



Lackawanna *County*

Regional Planning Commission

ANNUAL REPORT 2015

Prepared by the
Lackawanna County Department of Planning & Economic Development
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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 & Lower Valley.....	10
Five-Year Review Analysis	11
Municipal Ordinance Reviews.....	12
Transportation Planning	13
Environmental & Regional Planning.....	14
Geographic Information Systems (GIS).....	15
<i>County Lines</i> Publication.....	15
Economic Development Initiatives.....	16
Letters of Support.....	18
2015 Subdivision & Land Development Plans	
by Municipality	20

Planning Staff

George Kelly, Planning & Econ Dev Director
Brenda Sacco, Deputy Director of Operations & Finance
Steve Pitoniak, Transportation Planning Manager
Mary Liz Donato, Regional Planning Manager
Stephen Solon, GIS Coordinator
Chris Chapman, Transportation Planner

Planning Commission Board

Patrick Dempsey, Chairman
John Pocius, Vice-Chairman
Rosemary Broderick, Secretary
Joseph Lorince, Treasurer
Germaine Carey
David Johns
Bruce Zero, Esq.
Harry Lindsay

ANNUAL REPORT 2015

JESSUP BEAUTIFICATION PROJECT PHASE III
THIS PROJECT WAS FINANCED (IN PART) BY GRANTS FROM
THE LACKAWANNA COMMUNITY RE-INVEST PROGRAM
UNDER THE ADMINISTRATION OF
THE COUNTY OF LACKAWANNA
COUNTY OF LACKAWANNA
COMMISSIONERS
JIM WANSACZ PATRICK O'MALLEY EDWARD STABACK
JESSUP BOROUGH
JESSUP 21ST CENTURY ASSOCIATION

2015 Planning Commission Board

Patrick Dempsey, Chairman

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

John Pocius, Vice-Chairman

Scranton, First appointed: 2004; Term expires: 2018

Rosemary Broderick, Secretary

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

Joseph Lorince, Treasurer

Dunmore, First appointed: 2007; Term expired: 2015

David Johns

Moosic, First appointed: 2013; Term expired: 2014

Bruce Zero, Esq.

Moscow, First appointed: 2008; Term expires: 2016

Germaine Carey

Clarks Summit, First appointed: 2013; Term expired: 2015

Tom Owen, Jr. (resigned December 2015)

Archbald, First appointed: 2013; Term expired: 2015

Vacant

2015 Planning Department Staff

Steve Pitoniak, Transportation Planning Manager

Penn State University

Jessup, On staff since 1981

Mary Liz Donato, Regional Planning Manager

East Stroudsburg University

Madison Twp, On staff since 1987

Stephen Solon, GIS Coordinator

Riverside HS, Lackawanna Career Tech Center

Dunmore, On staff since 1982

Chris Chapman, Transportation Planner

University of Scranton

Throop, On staff since 2014

Land-Use Planning

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

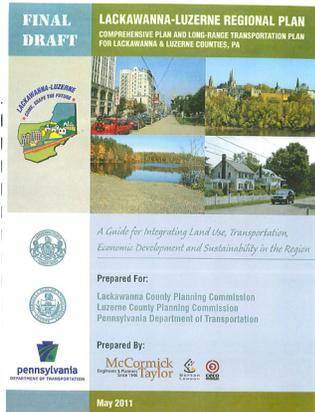
In Pennsylvania, the power and responsibility to plan for land-use and its regulation lies exclusively with local government, including counties. However, city, borough, and township regulations act as a “repeal protanto” of any county regulations. In other words, a local municipal ordinance negates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



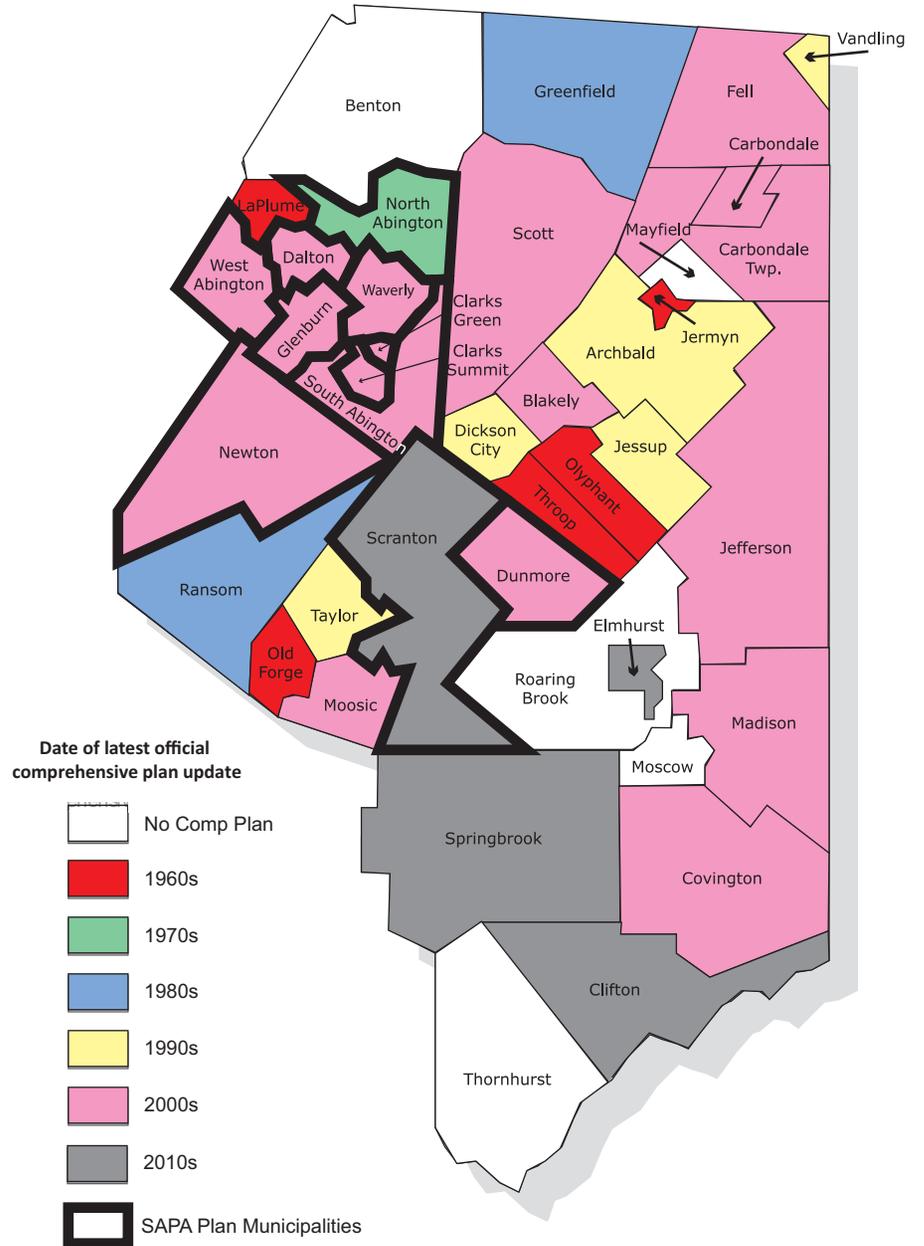
Local and Regional Comprehensive Plans

Thirty-five (35) of the county’s 40 municipalities have developed comprehensive plans. The most recent comprehensive plan was adopted by Spring Brook Township on September 8, 2015.

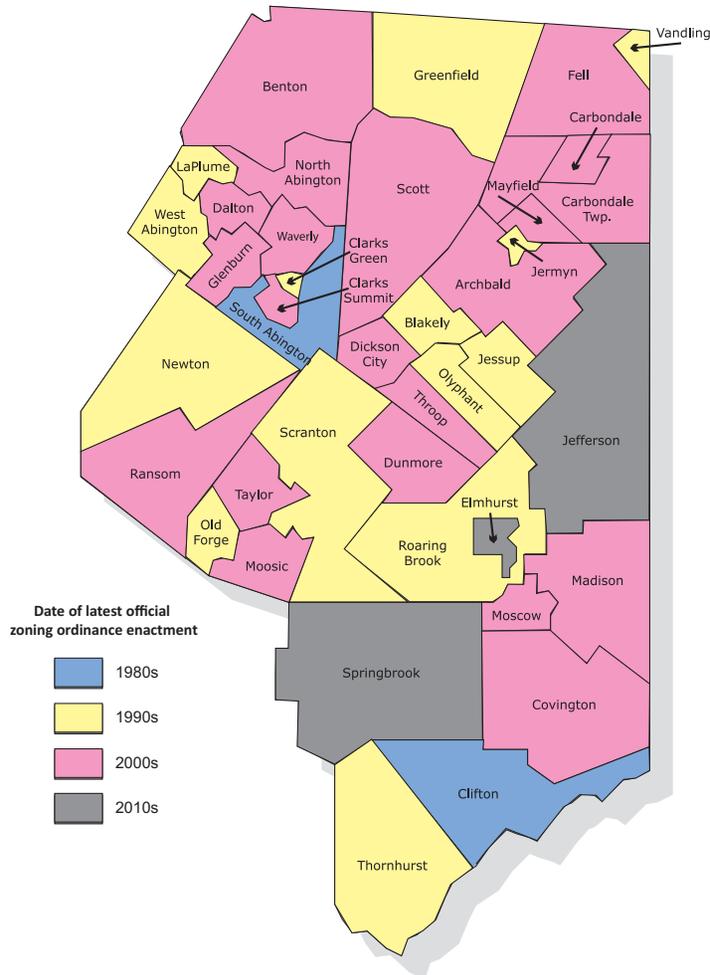
Scranton-Abingtons Planning Association

Eleven (11) county municipalities are members of the Scranton-Abingtons Planning Association (SAPA). Together, these municipalities comprise 50% of the county’s population and 20% of the land area. The SAPA Regional Comprehensive Plan was finalized in 2009. As of December 31, 2015, the plan had been adopted by ten (10) of the eleven participating municipalities and implementation agreements passed by nine (9) of the municipalities. North Abington Township voted to reject the plan and withdraw from implementation.

Municipal Comprehensive Plans Adopted



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



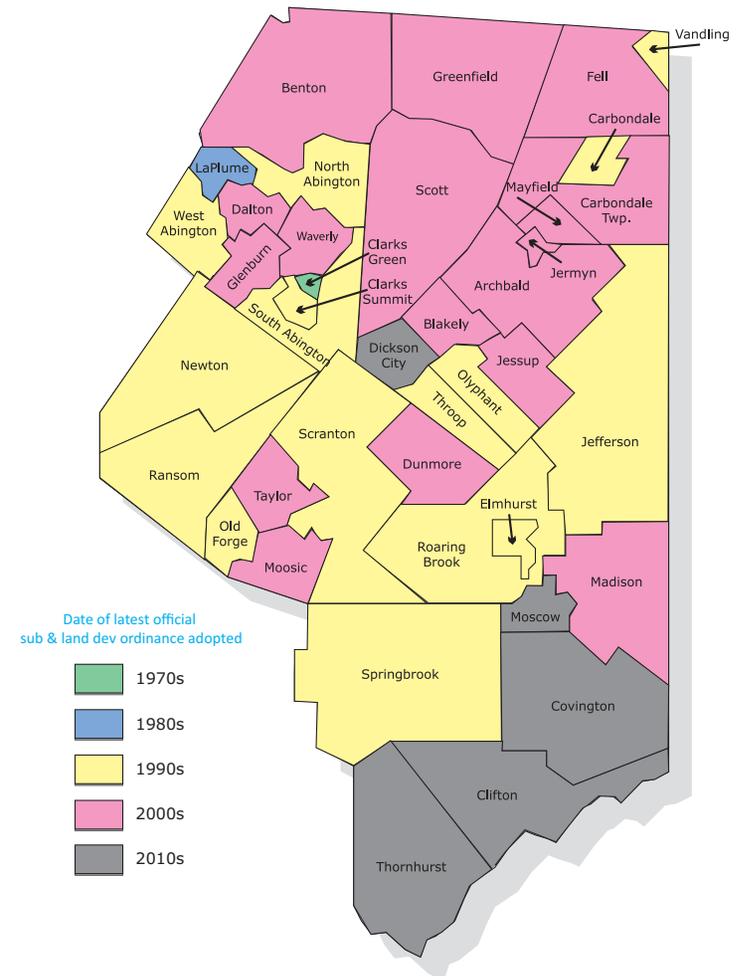
Zoning

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)

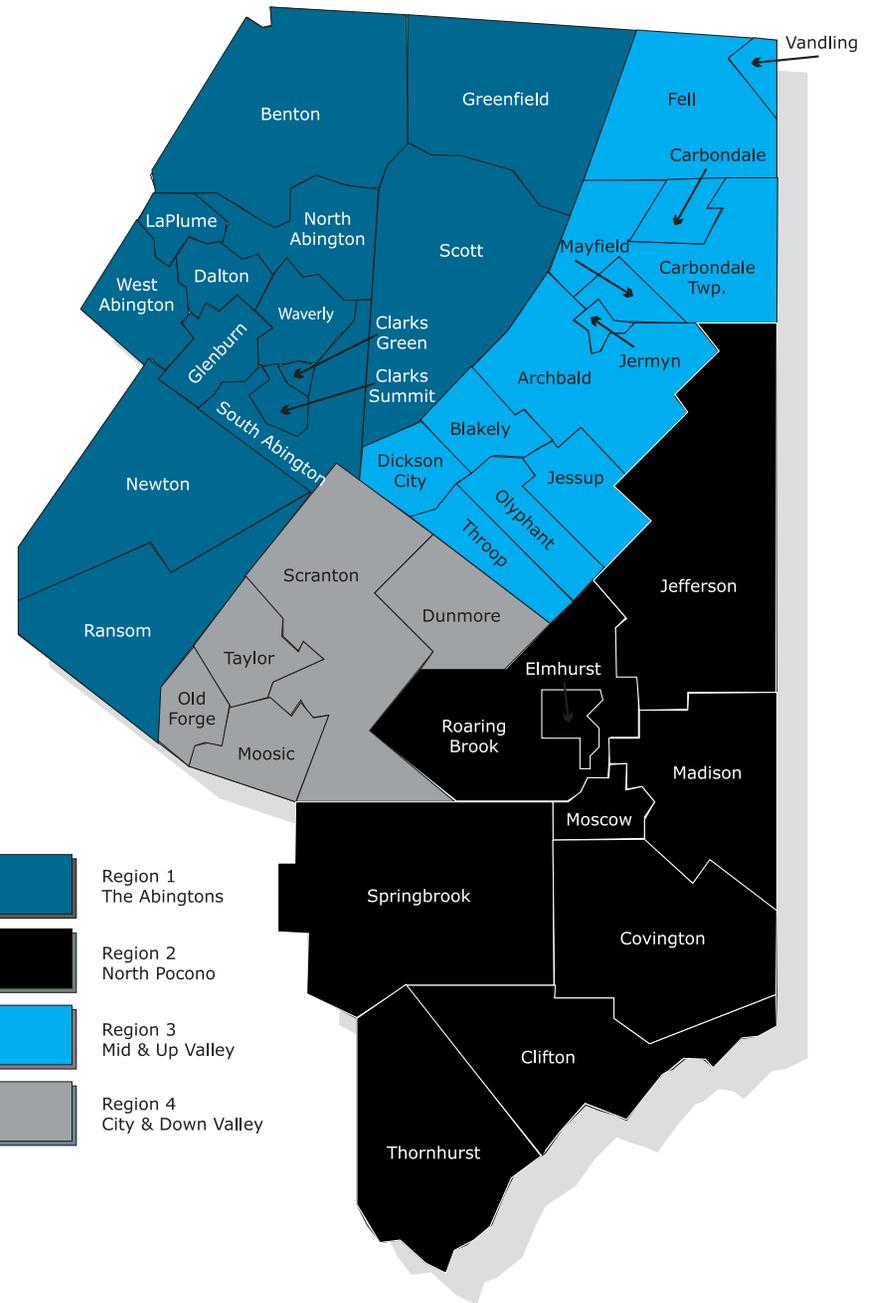
Municipalities: 9
School Districts: 1
2010 Population: 18,925
Square Miles: 179.2

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	647
Acres Subdivided/Developed	1,952
New Roads	2.22 miles
Review Fees	\$17,047

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 2015, the LCRPC reviewed 137 submittals, 14 more than 2014. Lots plotted or proposed for development numbered 647; nonresidential buildings created 246,999 square feet of new floor area; and 1,952 acres were affected.

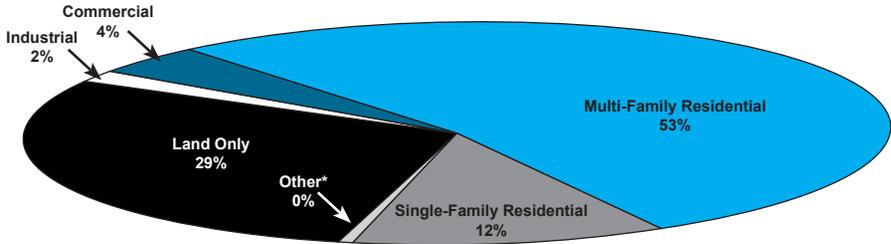
A breakdown by Planning Region showed that Region 4, the City/Down Valley, accounted for 45% of the lots/units created and Region 3, the Mid & Up Valley, 23% of the acreage affected.

Of the 137 submittals, 105 were minor subdivisions (less than 5 lots), 5 major subdivisions, and 27 land developments. The following municipalities had no submissions: Clarks Green, Clarks Summit, Elmhurst, LaPlume, and West Abington.

Multi-family residential development accounted for 53% of the total lots/units, while land-only subdivisions accounted for 69% of the acreage. On the opposite end, other development types* accounted for <1% of the lots and <1% of the acreage.

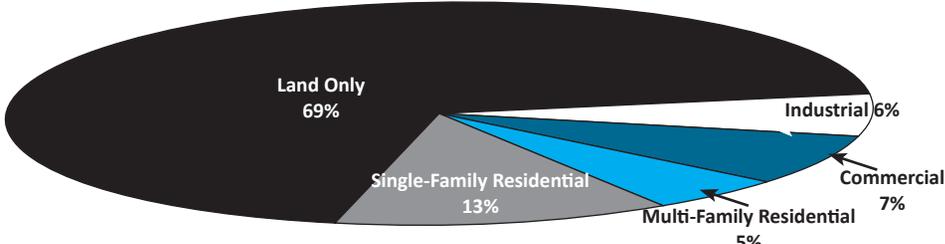
The largest developments in the county proposed in 2015 were Whispering Pines (Taylor) 100 townhouse units & 116 senior living apartments; North Clover Leaf (Archbald) 40 townhouse units; and Settler’s View (Jessup), 38 lots/units.

*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	77	12%
Multi-Family Residential	341	53%
Commercial/Office	26	4%
Industrial	11	2%
Land Only	190	29%
Other*	2	0%
Total	647	100%

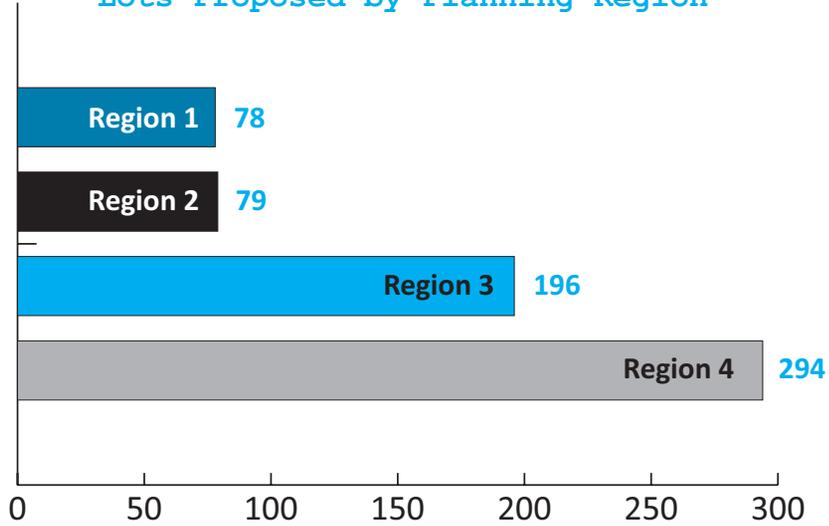


Development by Acres

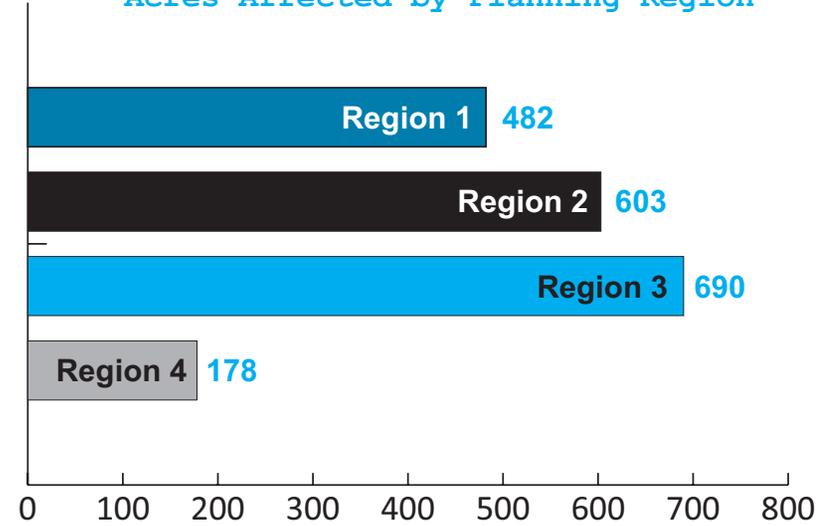
	Acres	Percent
Single-Family Residential	248	13%
Multi-Family Residential	94	5%
Commercial/Office	141	7%
Industrial	119	6%
Land Only	1,349	69%
Other*	2	0%
Total	1,952	100%

Development Summary

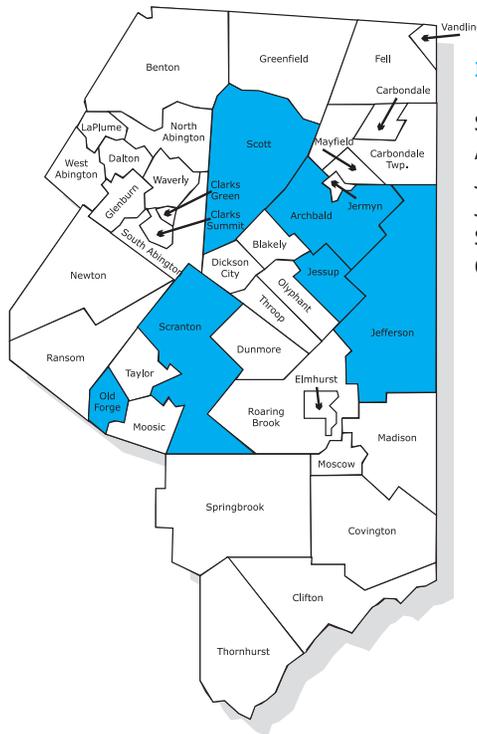
Lots Proposed by Planning Region



Acres Affected by Planning Region

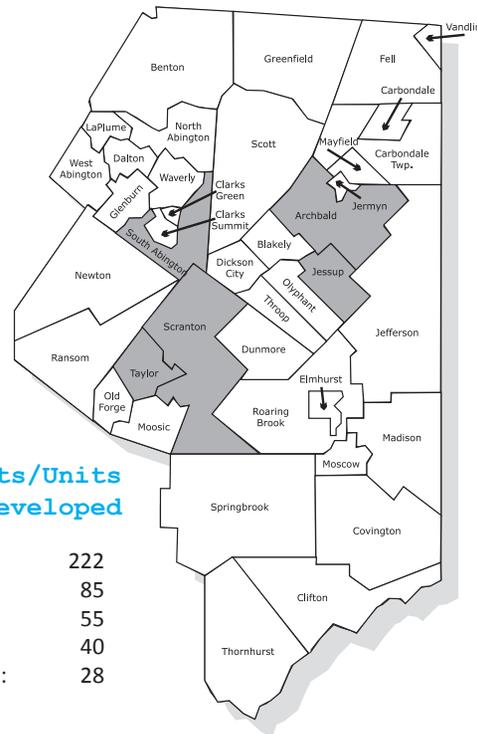


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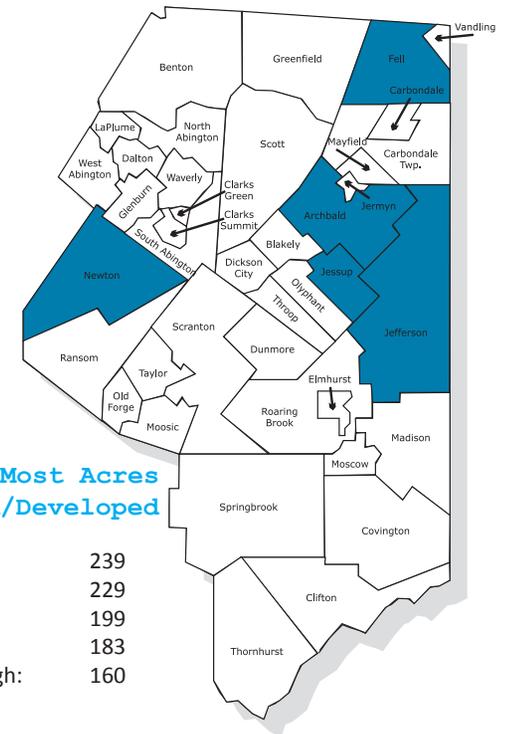
Most Submissions

Scanton City:	14
Archbald Borough:	10
Jefferson Twp:	9
Jessup Borough:	8
Scott Twp:	7
Old Forge Borough:	7



Most Lots/Units Subdivided/Developed

Taylor Borough:	222
Archbald Borough:	85
Jessup Borough:	55
Scanton City:	40
South Abington Twp:	28

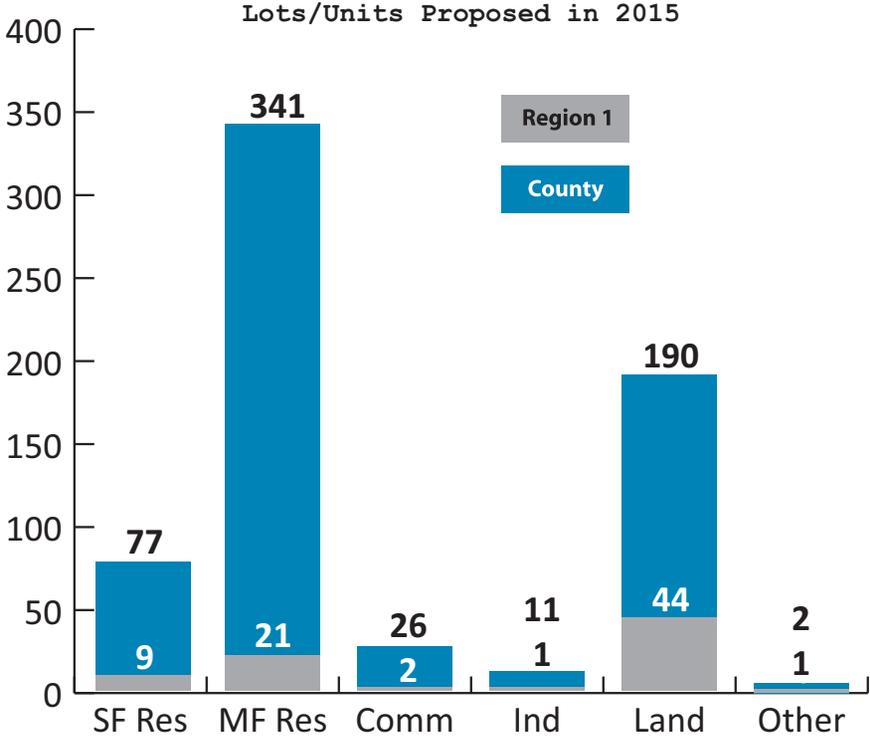
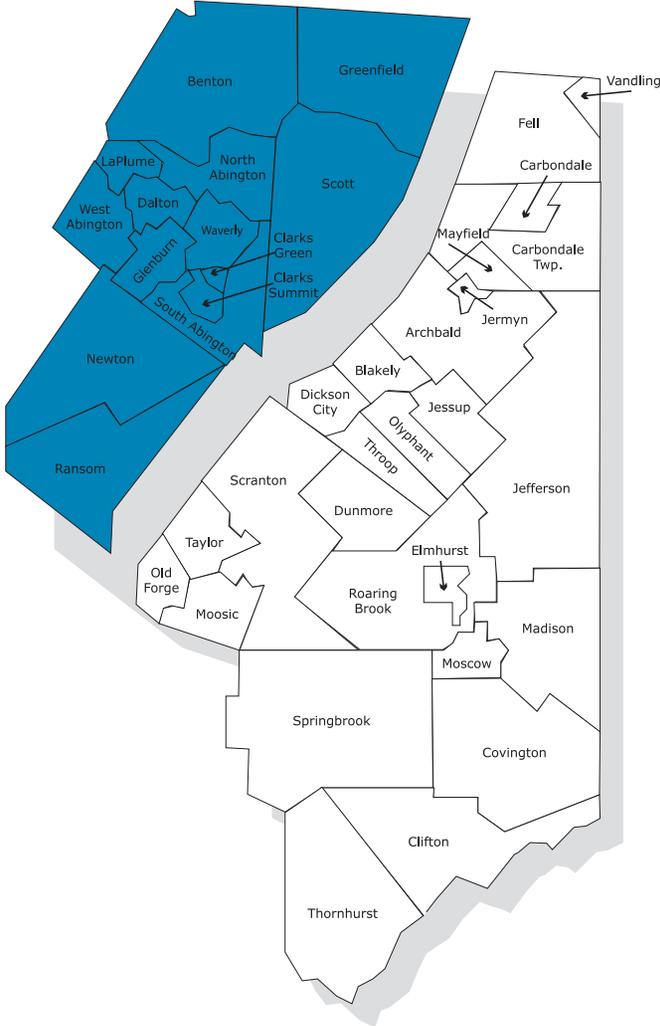


Most Acres Subdivided/Developed

Fell Twp:	239
Jefferson Twp:	229
Newton Twp:	199
Jessup Borough:	183
Archbald Borough:	160

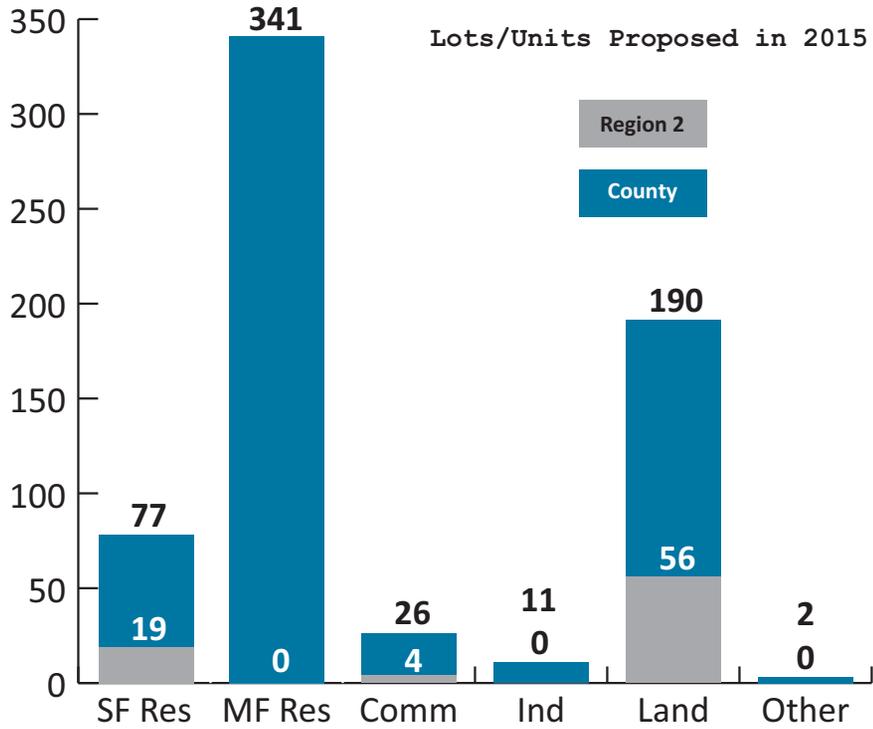
Region 1 - The Abingtons

Total Reviews..... 26
 Lots Subdivided/Developed..... 78
 Acres Subdivided/Developed..... 482
 New Roads..... 0.21 miles

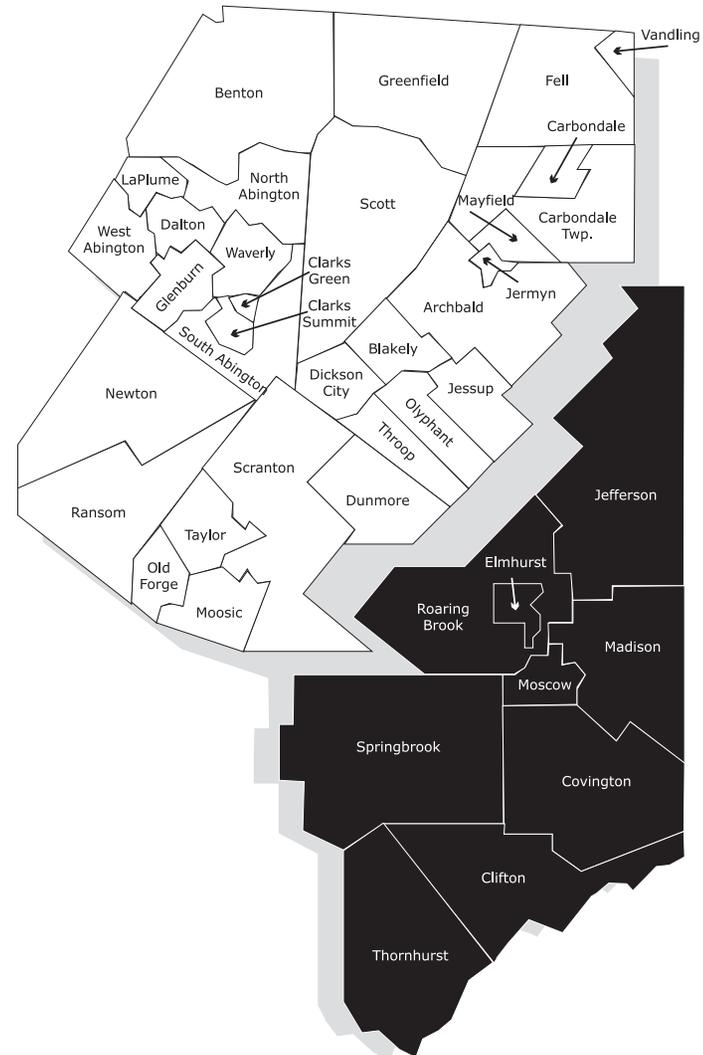


	Subs	Lots	Acres
Benton	2	4	10
Clarks Green	0	0	0
Clarks Summit	0	0	0
Dalton	1	2	3
Glenburn	1	2	21
Greenfield	2	4	9
LaPlume	0	0	0
Newton	4	12	199
North Abington	2	5	57
Ransom	1	2	84
Scott	7	17	76
South Abington	5	28	17
Waverly	1	2	6
West Abington	0	0	0
Totals	26	78	482

Region 2 - North Pocono



Total Reviews..... 32
 Lots Subdivided/Developed..... 79
 Acres Subdivided/Developed..... 603
 New Roads..... 0 miles

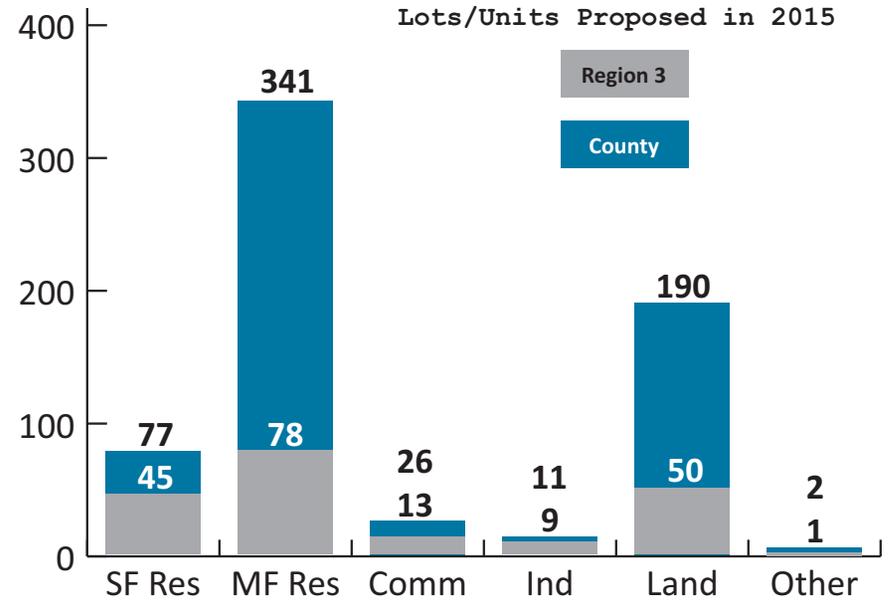
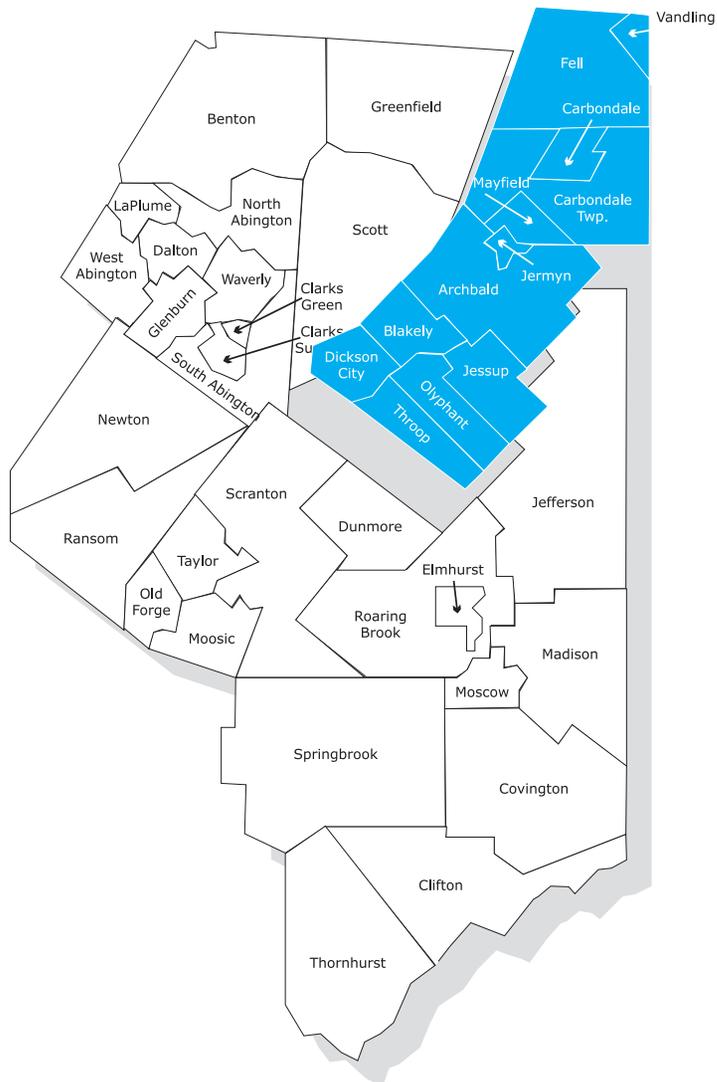


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	Subs	Lots	Acres
Clifton	4	7	20
Covington	3	13	61
Elmhurst	0	0	0
Jefferson	9	22	229
Madison	5	9	144
Moscow	3	7	16
Roaring Brook	1	2	22
Spring Brook	6	17	106
Thornhurst	1	2	5
Totals	32	79	603

Region 3 - Mid & Up Valley

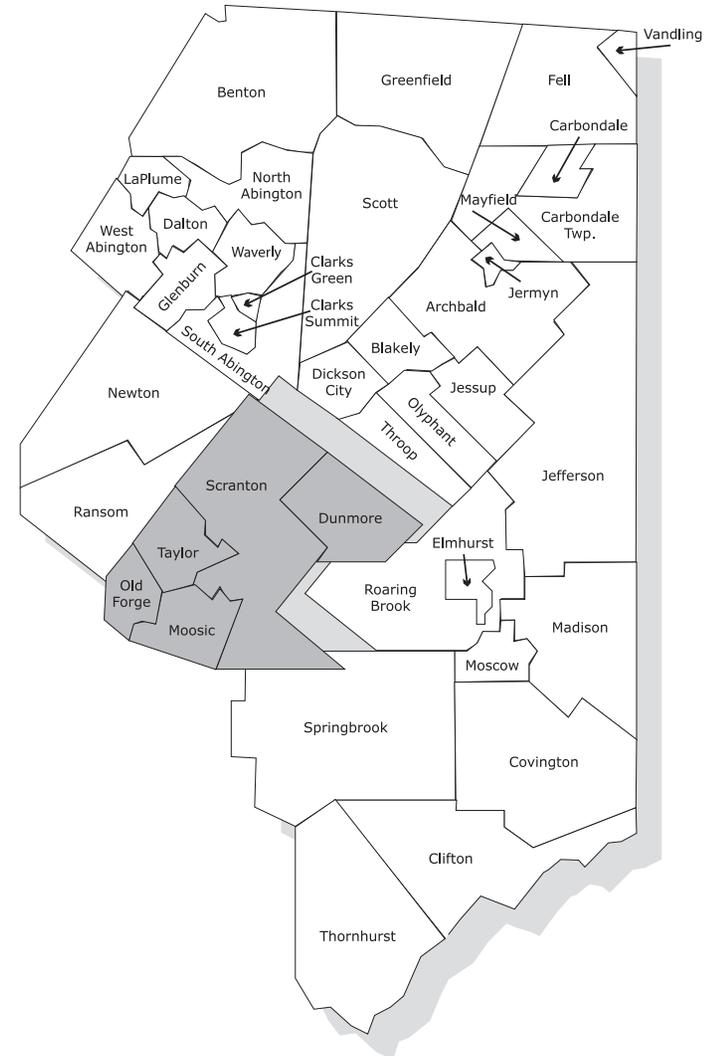
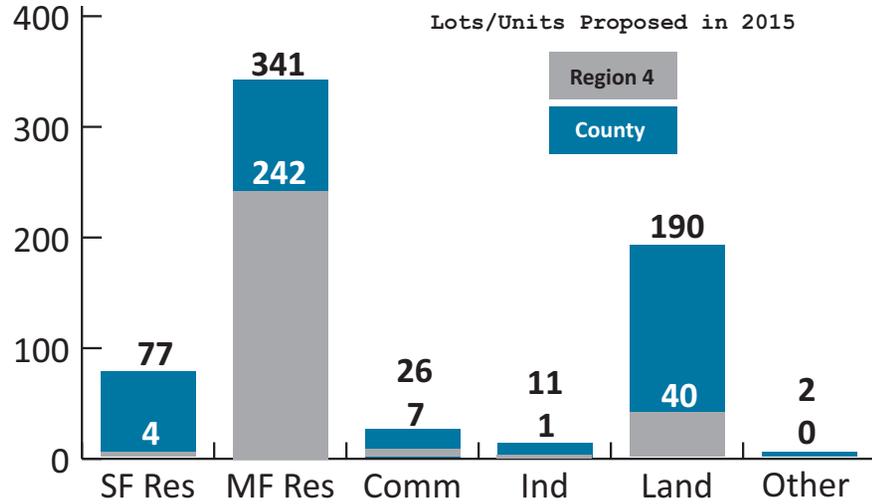
Total Reviews 44
Lots Subdivided/Developed 196
Acres Subdivided/Developed 690
New Roads 1.46 miles



	Subs	Lots	Acres
Archbald	10	85	160
Blakely	3	10	19
Carbondale City	3	7	5
Carbondale Twp.	2	4	14
Dickson City	4	5	2
Fell	4	11	239
Jermyn	1	2	1
Jessup	8	55	183
Mayfield	1	1	21
Olyphant	5	9	42
Throop	2	4	1
Vandling	1	3	3
Totals	44	196	690

Region 4 - City & Down Valley

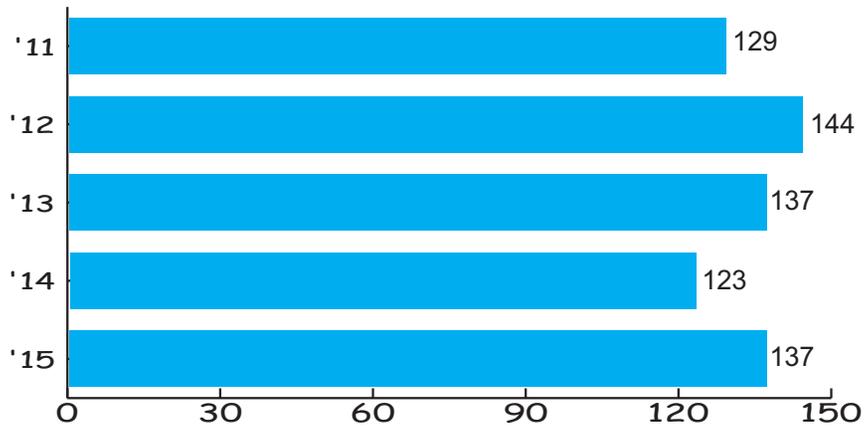
Total Reviews..... 35
 Lots Subdivided/Developed..... 294
 Acres Subdivided/Developed..... 178
 New Roads..... 0.55 miles



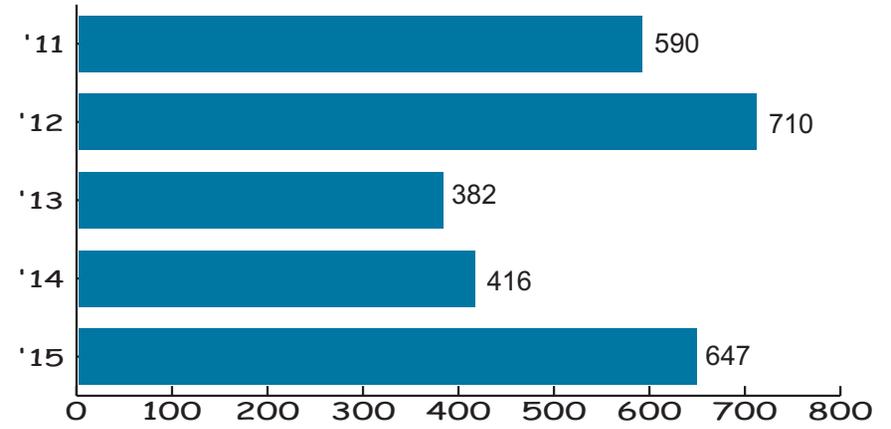
	Subs	Lots	Acres
Dunmore	2	3	1
Moosic	6	16	29
Old Forge	7	13	3
Scranton	14	40	20
Taylor	6	222	125
Totals	35	294	178

Five-Year Review Analysis

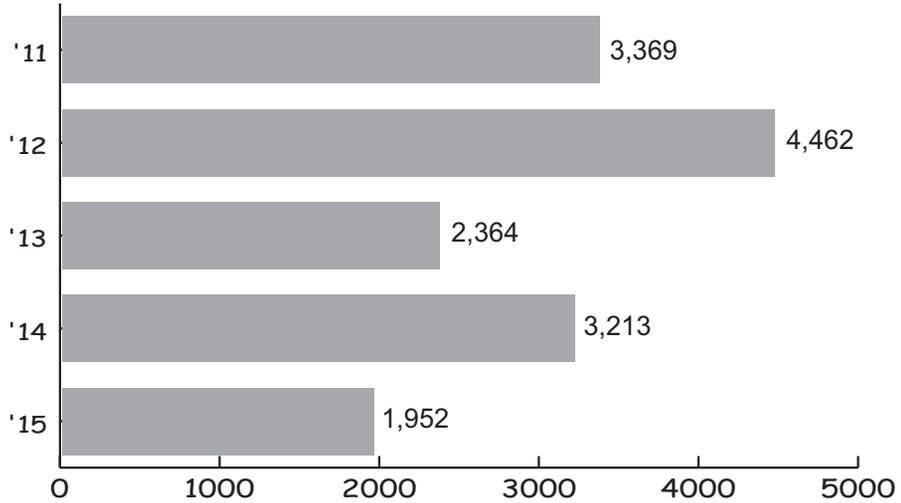
Submissions



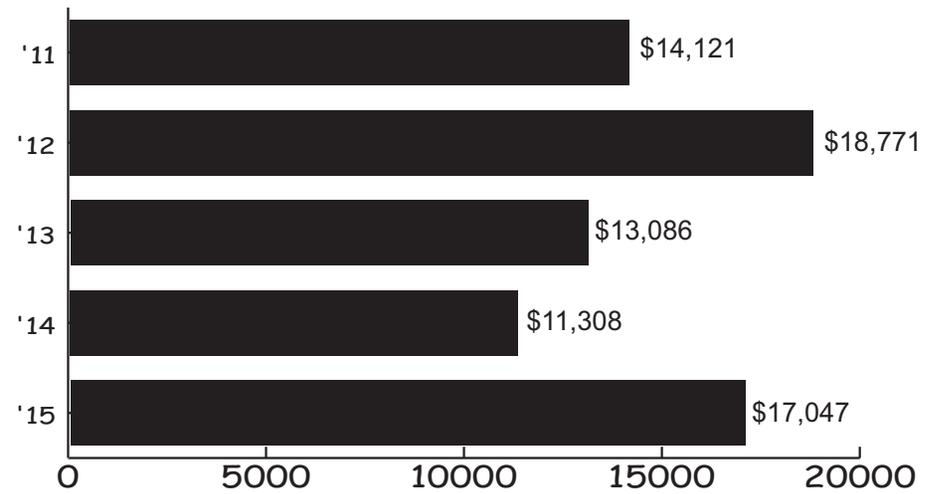
Lots/Units Proposed



Acres Affected



Review Fees



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

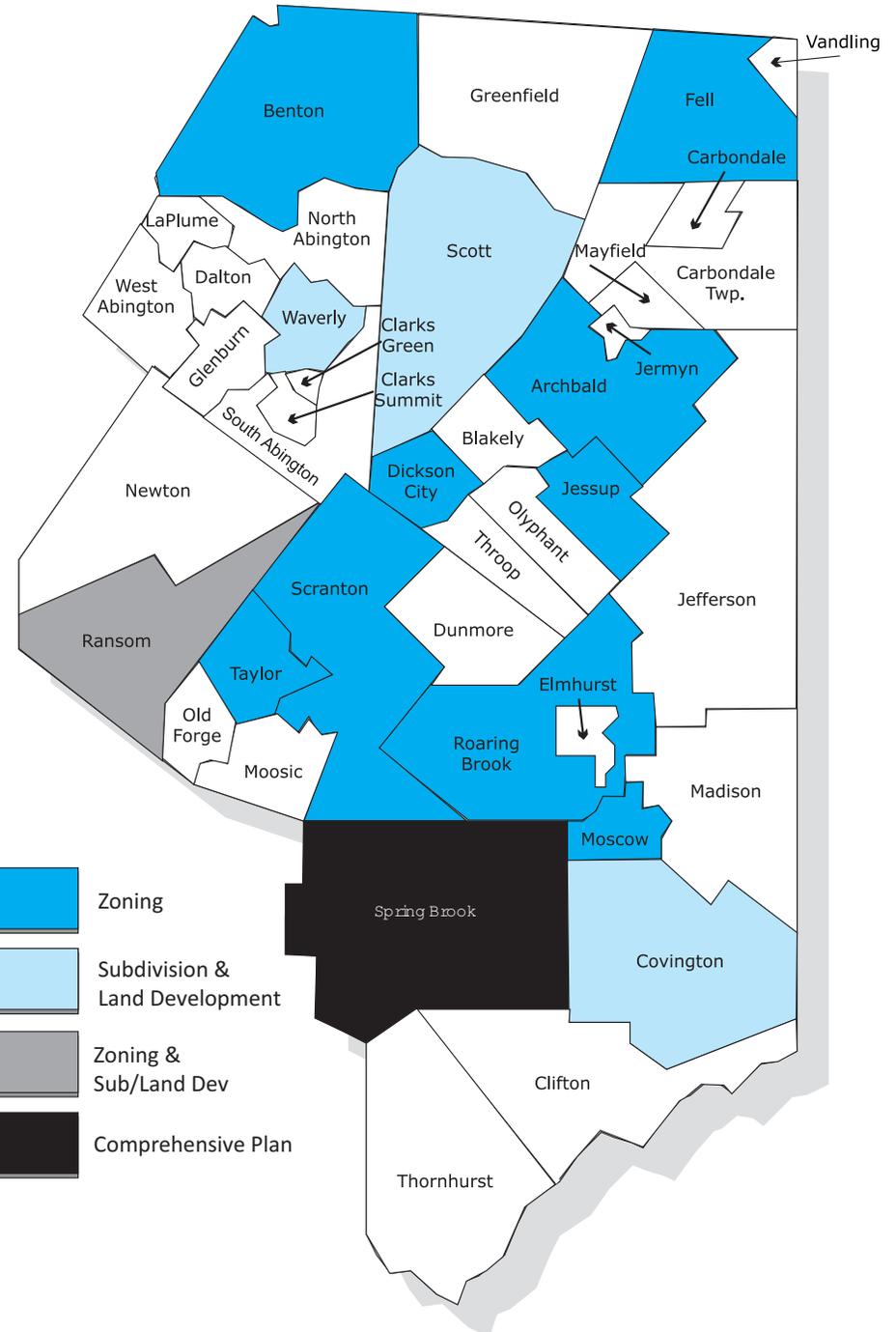
- Dickson City: [amendment](#) (Mar)
- Jessup: [curative amendment](#) (Mar/Apr)
- Fell: [amendment](#) (Jun)
- Benton: [amendment](#) (Jun)
- Moscow: [amendment](#) (Aug)
- Ransom: [amendment](#) (Aug)
- Scranton: [amendment](#) (Sep)
- Roaring Brook: [amendment](#) (Nov)
- Taylor: [3 amendments](#) (Nov)
- Archbald: [amendment](#) (Dec)

SUBDIVISION/LD ORDINANCES

- Waverly: [amendment](#) (Jan)
- Covington: [new ordinance](#) (Jun)
- Ransom: [amendment](#) (Aug)
- Scott: [amendment](#) (Sep)

COMPREHENSIVE PLAN

- Spring Brook: [new plan](#) (Jun)



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 2014/2015 the LCRPC received funding in the amount of \$231,750 from the Federal Highway Administration, \$35,000 from the Pennsylvania Department of Transportation and \$48,750 from the Federal Transit Administration to complete these tasks.

Tasks undertaken or completed under the UPWP include:

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 TIP first four years was updated in 2015 and numerous bridge rehabilitation/reconstruction projects, signal system upgrades and roadway improvements were prioritized.

Long Range Transportation Plan Update

The LRP by Federal legislation must be updated every five years in counties considered in the maintenance category for air quality. The Lackawanna-Luzerne Long Range Plan completed the update to the plan in January 2016, and it was adopted in February 2016. The LCRPC and Luzerne County Planning Commission worked with PENNDOT'S budget office to hire McCormick Taylor to undertake the update of the plan.

Congestion Management Plan

This plan has not been updated since 1997. Most of the corridors/intersections that were studied as part of this plan have had improvements completed over the past few years and been studied post-improvement and found to have congestion decreased. The new study will update parameters for study along with choosing new locations that experience congestion to determine actions to be taken to improve traffic flow.

Other Tasks

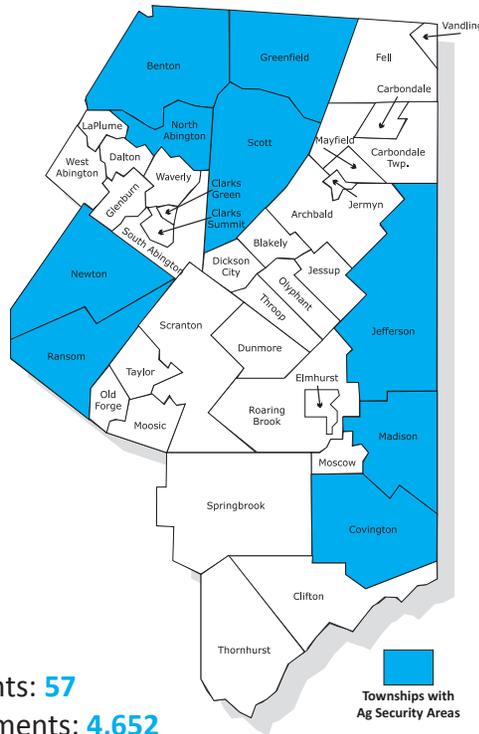
The LCRPC worked with the City of Scranton on data collection for the City's Green Light Go Application and also inventoried the City Signal Network inventorying equipment, signage and street markings as well as other factors. The staff also completed traffic count analysis for the Borough of Dunmore and City of Scranton on a number of different streets and began preliminary work on a possible bike route plan for the downtown area of Scranton.

Environmental & Regional Planning

FARMLAND PRESERVATION

The LCRPC continued to support the Farmland Preservation Program in 2015 with printing and legal ad costs. Regional Planning Manager, Mary Liz Donato, continues to serve as Chairman of the five-member Farmland Preservation Board.

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



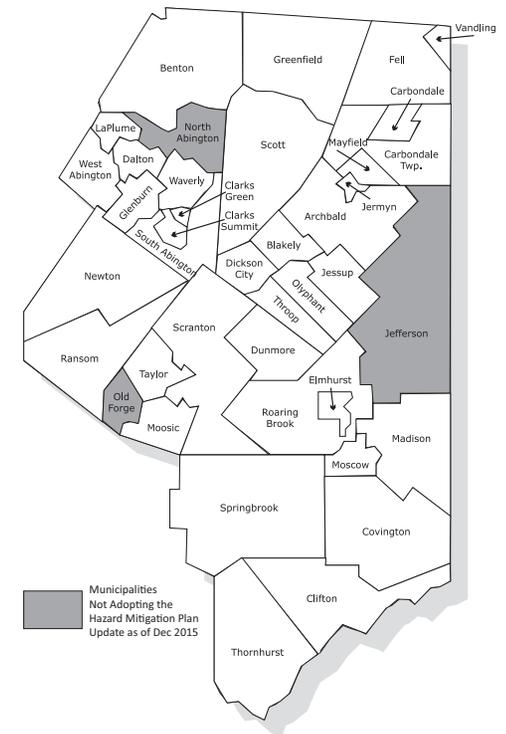
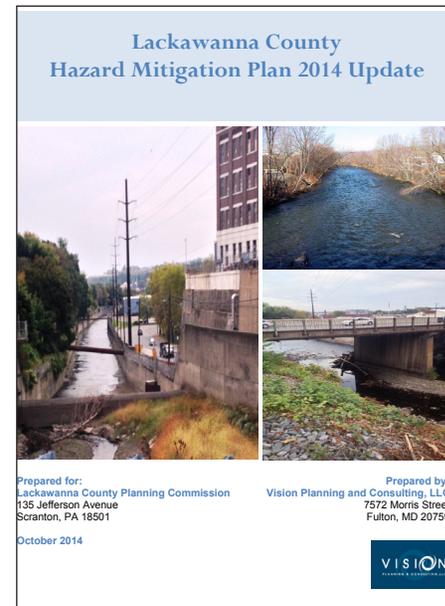
No. of Farms with Ag Easements: **57**
 Total Acres Protected by Easements: **4,652**
 Average Size of Protected Farm: **82 acres**
 Average Cost/Acre for Easement Purchase: **\$1,890**
 Total Purchase Price for Ag Easements in Lackawanna County as of December 2015: **\$8,145,081**

HAZARD MITIGATION PLAN FIVE-YEAR UPDATE

All local jurisdictions across the Commonwealth are mandated by FEMA and PEMA, through the Disaster Mitigation Act, 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 in December 2013, to Vision Planning and Consulting of Fulton, MD, for professional services to develop the update.

The plan update was completed and approved by FEMA in early 2015 and adopted by the commissioners on June 3, 2015. The LCRPC staff worked with the local municipalities throughout 2015 to have the plan adopted on the local level in order for the county to be 100% compliant with the Disaster Mitigation Act. By the end of 2015, 37 of the 40 municipalities had adopted the plan.



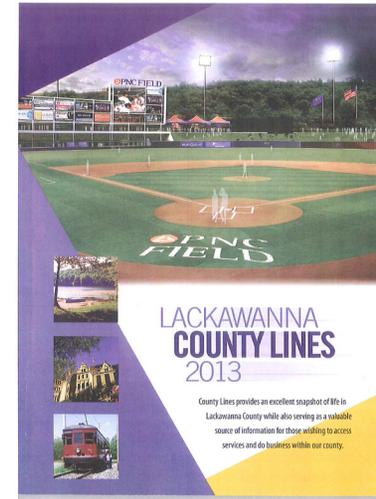
GEOGRAPHIC INFORMATION SYSTEMS

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
- Topography - 2-ft. and 10-ft. intervals
- Agricultural Easements
- Fire Hydrants (**layer development in progress, in conjunction with Pa American Water Co**)
- Zoning (22 municipalities) (other 18 municipalities in progress)
- Aerial photography (2002, 2005, 2008 flyovers; 2010-15 Bing Maps)

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.

2015 revenues generated from GIS data requests totaled \$4,500.



COUNTY LINES

There was no 2015 edition of *County Lines* published. The latest publication is 2013. The document provides information and statistics on the county, its 40 municipalities and 12 school districts.

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

Updated municipal and school district officials are also available on the county's website.

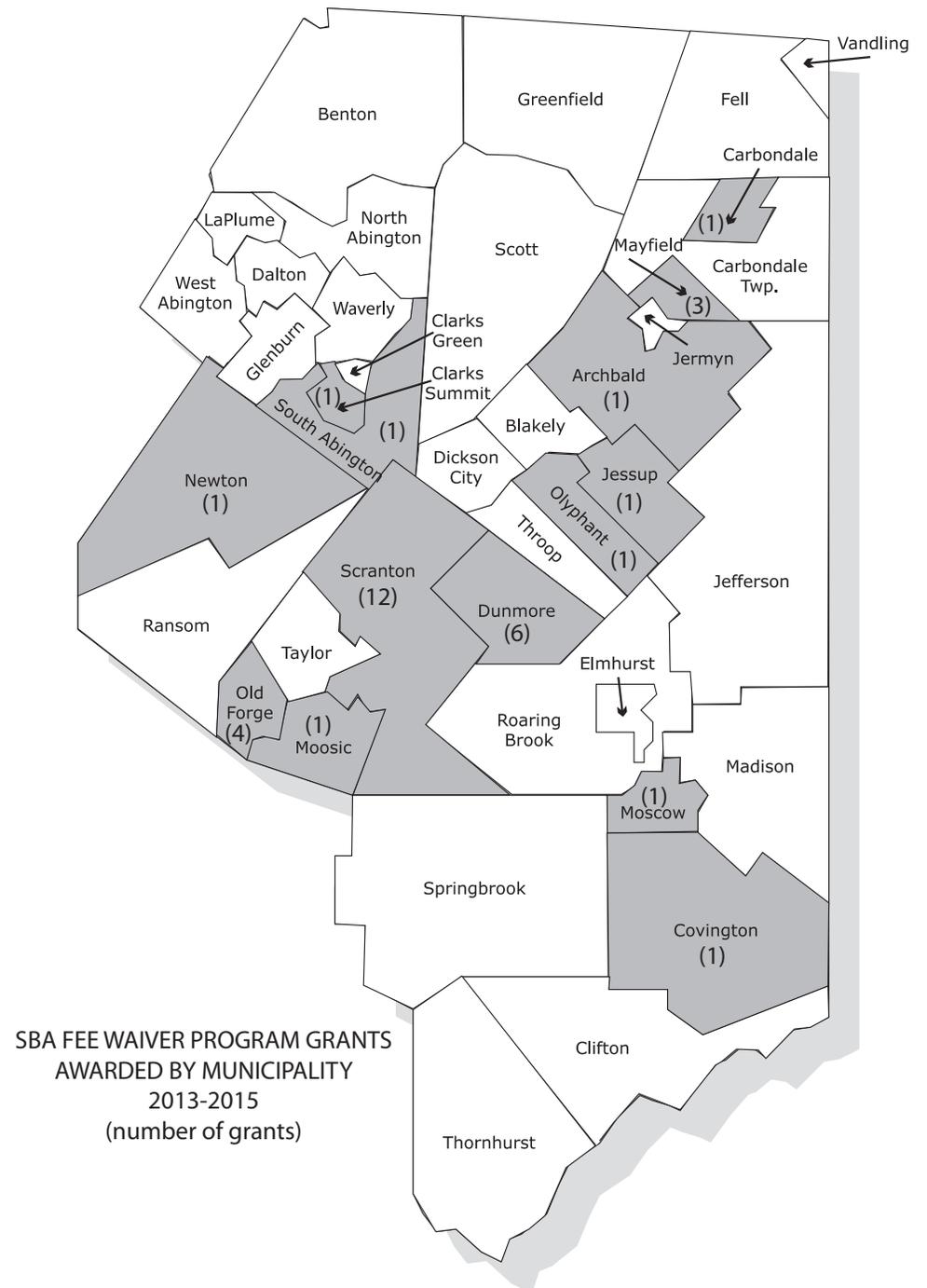
Economic Development Initiatives

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 has allocated \$1.2 million through 2015 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. To date, the commissioners awarded \$395,061.80 in SBA fee waiver requests to 36 applicants. Funding is provided through the county’s economic development budget. The program is ongoing and will continue in 2016.

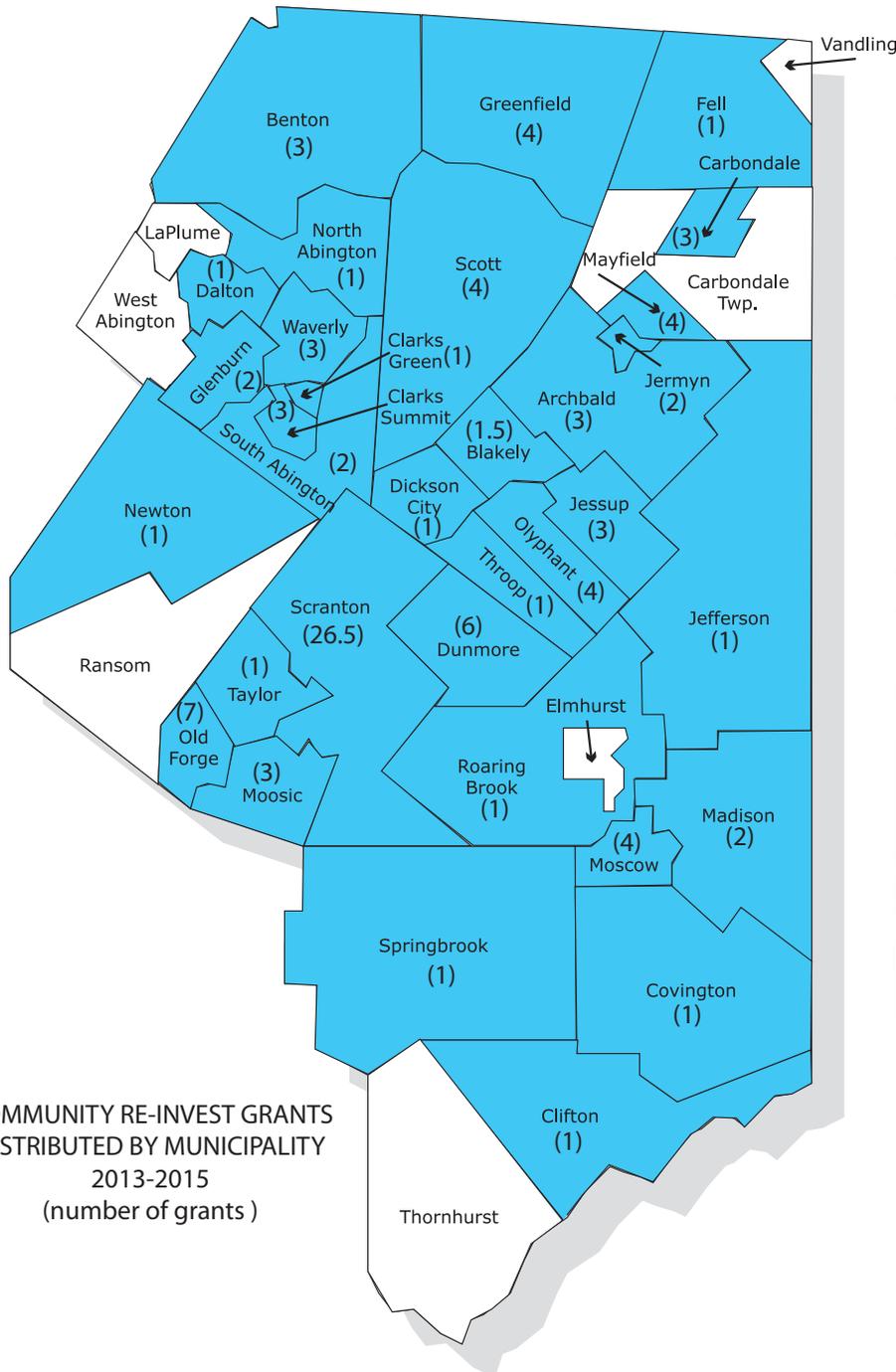
LAND DEVELOPMENT & CONSTRUCTION FEE WAIVER PROGRAM

The County Commissioners established the Lackawanna County Land Development and Construction 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 has allocated \$100,000 through 2015 for a fee waiver program to companies relocating or expanding in Lackawanna County. The program reimburses or waives permit and review fees associated with the development project. To date, the commissioners awarded \$10,000 in fee reimbursements to 1 applicant (Gibbons Ford, Dickson City). Funding is provided through the economic development budget. The program is ongoing and will continue in 2016.



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. As of December 2015, the commissioners awarded \$1.5 million in CRP grants to 105 applicants. Funding is provided through the county's economic development budget. The program is ongoing and will continue in 2016, with an additional \$400,000.



COMMUNITY RE-INVEST GRANTS DISTRIBUTED BY MUNICIPALITY 2013-2015 (number of grants)



A few of CRP projects completed to date: from top clockwise - Country-side Conservancy Trolley Trail (Dalton); Golden Park Pavilion (Moscow); Lions Club Meeting Room addition (Mayfield).

Letters of Support

The planning staff issued the following letters of support during 2015:

- [Moscow Senior Housing Project](#), financing for the development of proposed senior housing project in Moscow Borough.
- [City of Scranton](#), PennDOT Green Light-GO grant for updated traffic signals at Sanderson Ave and Green Ridge St.
- [Moosic Borough](#), PennDOT Green Light-GO grant for the development and implementation of a special-event plan for traffic safety in the Montage Mountain area.
- [Olyphant Borough](#), DCNR grant for improvements to the Wargo Park concession stand.
- [Lackawanna Heritage Valley Authority](#), DCNR C2P2 grant for development of the Dickson City portion of the River Heritage Trail.
- [Wildlands Conservancy](#), DCNR grant for acquisition of 500 acres near Klondike Lake in Clifton Twp.
- [Lackawanna County Economic Development Dept](#), DCNR grant for a feasibility study on the development of recreational facilities around the Olyphant #3 Dam in Jessup.
- [Lackawanna Heritage Valley Authority](#), US Dept of Transportation TIGER grant for completion of the River Heritage Trail and development of alternative transportation methods.
- [Covington Township](#), DCED Act 13 grant for the construction of parking area and access road on the Moffat Estate property.
- [Dimes from Heaven Foundation](#), DCED Act 13 grant for the purchase of play equipment and a pavilion at the community park on the site of the former Fell Elementary School in Simpson.
- [Covington Township Sewer Authority](#), Sewage Facilities Grant for expansion of the wastewater treatment.
- [Servants of the Immaculate Heart of Mary](#), DEP Growing Greener grant for green infrastructure as part of parking lot addition and a wellness trail at Marywood University.
- [Pure Water Technology Inc](#), PA Abandoned Mine Drainage Treatment program for an acid mine treatment plant and gray water distribution to 90,000sf complex in Mayfield.
- [Keystone College](#), DCED Greenways, Trails, and Recreation grant for the development of a trailhead/parking area and a short recreational trail.
- [Lackawanna Heritage Valley Authority](#), DCED Act 13 grant for development of the Fell Twp portion of the River Heritage Trail.
- [Covington Township](#), Multi-modal Transportation grant for a paving improvement project on Sanko Road.
- [Jefferson Township](#), Multi-modal Transportation grant for a paving improvement project on Lions Road.
- [Lackawanna County Economic Development Dept](#), US EPA Brownfields grant for a Brownfields Assessment and Inventory.
- [Keystone College](#), Multi-modal Transportation grant for pedestrian transportation improvements.
- [Moscow Borough](#), Multi-modal Transportation grant for sidewalk construction in the 200 & 300 blocks of N. Main Street.
- [Northeast Freight Transfer PA Inc](#), Multi-modal Transportation grant for improvements to the Taylor Yards Intermodal facility.
- [Lackawanna County Economic Development Dept](#), Multi-modal Transportation grant for curb and sidewalk replacement at the Lackawanna County Courthouse.
- [Madison Township](#), DCED Local Share grant for paving improvement projects on Howe Road and Becks Crossing.
- [Spring Brook Township](#), DCED Local Share grant for an addition and renovations to the township maintenance garage.
- [Olyphant Borough](#), DCED Local Share grant for concession stand renovations at Wargo Park.
- [Scranton Fire Department](#), DCED Local Share grant to purchase a new ladder truck.
- [Jefferson Township](#), DCED Local Share grant for construction of the Jefferson Park access drive extension.
- [Friendship House](#), DCED Local Share grant for parking lot expansion, office renovations and restroom facilities.
- [Scranton Police Department](#), DCED Local Share grant for conversion of the army reserve center into an emergency services center.
- [Greater Scranton YMCA](#), DCED Local Share grant for facility and pool renovations.
- [Ashburn Advisors LLC](#), DCED Local Share grant for the acquisition of precision machining equipment.
- [Jermyn Borough](#), DCED Local Share grant for parking lot paving and an ADA ramp at the DPW garage.
- [Archbald Borough](#), DCED Local Share grant for reconstruction and installation of drainage facilities along the access road to the Valley View schools complex.

- [Lackawanna College](#), DCED Local Share grant for renovations to the new facility at 401 Adams Avenue.
- [Everhart Museum](#), DCED Local Share grant for elevator and safety systems improvements.
- [Archbald Borough](#), DCED Local Share grant for the purchase of a police cruiser and four-wheel-drive truck.
- [Old Forge Borough](#), DCED Local Share grant for the purchase of police equipment including Datalux tablets and tasers.
- [Goodwill Industries](#), DCED Local Share grant for construction of a lifestyle enrichment center at the Langan Apartments in North Scranton.
- [St. Anthony's Memorial Park](#), DCED Local Share grant for parking lot paving.
- [Old Forge Borough](#), DCED Local Share grant for lighting at the little league field.
- [Steamtown 2300 LLC](#), DCED Local Share grant for upgrades to the Steamtown Mall.
- [Archbald Borough](#), DCED Local Share grant for equipment upgrades at Staback Regional Park.
- [Lackawanna County](#), DCED Local Share grant for funding to implement a Land Bank Program.
- [Lackawanna County](#), DCED Local Share grant to purchase vehicles to be used in the weatherization program of the SLHDA.
- [Lackawanna Heritage Valley Authority](#), DCED Local Share grant for improvements to the River Heritage Trail in Scranton.
- [Mayfield Borough](#), DCED Local Share grant for funding to install an acid mine drainage treatment and geothermal recovery unit at the former vo-tech school.
- [Lackawanna County Redevelopment Authority](#), DCED Local Share grant for funding to construct a pharmaceutical treatment plant at the LRBSA facility in Throop.
- [Scranton Co-op Farmers Market](#), DCED Local Share grant for facility upgrades.
- [Carbondale Technology Transfer Center](#), DCED Local Share grant for funding to replace/upgrade a sewer line in the Constitution Ave/Mary St area in Jessup Borough.
- [Vandling Borough](#), DCED Local Share grant for funding to purchase a Kioti tractor and accessories.
- [Keystone College](#), Multi-modal Transportation grant for pedestrian transportation improvements.

S/LD Plans by Municipality

2015 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
Archbald					
	D & L Realty- Colachino	Land Only	2	25.51	0
	D & L Realty- Shnipes	Land Only	2	22.6	0
	Dollar General- Jermyn Revised	Commercial/Office	1	1	0
	Kurilla Transmission	Commercial/Office	2	0.51	0
	Lands of Pine Line Inc.	Land Only	2	0.77	0
	Loral Estates Subdivision/Forest Lane Ext	Single-Family Residential	14	5.28	340
	Mancuso Lot Consolidation	Land Only	2	0.6	0
	North Clover Leaf Development- Revised	Multi-Family Residential	40	25.32	2175
	Sugarman's Plaza "Parcel 5" Subdivision	Land Only	2	16.11	0
	Woodbury Estates Phase 1	Single-Family Residential	18	62.37	2000
Municipality Totals:			85	160.07	4515
Benton					
	Duda 2015 Subdivision	Land Only	3	7.49	0
	Wallace Lot Combination	Land Only	1	2.06	0
Municipality Totals:			4	9.55	0
Blakely					
	Lands of DiPietro	Land Only	4	0.94	0
	Lincoln Avenue	Land Only	2	17.93	0
	Purvis, Roche & Spager Subdivision	Land Only	4	0.45	0
Municipality Totals:			10	19.32	0
Carbondale					
	City of Carbondale Lot Line Adj	Land Only	2	1.44	0
	Lands of Bonacci & Durkin	Land Only	2	1.5	0
	Lands of McNabb	Land Only	3	1.77	0
Municipality Totals:			7	4.71	0
Carbondale Township					
	Lands of Bradley	Single-Family Residential	2	0.85	0
	Lands of Lackawanna Heritage Valley/Me	Land Only	2	13.03	0
Municipality Totals:			4	13.88	0
Clifton					
	Gouldsboro Dollar General - Rev	Commercial/Office	1	2	0
	Lands of Fisher Northern Portion	Commercial/Office	2	2.4	0
	Lands of Fisher Southern Portion	Land Only	1	1.87	0
	Lands of Lindner	Single-Family Residential	3	13.77	0
Municipality Totals:			7	20.04	0

2015 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
Covington					
	DeSandis Lot Line Revision	Land Only	2	0.15	0
	Lorene Reid Estate	Land Only	7	37.19	0
	Union Mill Farm Subdivision	Single-Family Residential	4	23.69	0
Municipality Totals:			13	61.03	0
Dalton					
	Lands of Chermak	Single-Family Residential	2	3.1	0
Municipality Totals:			2	3.1	0
Dickson City					
	Lands of Kerecman	Land Only	2	0.25	0
	S. K. M. Koroneos Real Estate	Commercial/Office	1	1.29	0
	Taco Bell- Dickson City	Commercial/Office	1	0.66	0
	Verizon Wireless- Costa Site	Industrial	1	0.09	0
Municipality Totals:			5	2.29	0
Dunmore					
	Dalton Equity Inc.	Commercial/Office	1	0.08	0
	Lands of Kenowski & Albert	Land Only	2	0.96	0
Municipality Totals:			3	1.04	0
Fell					
	Brennan Lot Line Adjustment	Land Only	2	28.56	0
	D&L Realty/Calabro Subdivision	Single-Family Residential	3	6.02	0
	Lands of Joyce	Land Only	4	171.77	0
	Lands of Joyce #2	Land Only	2	32.2	0
Municipality Totals:			11	238.55	0
Glenburn					
	Lorraine Nese Living Trust	Land Only	2	20.85	0
Municipality Totals:			2	20.85	0
Greenfield					
	Lands of Kutsop	Land Only	2	0.77	0
	Liparulo Lot Line Adjustment	Land Only	2	7.86	0
Municipality Totals:			4	8.63	0
Jefferson					
	Colello Subdivision	Single-Family Residential	3	72.25	0
	DDRC Realty Company	Land Only	2	6.87	0
	Dollar General- Mt. Cobb	Commercial/Office	1	1.49	0
	Koester Lot Combination	Single-Family Residential	1	1.04	0

2015 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
	Lands of Robert & Eileen Siock	Land Only	2	11.06	0
	Lands of Scartelli	Land Only	2	77.41	0
	Melioris Lot Combination	Land Only	2	0.85	0
	Susan O'Brien Estate	Land Only	6	57.07	0
	Viercinski Lot Consolidation	Single-Family Residential	3	0.47	0
Municipality Totals:			22	228.51	0
Jermyn					
	Lands of Lee	Land Only	2	0.72	0
Municipality Totals:			2	0.72	0
Jessup					
	Lackawanna Energy Center	Industrial	1	79.13	0
	Lands of Nieto- revised	Industrial	3	1.79	0
	Settler's View	Multi-Family Residential	38	19.29	2400
	Spatt Development	Industrial	1	2.67	0
	Valley View Business Park Lots 200&021	Land Only	4	47.54	0
	Valley View Energy Storage- revised	Industrial	1	10	0
	Valley View Professional Plaza	Commercial/Office	6	23.05	680
	Verizon Wireless- Moosic Lake Road Lan	Other*	1		0
Municipality Totals:			55	183.47	3080
Madison					
	David Spadea Subdivision II	Land Only	2	5.67	0
	Lands of Gillette	Single-Family Residential	1	17.55	0
	Lands of Laterza	Land Only	2	49.3	0
	Lands of Powell	Land Only	2	0.42	0
	Yeager Minor Subdivision	Land Only	2	70.91	0
Municipality Totals:			9	143.85	0
Mayfield					
	Bluestone Environmental - Rev	Commercial/Office	1	21.03	0
Municipality Totals:			1	21.03	0
Moosic					
	Fitzgerald Lot Line Adjustment	Land Only	3	0.98	0
	Gryn and Grum Lot Consolidation	Land Only	1	2.04	0
	Hemingway Dev Lots 17A & B	Land Only	2	19.84	0
	Janik, Cudworth & Yarem LLA	Land Only	3	0.01	0
	Paglianite Lot Re-Config. Rev	Land Only	3	5.14	0
	Villas at Greenwood L10 Final	Multi-Family Residential	4	0.92	400
Municipality Totals:			16	28.93	400

2015 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
Moscow					
	Hartzell & Gabello Subdivision/Lot Consoli	Land Only	2	1.45	0
	Lands of Smith	Land Only	3	8.9	0
	Lands of Woelkers	Land Only	2	5.46	0
Municipality Totals:			7	15.81	0
Newton					
	Eckel/Pallman Airport Rd 2015 Subdivisio	Land Only	4	97.71	0
	Lands of Charles Miller	Land Only	3	44.5	0
	Lands of Sherman	Land Only	3	20.6	0
	Todd and Denette Dixon	Land Only	2	36.23	0
Municipality Totals:			12	199.04	0
North Abington					
	Lands of Larar - Revised	Single-Family Residential	3	5.77	0
	Lands of Roba	Land Only	2	51.69	0
Municipality Totals:			5	57.46	0
Old Forge					
	904 S. Main St LLC Addition	Commercial/Office	1	0.33	0
	904 S. Main Street LLC Lot Comb	Land Only	1	0.32	0
	Homestead Properties LLC	Single-Family Residential	2	0.34	0
	Lands of Bochnowich - Rev	Land Only	2	0.25	0
	Lands of Damiano	Land Only	2	0.3	0
	Lands of Viera	Land Only	3	0.32	0
	Marlee Valley Estates/Rinaldi	Land Only	2	0.94	0
Municipality Totals:			13	2.8	0
Olyphant					
	Cadden Warehouse	Industrial	1	2.96	0
	D & L Realty- Semiak revised	Land Only	2	10.56	0
	Fangio Land Development- expansion	Industrial	1	16.28	0
	Highline Auto	Commercial/Office	1	10.56	0
	Park Ridge Lot Line Revision	Single-Family Residential	4	1.1	105
Municipality Totals:			9	41.46	105
Ransom					
	2015 Stann Minor Subdivision	Land Only	2	83.73	0
Municipality Totals:			2	83.73	0
Roaring Brook					
	Lands of Snyder	Single-Family Residential	2	22.53	0

2015 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
Municipality Totals:			2	22.53	0
Scott					
	Kizer/Johnson Lot Improvement	Land Only	2	6.46	0
	Lands of McAndrew	Land Only	5	35.03	550
	Lands of Naniewicz	Land Only	2	26.93	0
	Lands of Negvesky	Land Only	3	2.94	0
	Lands of Schlasta	Single-Family Residential	2	1	0
	Office/Warehouse Scott Park	Industrial	1	3.53	0
	Pritchyk/Tokarczk Lot Line Rev	Land Only	2	0.05	0
Municipality Totals:			17	75.94	550
Scranton					
	ATR Properties LLC	Multi-Family Residential	10	0.3	0
	ATR Properties, LLC	Single-Family Residential	2	0.3	0
	D & L Realty Company- Former O & W P	Land Only	2	1	0
	Devine Subdivision	Land Only	2	0.34	0
	Fleese/Landstrom Subdivision	Land Only	3	0.45	0
	Lands of Belardi- revised	Land Only	2	0.31	0
	Lands of Jacoby	Multi-Family Residential	2	0.3	0
	Lands of Morris	Multi-Family Residential	2	0.17	0
	Lands of Weikel	Multi-Family Residential	2	0.17	0
	Mid-Town Apartments Townhouses	Multi-Family Residential	6	9.77	0
	Popeye's	Commercial/Office	1	0.25	0
	Ruane Parking Lot	Land Only	2	0.17	0
	Saunders Group LLC	Land Only	2	0.11	0
	Southside Real Estate LP	Commercial/Office	2	6.58	0
Municipality Totals:			40	20.22	0
South Abington					
	Abington Highlands LLC	Land Only	2	1.58	0
	Chinchilla Well 2 & Tank	Other*	1	1.73	0
	Clarks Summit Development LLC	Commercial/Office	2	5.9	0
	TEK 78, LLC- revised	Multi-Family Residential	21	4	550
	Toth Subdivision	Single-Family Residential	2	4.33	0
Municipality Totals:			28	17.54	550
Springbrook					
	JBAS Realty LLC- Lot Combination	Land Only	2	2.59	
	Lands of Kishel	Land Only	2	6.89	0
	Lands of Spring Brook	Land Only	5	7.4	0
	Lands of Steindel	Land Only	3	23.07	0

2015 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Richard Spalletta Subdivision	Land Only	3	14.73	0
	Spalletta Lot Line Adjustment	Land Only	2	50.93	0
Municipality Totals:			17	105.61	0
Taylor					
	Diocese of Scranton/Sochovka	Land Only	2	0.11	0
	Northeast Auto Auction	Commercial/Office	2	64.03	0
	Northeast Industrial Supply Co.	Industrial	1	2.33	0
	Taylor 1 LLC Lot Consolidation	Land Only	1	25.09	0
	Whispering Pines Development	Multi-Family Residential	100	25.09	2500
	Whispering Pines Senior Living	Multi-Family Residential	116	8.25	0
Municipality Totals:			222	124.9	2500
Thornhurst					
	Lands of Learn	Single-Family Residential	2	5.19	0
Municipality Totals:			2	5.19	0
Throop					
	BGM Minor Subdivision	Single-Family Residential	2	0.89	0
	Estate of Ann Marie Sholcosky	Single-Family Residential	2	0.33	0
Municipality Totals:			4	1.22	0
Vandling					
	Lands of McAndrew Estate	Land Only	3	3.17	0
Municipality Totals:			3	3.17	0
Waverly					
	Lynett Minor Subdivision	Land Only	2	5.8	0
Municipality Totals:			2	5.8	0
Annual Totals:			647	1951.99	11700