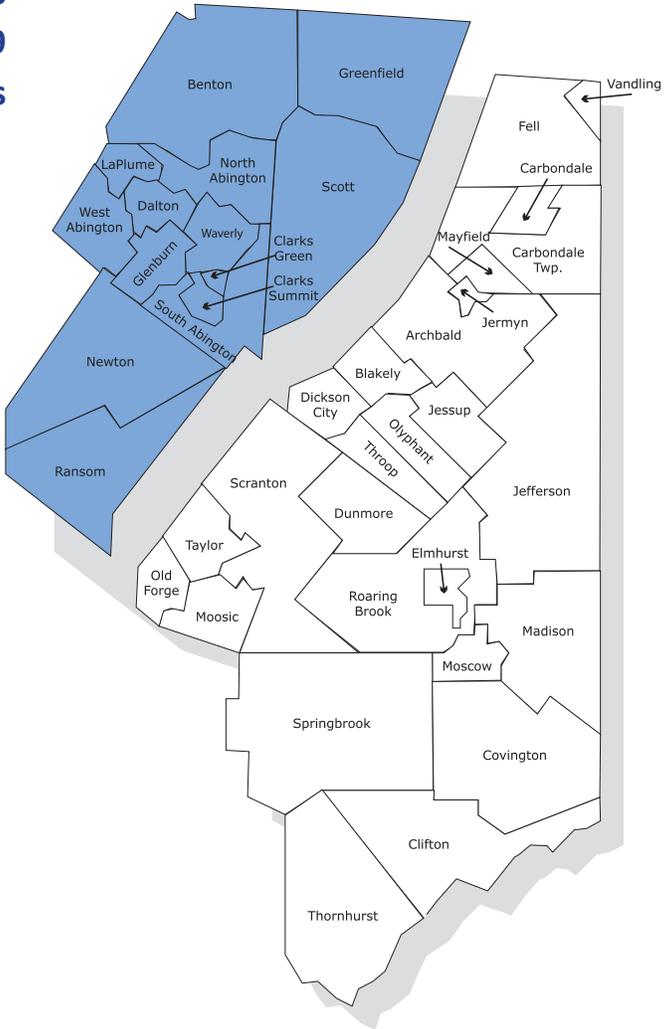
Most Acres Subdivided/Developed

Benton Twp:	486
Ransom Twp:	250
Scott Twp:	248
Covington Twp:	222
Clifton Twp:	155

Region 1 - Abingtons

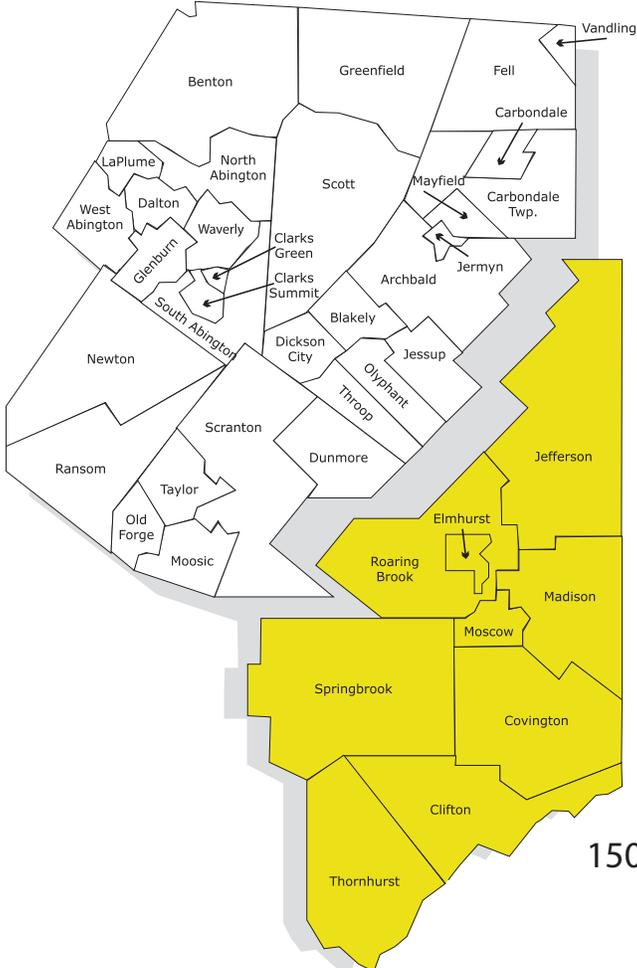
Total Reviews **48**
Lots Subdivided/Developed **98**
Acres Subdivided/Developed **1,349**
New Roads **0 miles**

	Subs	Lots	Acres
Benton	6	12	486
Clarks Green	0	0	0
Clarks Summit	2	2	6
Dalton	0	0	0
Glenburn	2	3	1
Greenfield	6	13	84
LaPlume	0	0	0
Newton	7	15	150
North Abington	3	7	92
Ransom	3	10	250
Scott	11	22	248
South Abington	7	13	11
Waverly	1	1	21
West Abington	0	0	0
Totals	48	98	1,349



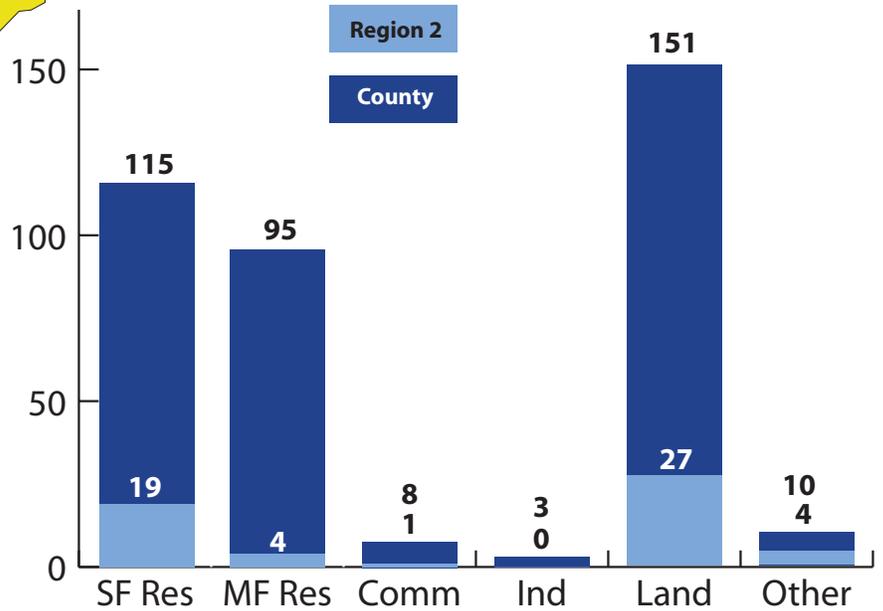
Region 2 - North Pocono

Total Reviews 23
Lots Subdivided/Developed..... 55
Acres Subdivided/Developed..... 631
New Roads 0.14 miles



	Subs	Lots	Acres
Clifton	3	8	155
Covington	4	10	222
Elmhurst	1	2	<1
Jefferson	6	13	30
Madison	4	7	74
Moscow	1	3	5
Roaring Brook	2	4	17
Spring Brook	2	8	129
Thornhurst	0	0	0
Totals	23	55	631

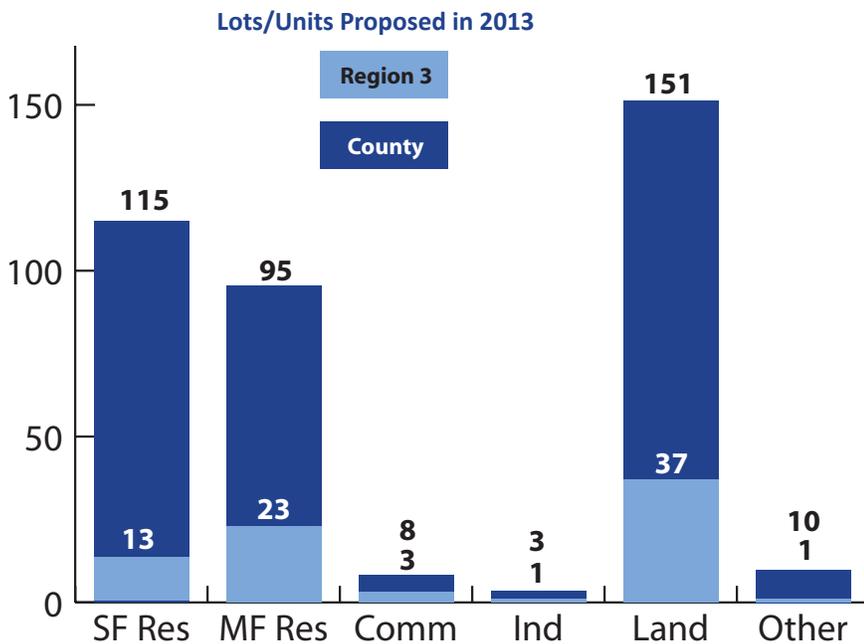
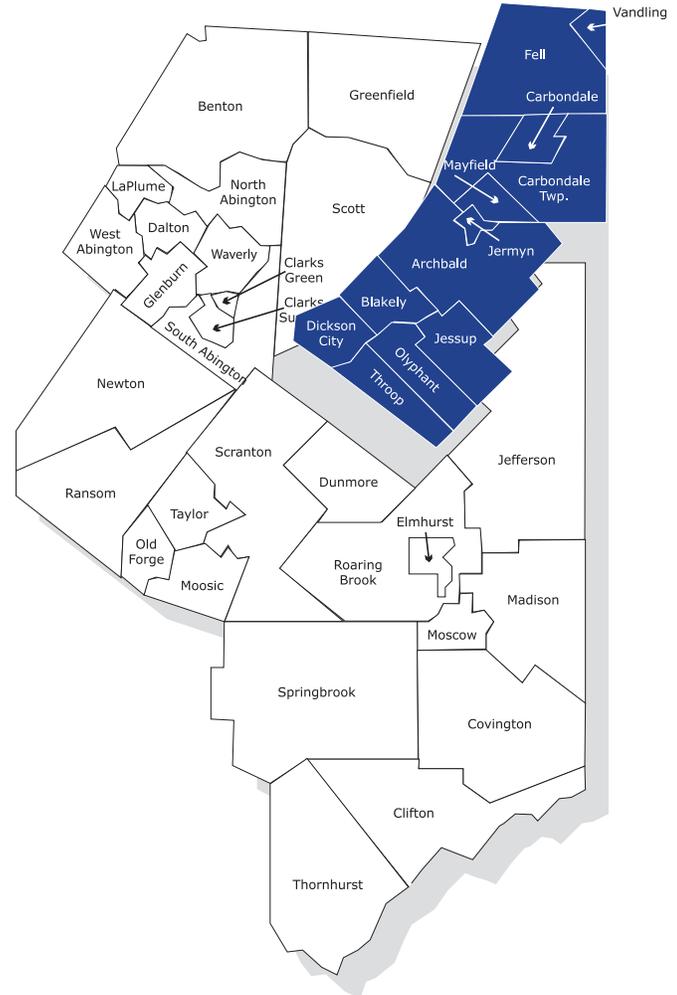
Lots/Units Proposed in 2013



Region 3 - Mid & Upper Valley

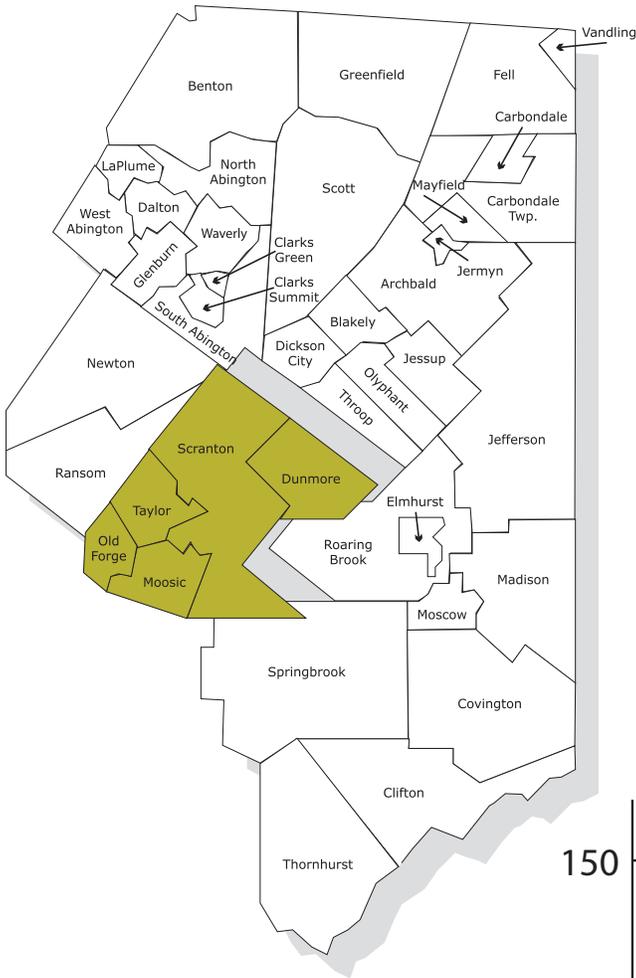
Total Reviews 30
Lots Subdivided/Developed 78
Acres Subdivided/Developed 249
New Roads 0.26 miles

	Subs	Lots	Acres
Archbald	5	9	22
Blakely	0	0	0
Carbondale City	4	7	3
Carbondale Twp	2	5	3
Dickson City	3	4	17
Fell	0	0	0
Jermyn	1	2	4
Jessup	8	14	119
Mayfield	2	4	3
Olyphant	5	33	79
Throop	0	0	0
Vandling	0	0	0
Totals	30	78	249



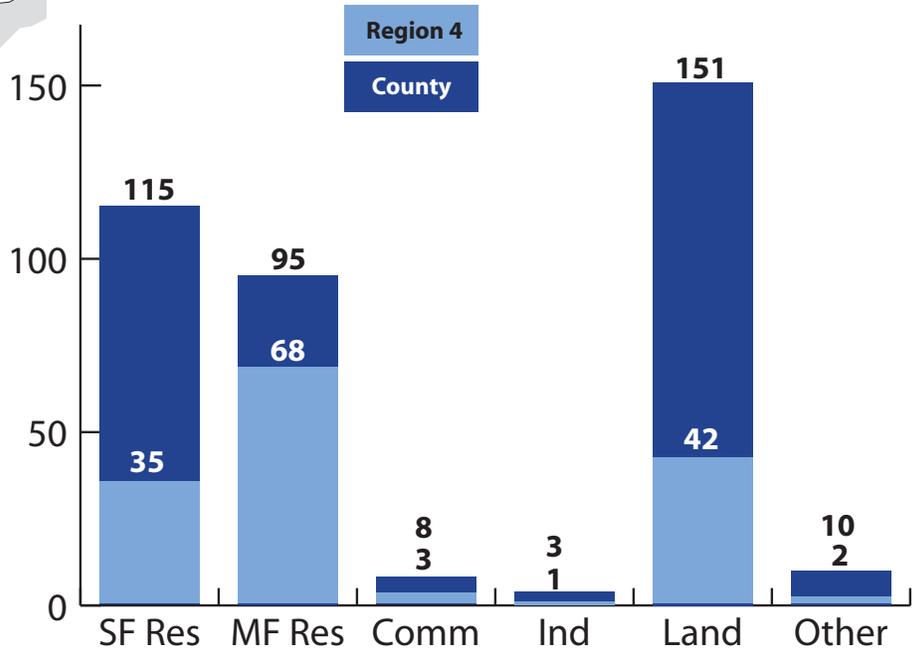
Region 4 - City & Down Valley

Total Reviews 36
Lots Subdivided/Developed 151
Acres Subdivided/Developed 134
New Roads 0.34 miles



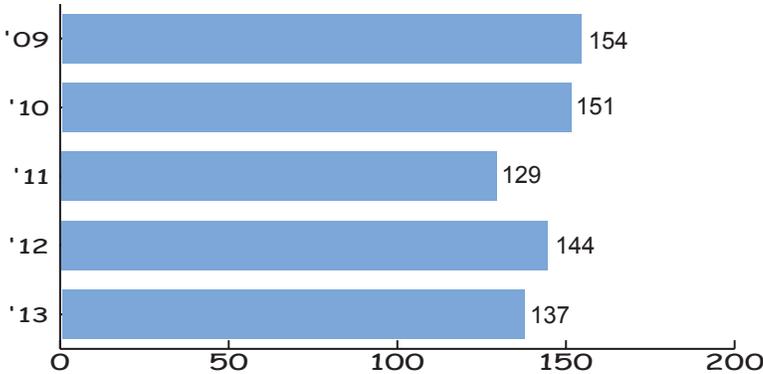
	Subs	Lots	Acres
Dunmore	3	5	32
Moosic	2	20	8
Old Forge	8	28	22
Scranton	21	92	69
Taylor	2	6	2
Totals	36	151	134

Lots/Units Proposed in 2013

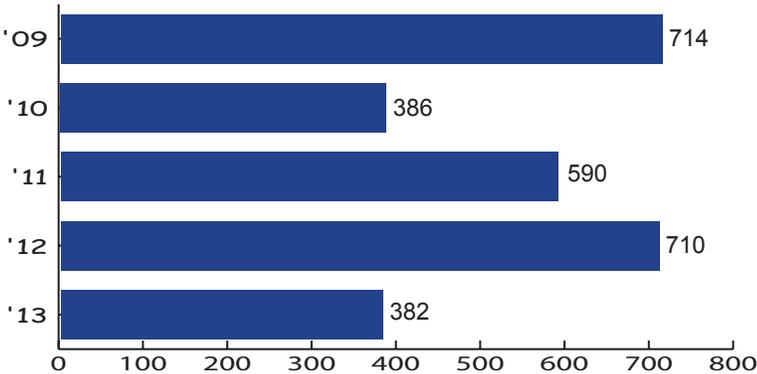


Five-Year Review Analysis

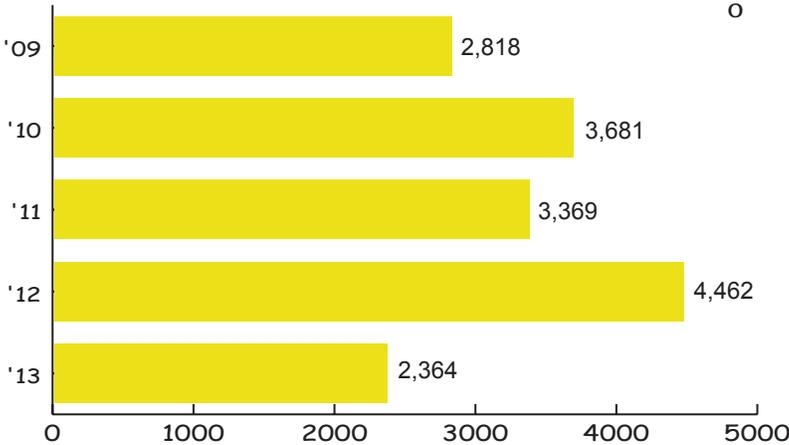
Submissions



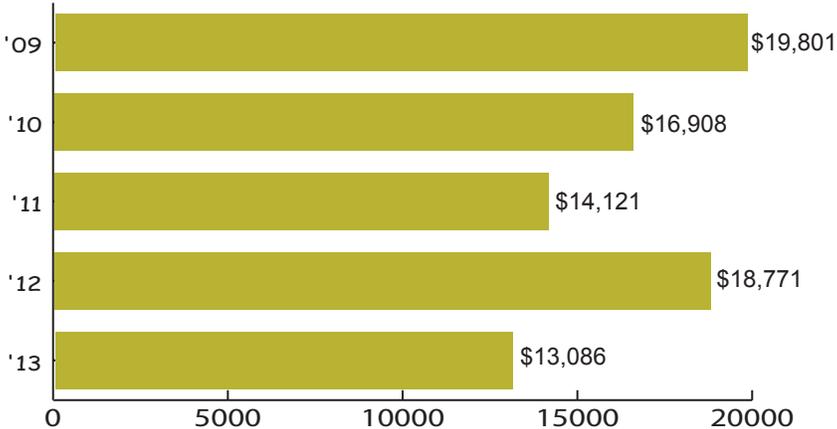
Lots/Units Proposed



Acres Affected



Review Fees



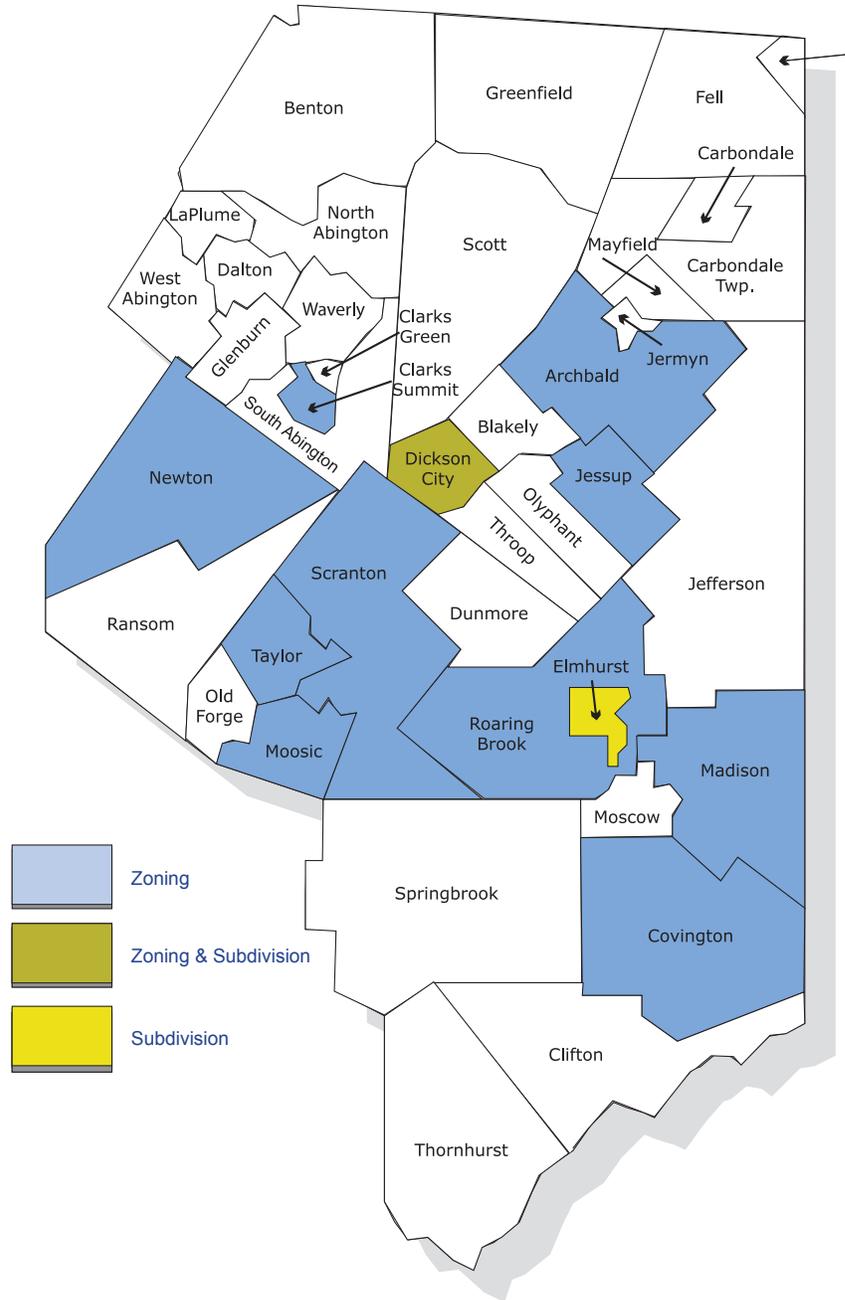
Ordinance Reviews

ZONING ORDINANCES

- Dickson City:** amendment (Jan)
- Covington:** amendment (Feb)
- Scranton:** amendment (Apr)
- Taylor:** amendment (May)
- Jessup:** amendment (May)
- Archbald:** amendment (Jun)
- Madison:** amendment (Jun)
- Taylor:** amendment (Jul)
- Roaring Brook:** amendment (Sep)
- Newton:** amendment (Nov)
- Clarks Summit:** amendment (Nov)
- Moosic:** amendment (Nov)

SUBDIVISION/LD ORDINANCE

- Elmhurst:** new ordinance (Apr)
- Dickson City:** new ordinance (Jul)



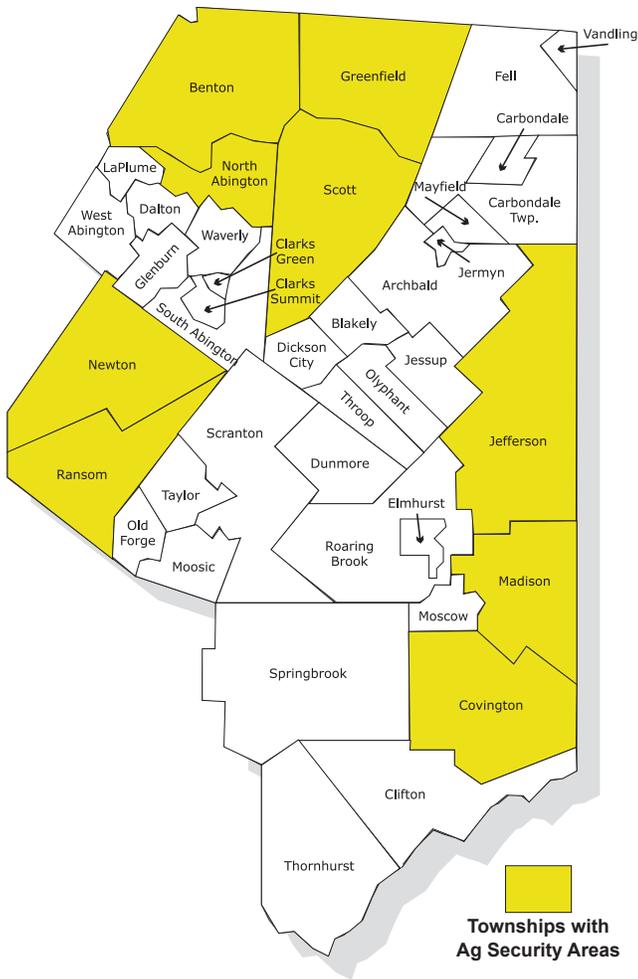
The Municipalities Planning Code (Act 247) mandates that municipalities submit any proposed comprehensive plan or land-use ordinance, including any amendments, to the county planning agency prior to the municipality holding a public hearing thereon.

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.



FARMLAND PRESERVATION

The LCRPC continued to support the Farmland Preservation Program in 2013 with printing and legal ad costs. Regional Planning Manager, Mary Liz Donato, continues to serve as Chairman of the five-member Farmland Preservation Board.

Acres in Ag Security

Benton	5,949
Covington	1,730
Greenfield	2,198
Jefferson	1,164
Madison	3,500
Newton	3,926
North Abington	1,502
Ransom	2,191
Scott	2,575
Total Acres	24,735

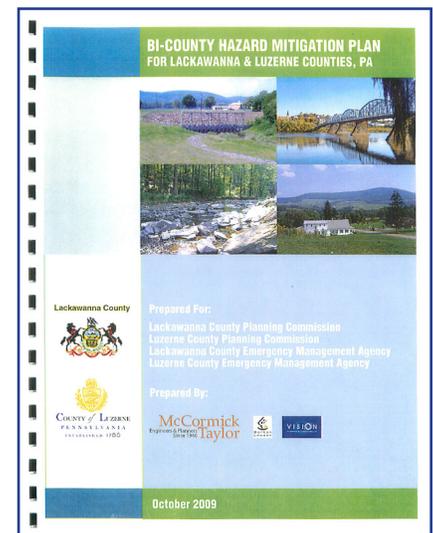
No. of Farms with Ag Easements: 50
 Total Acres Protected by Easements: 4,240
 Average Size of Protected Farm: 85 acres
 Average Cost/Acre for Easement Purchase: \$1,786
 Total Purchase Price for Ag Easements in Lackawanna County as of December 2012: \$7,571,605

HAZARD MITIGATION PLAN

All local jurisdictions across the Commonwealth are mandated by FEMA and PEMA to develop and implement Hazard Mitigation Plans in order to be eligible for funding and assistance from state and Federal hazard mitigation programs. The Bi-County Hazard Mitigation Plan was adopted by the county commissioners in December 2009 and, subsequently, by all Lackawanna County municipalities.

In 2013, the county was awarded a grant from FEMA/PEMA for \$53,000 to undertake a five-year update of the plan, as required by the hazard mitigation program. A contract was awarded by the commissioners on December 18, 2013, to Vision Planning and Consulting of Fulton, MD, for professional services to develop the update. Luzerne County is also working with the same firm to update its portion of the original plan.

The project is expected to be completed by the end of 2014.





Unified Planning Work Program- The LCRPC has an on-going contract with the Pennsylvania Department of Transportation to conduct a planning program for highway, bridge and transit related projects in Lackawanna County. There are a number of different emphasis areas that the Department of Transportation requires to be studied each year, including short and long term highway and transit system planning, transportation network monitoring, transportation systems management and coordination of land use and transportation planning. In state fiscal year 2012/2013 the LCRPC received funding in the amount of \$229,076 from the Federal Highway Administration, \$41,360 from the Pennsylvania Department of Transportation and \$54,801 from the Federal Transit Administration to complete these tasks.

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 will be updated in 2014 and numerous bridge rehabilitation/reconstruction projects, signal system upgrades and roadway improvements will be prioritized.

RAIL

Scranton to New York City Passenger Rail - Lackawanna County, in conjunction with Monroe County in Pennsylvania and Morris, Sussex and Warren Counties in New Jersey has over the past twenty-seven years worked toward the resumption of rail passenger service to New York City. The committee did not meet in 2013; however the first segment of the line from Andover Township in Sussex County to Port Morris in Morris County is now under construction as an extension of the existing New Jersey Transit service. This seven mile portion of the line represents $\frac{1}{4}$ of the total Lackawanna Cut-off segment.



LONG RANGE TRANSPORTATION PLAN

Lackawanna and Luzerne County's preparation of a Long Range Transportation Plan, the update of the 2003-2025 Long Range Transportation Plan for the Lackawanna-Luzerne Transportation Study, was completed with the County Commissioners adopting the document on December 14, 2011. The plan covers all transportation modes including vehicular, pedestrian, air and rail transportation in both counties and received funding from the Pennsylvania Department of Transportation, Pennsylvania Emergency Management Agency, the Pennsylvania Department of Economic and Community Development and the Pennsylvania Department of Conservation and Natural Resources. The next update needs to be completed by 2016.

CONGESTION MANAGEMENT PLAN

In conjunction with the Long-Range Plan, Lackawanna and Luzerne counties are working on the update of the 2002 Congestion Management Plan.

GEOGRAPHIC INFORMATION SYSTEMS

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

- State Senatorial and House District boundaries
- US Congressional District boundaries
- Voting Wards and District boundaries
- School District boundaries
- Municipal boundaries
- ZIP Code boundaries
- Hydrology (water bodies and water courses)
- Soils
- Building footprints
- Land-Use Classifications
- Street data (names and centerlines)
- County Road System (**update in progress**)
- County Bridges (**layer development in progress**)
- Recreational Facilities (**layer development in progress**)
- 100-year Flood plain areas (non-layer)
- Topography - 2-ft. and 5-ft. intervals
- Agricultural Easements
- Fire Hydrants (**layer development in progress, in conjunction with Pa American Water Co**)
- Zoning (21 municipalities) (other 19 municipalities in progress)
- Aerial photography (2002, 2005, 2008 flyovers)



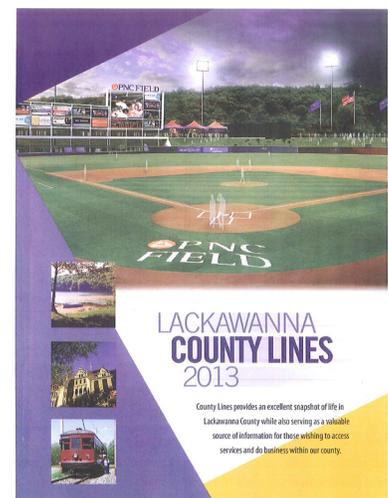
GIS Coordinator, Steve Solon, develops and processes several requests for GIS data on a daily basis. In addition, he frequently prepares maps for the DA's office that are used for DUI checkpoints, other law enforcement efforts, and criminal prosecution. He also works with local fire departments to create grid maps for search and rescue operations.

2013 revenues generated from GIS data requests totaled \$2,075.

COUNTY LINES

The 23rd annual edition of *County Lines* was published in 2013. For the first time, the document was published in conjunction with Happenings Magazine at no cost to the taxpayers. It provided 136 pages of information and statistics on the county, its 40 municipalities and 12 school districts. It also contained five full-color county maps.

County Lines is available for viewing on the county's website.



Economic Development

SBA FEE WAIVER PROGRAM

The County Commissioners established the Lackawanna County SBA Fee Waiver Program in 2013 to promote economic development, spur local economic growth, and encourage the private sector to create family-sustaining jobs in Lackawanna County. The County allocated \$400,000 for a Small Business Administration (“SBA”) fee waiver program to qualified businesses working with a qualified lender. A qualified business eligible for the County’s SBA Loan Fee Waiver Program is a business that meets the SBA 504 or 7(a) Loan Program requirements and all other SBA and lending institution requirements; deploys 100% of the SBA loan proceedings in Lackawanna County; and creates jobs or retains jobs in Lackawanna County. A qualified lender is a federal or state-chartered financial institution regulated by the Federal Deposit Insurance Corporation (FDIC) and a federal or state bank regulatory agency. The commissioners awarded \$142,363 in SBA fee waiver requests to 12 applicants. Funding is provided through the county’s economic development budget. The program is ongoing and will continue in 2014.

App#	Applicant	O/B/O	Municipality	Jobs Created	Jobs Retained	Loan Amount	SBA Fee Waiver Requested	Fee Paid
2013-01	Fidelity Deposit & Discount Bank	Freckles & Frills Inc.	Scranton	7	12	\$950,532	\$12,053.94	\$12,053.94
2013-02	Peoples Neighborhood Bank	Keystone Veal LLC	Dunmore	3	14	\$1,000,000	\$26,250.00	\$26,250.00
2013-03	Fidelity Deposit & Discount Bank	Elmy Detailing in Motion	Dunmore	0	1	\$13,600	\$102.00	\$102.00
2013-04	Fidelity Deposit & Discount Bank	Urban Electrical Contractors	Dunmore	0	20	\$250,000	\$5,625.00	\$5,625.00
2013-05	First National Community Bank	Twisted Turtle LLC	Olyphant	10	0	\$175,000	\$3,937.50	\$3,937.50
2013-06	Fidelity Deposit & Discount Bank	DePietro's Pharmacy	Dunmore	0	4	\$90,000	\$1,530.00	\$1,530.00
2013-07	Fidelity Deposit & Discount Bank	KPT Holdings dba Once Upon A Child	Dickson City	0	0	\$0	\$0.00	\$0.00
2013-08	Fidelity Deposit & Discount Bank	LAG Enterprised dba Freedom Bar & Grill	Olyphant	3	0	\$162,000	\$3,645.00	\$3,645.00
2013-09	Fidelity Deposit & Discount Bank	Studio LA LLC	Scranton	2	0	\$125,000	\$2,125.00	\$2,125.00
2013-10	Peoples Neighborhood Bank	NJS Systems & Controls	Mayfield	0	5	\$635,000	\$14,287.50	\$14,287.50
2013-11	Customers Bank	Dave's Kakes Inc.	Old Forge	0	1	\$165,000	\$3,712.50	\$3,712.50
2013-12	Community Bank	PA Hutchinson	Mayfield	22	108	\$5,000,000	\$138,250.00	\$65,000.00
2013-13	Peoples Security Bank & Trust	JKF Technologies, LLC	Carbondale City	1	3	\$182,000	\$4,095.00	\$4,095.00
Total Jobs Created & Retained				48	168			
Total Amount of Loans Leveraged by Waiver Program						\$8,748,132	Allocation Remaining	\$257,636.56

COMMUNITY RE-INVEST PROGRAM

The County Commissioners established the Lackawanna County Community Re-invest Program in 2013 to assist local agencies in the revitalization of neighborhoods since they are the foundation for families and community values. Applicants are eligible for county grants for recreation and other community projects. The county monies may be used as a local match for state or federal grant applications. All Lackawanna County municipalities, municipal authorities, and tax-exempt, charitable and educational organizations are eligible to receive funds under this program. Community Re-invest funds may be used to assist local agencies to: acquire and preserve open space resources; acquire and construct greenways and trails; acquire, develop, or rehabilitate outdoor recreational facilities; improve or revitalize community services and/or quality of life; and, improve infrastructure. In December of 2013, the commissioners awarded \$357,199 in CRP grants to 23 applicants. Funding is provided through the county’s economic development budget. The program is ongoing and will continue in 2014.

\$500,000.00

Location	Applicant	Project	Applicant Type	Project Type	Total Project Cost	Other Grants & Funds	Recommended Payment
Dunmore	McHale Park	Park improvements	Tax-exempt	Outdoor Recreation	\$375,000	\$325,000	\$35,000.00
Moosic	Moosic Borough	ADA compliance at 3 boro parks	Municipality	Outdoor Recreation	\$30,000	\$0	\$30,000.00
Old Forge	Old Forge Little League	Construction/Renovation	Tax-exempt	Outdoor Recreation	\$50,000	\$20,000	\$30,000.00
Olyphant	Olyphant Borough	Condella Park fieldhouse/pavilion	Municipality	Outdoor Recreation	\$240,000	\$165,000	\$30,000.00
Taylor	Taylor Little League	Lighting	Tax-exempt	Outdoor Recreation	\$52,000	\$22,000	\$30,000.00
Scott	Scott Township	Pavilion at twp park	Municipality	Outdoor Recreation	\$45,705	\$22,853	\$22,853.00
Clarks Summit	Clarks Summit Borough	Pocket Park	Municipality	Outdoor Recreation	\$371,715	\$346,715	\$20,000.00
Scott	Scott Baseball Association	Field restoration, fencing, shed, htr	Tax-exempt	Outdoor Recreation	\$20,000	\$3,000	\$17,000.00
Archbald	Ambrose Revels Am. Legion #328	Property improvements	Tax-exempt	Community Services	\$55,000	\$15,000	\$15,000.00
Scranton	West Side Falcons	Renovation of football/baseball fields	Tax-exempt	Outdoor Recreation	\$284,000	\$0	\$15,000.00
South Abington	South Abington Township	Park improvements/ADA walkway	Municipality	Outdoor Recreation	\$153,000	\$128,200	\$15,000.00
Clifton	Clifton Township	Construct recycling area/drainage	Municipality	Infrastructure	\$87,905	\$75,905	\$10,000.00
Covington	Covington Township	Moffat Pavilion Enclosure	Municipality	Community Services	\$388,543	\$288,543	\$10,000.00
Mayfield	Mayfield Lions Club	Meeting room addition	Tax-exempt	Community Services	\$21,000	\$0	\$10,000.00
Mayfield	Mayfield Athletic Club	Construction of T-ball field	Tax-exempt	Outdoor Recreation	\$11,000	\$1,000	\$10,000.00
Scranton	Victor Alfrieri Society	First Floor Renovation	Tax-exempt	Community Services	\$118,910	\$103,910	\$10,000.00
Moscow	Moscow Borough	New Street Playground equipment	Municipality	Outdoor Recreation	\$9,941	\$0	\$9,941.00
Greenfield	Greenfield Baseball Association	Basketball court construction	Tax-exempt	Outdoor Recreation	\$10,400	\$1,000	\$9,400.00
Clarks Summit	Abington Senior Comm. Center	Renovations	Tax-exempt	Community Services	\$9,800	\$1,500	\$8,300.00
Scranton	Connell Park Little League	Clubhouse roof & refurbish park	Tax-exempt	Outdoor Recreation	\$15,000	\$7,500	\$7,500.00
Scranton	Minooka Babe Ruth	First base dugout & fencing	Tax-exempt	Outdoor Recreation	\$10,500	\$5,000	\$7,500.00
Scranton	Marvine Dutch Gap Little League	Repairs to field, dugouts & steps	Tax-exempt	Outdoor Recreation	\$6,300	\$2,500	\$3,800.00
Waverly	Waverly Township	Disc golf course signs	Municipality	Outdoor Recreation	\$1,281	\$376	\$905.00
Total Costs & Funds Leveraged					\$2,367,000	\$1,535,002	\$142,801.00

LETTERS OF SUPPORT

The LCRPC issued the following letters of support during 2013:

- PA Environmental Council, USDA grant for a community illegal dumpsite cleanup program.
- Jefferson Township, DCNR grant for acquisition of 40 acres for a public park.
- Catholic Social Services, PA Housing Finance Agency for conversion of the St. Michael's School into housing for low-income seniors.
- Taylor Borough, DCNR grant for the development of a splash park at Derenick Memorial Park.
- Lackawanna Heritage Valley Authority, DCNR grants for development of the Lackawanna River Heritage Trail in Fell Township, Mayfield, and Taylor.
- South Abington Township, DCNR grant for improvements to the community park on Northern Boulevard.
- Blakely Borough, DCNR grant for a bike path and walkway infrastructure improvements at the Borough recreation complex.
- Whitmore Hose Co., Mayfield, USDA grant for expansion of the facility.
- Jefferson Township, DCED Commonwealth Financing Authority grant for the development of walking and hiking trails at the municipal park.
- Lackawanna Heritage Valley Authority, DCED Act 13 grant for development of the Carbondale Riverwalk.
- Keystone College, DCED Greenways, Trails, & Recreation grant for repairs to the Woodlands Campus Trail
- University of Scranton, DCED Greenways, Trails, & Recreation grant for construction improvements to the South Side Athletic Complex.
- Jermyn Borough, DCED Mitigation Grant for channelization of Rushbrook Creek and the replacement of five bridges.
- Mayfield Borough, DCED Mitigation Grant for repairs and restoration of the Powderly & Hosie creeks levee systems.
- City of Scranton, DCED Act 13 grant for the addition of an environmentally friendly restroom at Nay Aug Park.
- Abington Area Joint Recreation Board, DCED Act 13 grant for improvements to facility on Winola Road.
- Covington Township, DCED Monroe County Local Share grant for enclosure of the Moffat Estate pavilion.
- Blakely Borough, DCED Monroe County Local Share grant for construction of support facility for the EMA and police departments.

- Throop Borough, DCED Monroe County Local Share grant for improvements to the little league complex on Sanderson Avenue.
- Lackawanna Heritage Valley Authority, DCED Monroe County Local Share grant for development of the Lackawanna River Heritage Trail in Fell Township.
- Lackawanna County o/b/o Goodwill Industries, DCED Monroe County Local Share grant for a new material salvage program.
- Madison Twp o/b/o North Pocono School District, DCED Monroe County Local Share grant for the start-up of co-ed wrestling program.
- Lackawanna County o/b/o Northeast Regional Cancer Institute, DCED Monroe County Local Share grant for assistance to the health-care education and training initiative.
- Lackawanna County o/b/o Geisinger Community Medical Center, DCED Monroe County Local Share grant for a telemetry expansion project.
- Lackawanna County, DCED Monroe County Local Share grant for a consolidation and data center upgrade/expansion project.
- Lackawanna County o/b/o St. Anthony's Memorial Park, Dunmore, DCED Monroe County Local Share grant for rehabilitation of restrooms and parking facilities.
- Lackawanna County o/b/o University of Scranton, DCED Monroe County Local Share grant for purchasing specialized medical equipment for its Center for Rehabilitation Education.
- Lackawanna County o/b/o West Scranton Neighborhood Center, DCED Monroe County Local Share grant for the development of a neighborhood center at 1621 Washburn Avenue.
- Archbald Borough, DCED Monroe County Local Share grant for improvements to Second Street.
- Carbondale Technology Transfer Center, DCED Monroe County Local Share grant for renovations to the CTTC building.
- Jefferson Township Sewer Authority, DCED Monroe County Local Share grant for upgrades to the pump stations.
- City of Scranton, DCED Monroe County Local Share grant for installation of a community surveillance network.
- Community Life Support, Clarks Summit, DCED Monroe County Local Share grant for acquisition of a neonatal unit.
- Scranton Sewer Authority, DCED Monroe County Local Share grant for the purchase of two street sweepers.
- Newton Township, DCED Monroe County Local Share grant for phase II of Marley's Mission.

S/LD Plans by Municipality

2013 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
Archbald					
	D & L Realty- Gibson Street	Land Only	2	7.61	0
	D & L Realty- Zielinski	Land Only	2	4.46	0
	Lands of Zipay & Rosetti	Land Only	2	4.42	0
	Stafursky Bus Company	Other*	1	2.9	0
	Stafursky Bus Lot Consolidation	Land Only	2	2.9	0
Municipality Totals:			9	22.29	0
Benton					
	Gardner / Countryside Cons.	Land Only	2	123.91	0
	Green Spirit Farms	Industrial	1	88.74	0
	Lands of Ayers	Single-Family Residential	2	2.23	0
	Lands of Farnham Estate	Single-Family Residential	3	132.2	0
	Lands of Pencek, Trustee	Land Only	2	100.12	0
	Lands of Wilbur	Single-Family Residential	2	38.95	0
Municipality Totals:			12	486.15	0
Carbondale					
	Am. Legion Post 221 Lot Cons	Land Only	1	0.73	0
	Depoti Lot Combination	Land Only	2	0.39	0
	Pioneer Plaza Subdivision	Land Only	2	1.56	0
	PP&J Realty/Slick Lot Line Adj	Land Only	2	0.16	0
Municipality Totals:			7	2.84	0
Carbondale Township					
	F&L Realty Lots 2 & 3	Single-Family Residential	3	2.26	0
	Lands of Gorel & Wade	Land Only	2	0.61	0
Municipality Totals:			5	2.87	0
Clarks Summit					
	CVS Lot Combination	Land Only	1	2.8	0
	CVS Pharmacy	Commercial/Office	1	2.8	0
Municipality Totals:			2	5.6	0
Clifton					
	Lands of Clifton Township	Land Only	2	55.13	0
	Lands of McCauley	Single-Family Residential	4	8.31	0
	Lands of Savakinas & Piechota	Land Only	2	91.53	0
Municipality Totals:			8	154.97	0
Covington					
	Covington Lakes Phase 6	Single-Family Residential	4	157.32	750

2013 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Applin Estate	Land Only	2	39.1	0
	Lands of Bilyk & Jennings	Land Only	2	9.35	0
	Lands of Ferke	Single-Family Residential	2	16.11	0
Municipality Totals:			10	221.88	750
Dickson City					
	Hilton Home2 Hotel	Commercial/Office	1	2.12	0
	Lot 4 Siniawa XII	Land Only	2	12.15	0
	Quattro Land Development	Commercial/Office	1	2.4	0
Municipality Totals:			4	16.67	0
Dunmore					
	Estate of Vincent J. Gatto	Land Only	2	0.23	0
	Hesser Nissan	Commercial/Office	1	5.42	0
	Lands of SLIBCO & DWI, L.P.	Land Only	2	26.76	0
Municipality Totals:			5	32.41	0
Elmhurst					
	Elmhurst Dam Rehabilitation	Land Only	2	0.2	0
Municipality Totals:			2	0.2	0
Glenburn					
	Colombo Subdivision	Single-Family Residential	2	0.8	0
	Lands of Yadouga	Single-Family Residential	1	0.52	0
Municipality Totals:			3	1.32	0
Greenfield					
	Greenfield Acres Minor Sub.	Single-Family Residential	2	5.48	0
	Lands of Artone	Land Only	3	4.7	0
	Lands of Dominick	Single-Family Residential	2	67.83	0
	Lands of Hameza/Castellano	Single-Family Residential	2	3.63	0
	Lands of Hendrickson	Land Only	2	0.51	0
	Lands of Munley & Moore	Land Only	2	1.72	0
Municipality Totals:			13	83.87	0
Jefferson					
	Addition of Multi-unit Apartments	Multi-Family Residential	4	4.59	0
	Cawley Family & Moosic Lakes	Land Only	1	7.04	0
	Jefferson Twp. Vol. Fire Co.	Land Only	1	7.69	0
	Lake Spangenberg System Improvements	Other*	4	3.14	0
	Lands of Holevinski & Semian	Land Only	2	6.63	0
	Lands of Loftus	Single-Family Residential	1	0.62	0

2013 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
Municipality Totals:			13	29.71	0
Jermyn					
	Lands of Wilkes	Single-Family Residential	2	4.21	0
Municipality Totals:			2	4.21	0
Jessup					
	Fastenal SHUB Expansion	Industrial	1	13.63	0
	Fastenall Company Lot Line Adjustment	Land Only	1	13.5	0
	IEP411, LLC	Commercial/Office	1	2.15	0
	Justine Vancosky Subdivision	Land Only	2	0.08	0
	JWS Airgas Inc. Subdivision	Land Only	2	2.63	0
	Lot Line Adjustment Armezzani-Sennett	Single-Family Residential	2	0.67	0
	MEYA Development Company	Land Only	2	3.07	0
	Valley View Professional Plaza	Land Only	3	83.03	0
Municipality Totals:			14	118.76	0
Madison					
	Lands of Gillette- pole building	Commercial/Office	1	17.55	0
	Lands of Lecinsky	Land Only	2	15.89	0
	Mary Havenstrite Minor Subdivision	Land Only	2	36.33	0
	Smolskis Subdivision	Single-Family Residential	2	4	0
Municipality Totals:			7	73.77	0
Mayfield					
	Lands of D&L Realty/Depoti	Single-Family Residential	2	1.51	0
	Lands of D&L Realty/Vito	Single-Family Residential	2	1.53	0
Municipality Totals:			4	3.04	0
Moosic					
	Glenmaura Commons SIII P3	Multi-Family Residential	17	4.52	0
	Hemingway Prcls A-1, 2 & 14B	Land Only	3	3.56	0
Municipality Totals:			20	8.08	0
Moscow					
	Spring Garden & Academy Street	Land Only	3	5.18	0
Municipality Totals:			3	5.18	0
Newton					
	Lands of Gilpin	Single-Family Residential	2	5.87	0
	Lands of Holden	Land Only	2	9.72	0
	Lands of Mackarey	Single-Family Residential	3	21.7	0
	Lands of McCormick Estate	Single-Family Residential	2	21.91	0

2013 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Thompson	Single-Family Residential	3	26.89	0
	Marley's Mission Equestrian Facility	Other*	1	32	0
	Marley's Mission Lot Consolidation	Land Only	2	32	0
Municipality Totals:			15	150.09	0
North Abington					
	Lands of Barrows	Land Only	2	17.78	0
	Lands of Sanders	Single-Family Residential	2	38.29	0
	Lands of Sorrell	Single-Family Residential	3	35.47	0
Municipality Totals:			7	91.54	0
Old Forge					
	Hatala, Litwiniec & Kowalski	Land Only	2	13.62	0
	Lands of Gleason	Land Only	2	2.4	0
	Lands of Hatala	Land Only	2	0.88	0
	Lands of Litwak Estate	Single-Family Residential	1	0.26	0
	Maple Leaf Vil Townhomes-Rev	Multi-Family Residential	17	1.93	0
	Maple Leaf Village Lot Cons	Land Only	1	1.93	0
	Torquato Bit Shop - Rev	Commercial/Office	1	0.61	0
	Ziemba, Zielinski & Manik	Land Only	2	0.51	0
Municipality Totals:			28	22.14	0
Olyphant					
	1200 East Lackawanna Avenue	Land Only	3	75.74	1350
	JBAS Realty LLC Lot Consolidation	Land Only	4	0.73	0
	Lands of Pietralczyk	Land Only	1	0.21	0
	Lands of Snodgrass	Single-Family Residential	2	1.37	0
	Renovations to 210 North Valley Avenue-	Multi-Family Residential	23	0.76	0
Municipality Totals:			33	78.81	1350
Ransom					
	Dorothy Richards Estate Revised	Land Only	5	195.64	0
	Lands of Davies	Single-Family Residential	2	34	0
	Lands of Merkel	Single-Family Residential	3	20.65	0
Municipality Totals:			10	250.29	0
Roaring Brook					
	Elmhurst Dam Rehabilitation	Land Only	2	0.26	0
	Lands of Genova & Kaville	Land Only	2	16.58	0
Municipality Totals:			4	16.84	0
Scott					
	Drost/Keen Lot Line Revision	Land Only	2	0.54	0

2013 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Demming	Land Only	2	9.29	0
	Lands of Kowalewski & Yacone	Single-Family Residential	3	81.73	0
	Lands of Messina & Bright	Land Only	2	1.87	0
	Lands of Morcom	Single-Family Residential	2	1.86	0
	Lands of Muzzi & Bonomo	Land Only	2	37.16	0
	Lands of Romanski	Land Only	1	5.95	0
	Lands of Schlasta Brothers	Land Only	2	16.41	0
	Lands of Snodgrass	Single-Family Residential	2	22.75	0
	Lands of Ziobro	Single-Family Residential	2	67	0
	Richardson, Johnson & Taft	Land Only	2	3.73	0
Municipality Totals:			22	248.29	0
Scranton					
	U of S Rehabilitation Center	Other*	1	1.18	0
	500 Block Cedar Avenue	Multi-Family Residential	26	0.87	0
	Court St. United Meth. Church	Land Only	2	0.4	0
	Gahwiler Subdivision	Land Only	2	0.36	0
	Holy Name of Jesus Church	Land Only	2	2.16	0
	Keyser Terrace Inc. / Glinko St.	Land Only	3	0.27	0
	Lands Kuchwara & Rakauskas	Land Only	2	0.41	0
	Lands of B&S Realty & Timlin	Land Only	2	0.49	0
	Lands of Barrett	Land Only	1	0.25	0
	Lands of Brooks	Land Only	1	0.29	0
	Lands of Byron and Munley	Multi-Family Residential	1	0.19	0
	Lands of Davitt	Land Only	1	0.17	0
	Lands of Gavin / Stirna's Rstrnt	Land Only	1	0.23	0
	Lands of Smertz	Land Only	2	0.49	0
	Lands of Walsh	Land Only	1	0.11	0
	Lands of Williams	Land Only	4	1.72	0
	Lands of Williams & Fritch	Land Only	2	1.87	0
	Leggett's Creek Park	Single-Family Residential	29	8.92	1800
	Mountainside Commons	Multi-Family Residential	7	0.7	0
	PA American- Stafford Avenue revised	Industrial	1	4.77	0
	Penn State Athletic Field Improvements	Other*	1	43.4	0
Municipality Totals:			92	69.25	1800
South Abington					
	Lands of Baldassari	Land Only	2	1.15	0
	Lands of Cutillo & Powell	Land Only	2	1.1	0
	Lands of Matrone	Single-Family Residential	3	2.7	0
	Lands of Millett Real Estate	Land Only	1	3.1	0

2013 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Mills, Johnson & Millett	Land Only	2	1.86	0
	Plevyak Lot Line Revision	Land Only	2	0.51	0
	Well #7 Booster Pump Station	Other*	1	0.56	0
Municipality Totals:			13	10.98	0
Springbrook					
	Lands of Aston	Land Only	2	53.18	0
	Lands of Nicosia & Messarosh	Single-Family Residential	6	75.69	0
Municipality Totals:			8	128.87	0
Taylor					
	Mashurak Subdivision	Single-Family Residential	5	1.61	0
	Taylor Rehab Center	Commercial/Office	1	0.34	0
Municipality Totals:			6	1.95	0
Waverly					
	Chabad of the Abingtons, Inc. Revised	Other*	1	21	0
Municipality Totals:			1	21	0
Annual Totals:			382	2363.87	3900