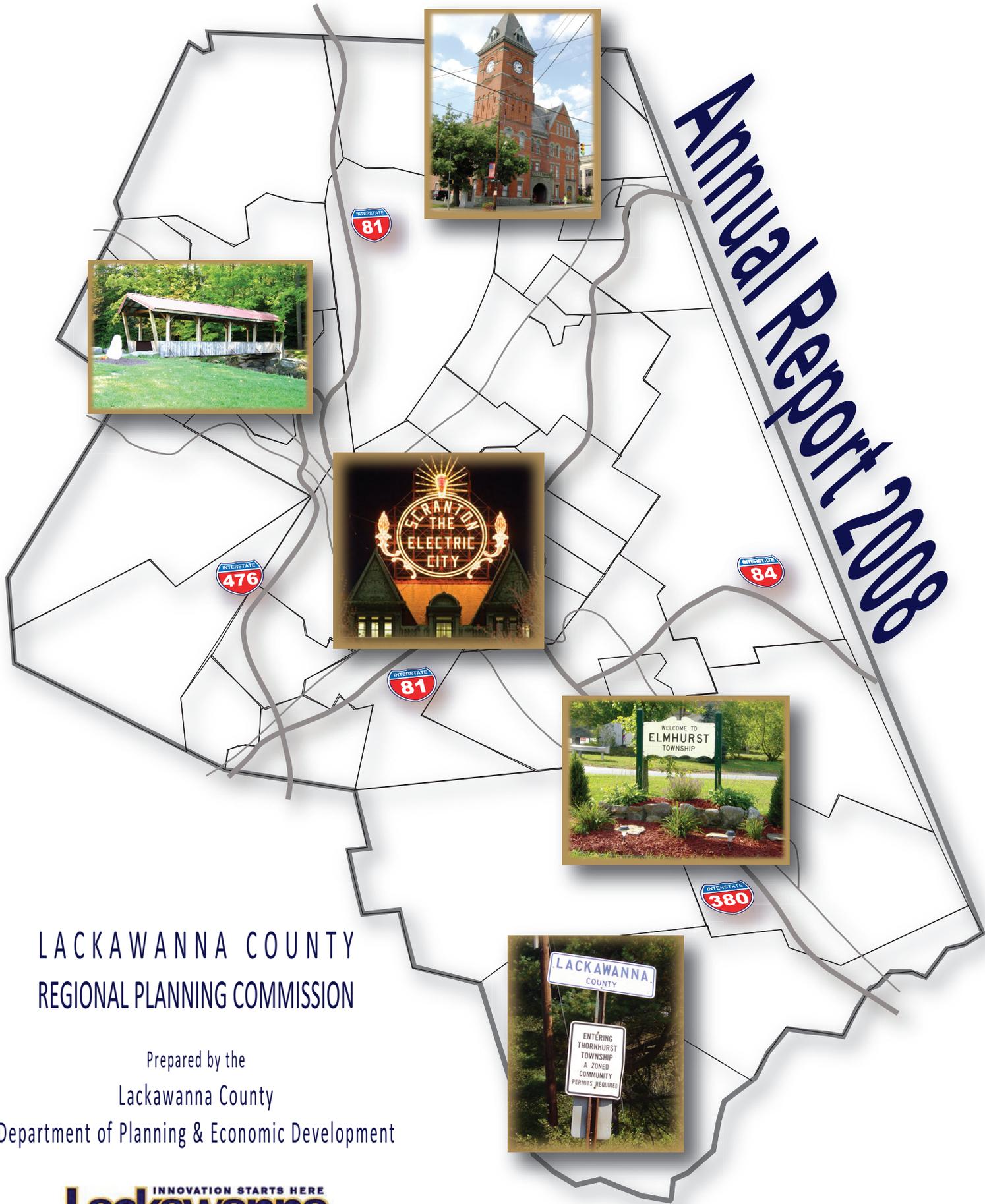
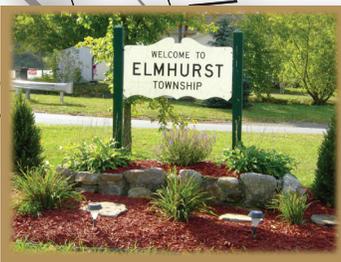
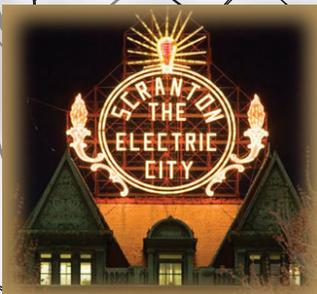


Annual Report 2008



LACKAWANNA COUNTY REGIONAL PLANNING COMMISSION

Prepared by the
Lackawanna County
Department of Planning & Economic Development



Cover Photos:

Top to Bottom

Carbondale City Hall

South Abington Community Park

Scranton Electric Building

Elmhurst Township Welcome Sign

County line at Lehigh River

Lackawanna County

Department of Planning and Economic Development

Scranton Electric Building, 5th Floor
507 Linden Street
Scranton, PA 18503-1633
Phone: (570) 963-6400
Fax: (570) 963-6364
www.lackawannacounty.org

Director

Harry D. Lindsay

Planning Staff

Steve Pitoniak, Transportation Planning Manager
Mary Liz Donato, Regional Planning Manager
Stephen Solon, GIS Coordinator
Chris McDonough, Transportation Planner
Robert Ghigliarelli, Planning Technician
Sherry Nicolais, Secretary/Receptionist

Planning Commission Board

Patrick Dempsey, Chairman
John Pocius, Vice-Chairman
Bruce Zero, Esq.
John Gigliotti
John Segilia
Joseph Lorince
Kathleen Graff
Paul Wendolowski
Rosemary Broderick

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Annual Report 2008

2008 Planning Commission Board

Patrick Dempsey, Chairman
 Dunmore, 1st Appt. 1969
 Term Expires 2011

John Pocius, Vice-Chairman
 Scranton, 1st Appt. 2004
 Term Expires 2009

Bruce Zero, Esq.
 Moscow, 1st Appt. 2008
 Term Expires 2011

John Gigliotti
 Carbondale, 1st Appt. 2008
 Term Expires 2011

John Segilia
 Moosic, 1st Appt. 2004
 Term Expires 2008

Joseph Lorince
 Dunmore, 1st Appt. 2007
 Term Expires 2010

Kathleen Graff
 Abington Twp, 1st Appt. 2007
 Term Expires 2009

Paul Wendolowski
 Newton Twp, 1st Appt. 2007
 Term Expires 2010

Rosemary Broderick
 South Abington Twp, 1st Appt. 2007
 Term Expires 2008



2008 Planning Commission Board Members (left to right); Attorney Bruce Zero, Joseph Lorince, Rosemary Broderick, Mayor John Segilia, Paul Wendolowski, Kathleen Graff, Patrick Dempsey, and John Pocius. Absent from photo is John Gigliotti.

2008 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

Christopher McDonough, Transportation Planner
 Bloomsburg University
 Old Forge, On staff since Sep 2008

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

Sherry Nicolais, Secretary/Receptionist
 Dunmore HS
 Dunmore, On staff since Nov 2008

Ellen Gatto, Secretary/Receptionist
 West Scranton HS
 Scranton, On staff from Jan-Nov 2008



2008 Planning Department Staff (left to right): Rob Ghigiarelli, Mary Liz Donato, Steve Solon, Steve Pitoniak, Chris McDonough, and Sherry Nicolais.

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

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

Comprehensive Plans

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

County Comprehensive Plan

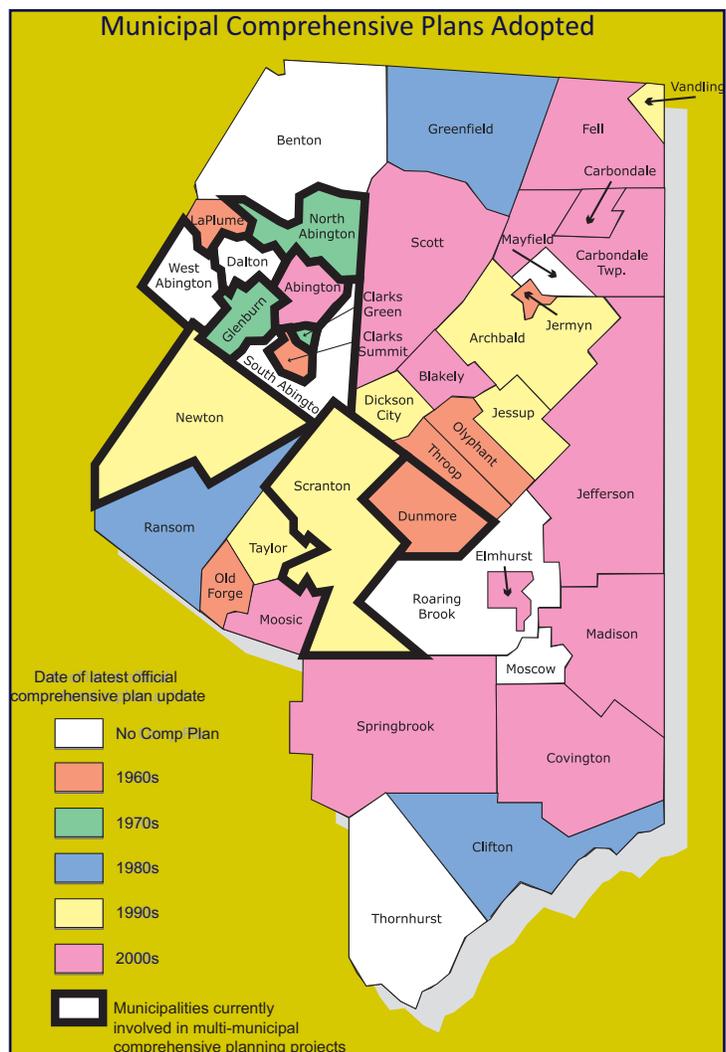
The Lackawanna and Luzerne County Commissioners, in conjunction with both county planning departments, are in the process of developing and implementing a Bi-County Comprehensive Plan, Long-Range Transportation Plan, and Hazard Mitigation Plan. The project is funded by state and local monies. McCormick-Taylor of Philadelphia is the consultant heading the 22-month project, which began in 2007. The consultant team also consists of Borton-Lawson of Wilkes-Barre, Ceco Associates of Scranton, and Vision Planning of Columbia, Maryland. See Pages 13 and 14 for additional information on the bi-county plans.

Local and Regional Comprehensive Plans

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

Scranton-Abingtons Planning Association

Eleven county municipalities (11) have formed the Scranton-Abingtons Planning Association (SAPA). Together, these municipalities comprise 50% of the county’s population and 20% of the land area. The SAPA group has also hired the consulting firm, McCormick-Taylor, and is working closely with the Bi-County Plan. SAPA communities are presently reviewing a final draft of the regional comprehensive plan.



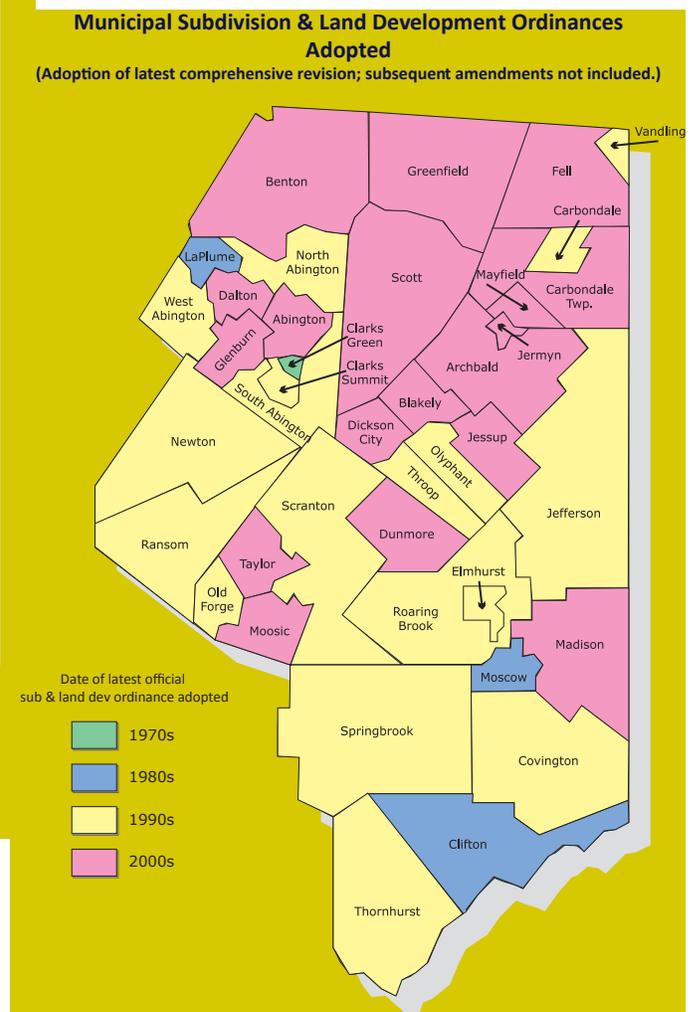
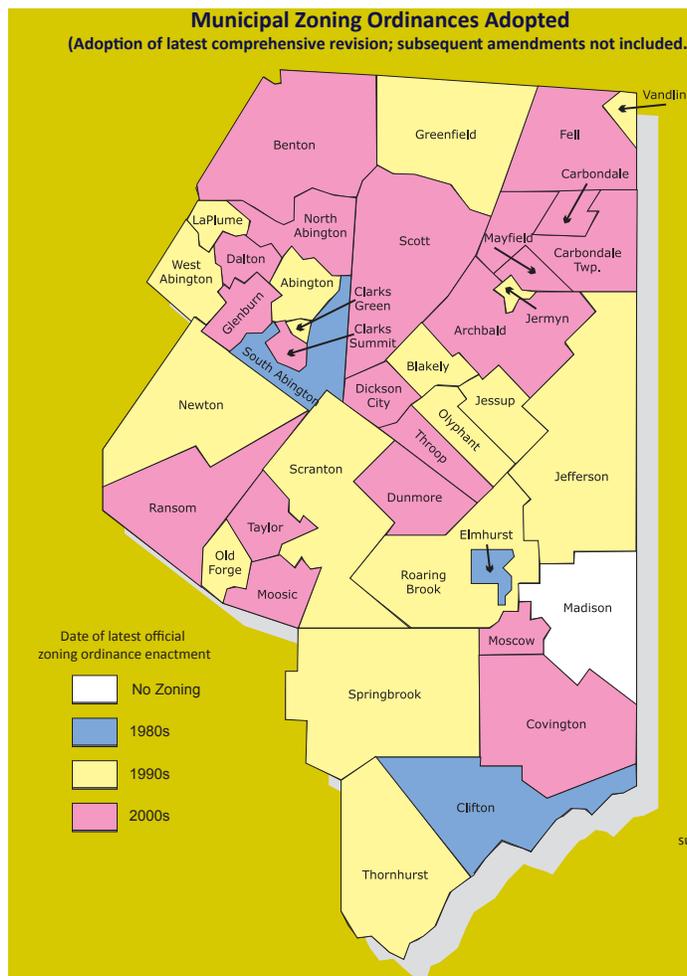
Zoning

Zoning is a method to regulate the use of land and structures, designed to protect health, safety, and welfare and to guide growth. Article VI of Act 247 governs the implementation of zoning ordinances in the Commonwealth. There is no county zoning ordinance. Thirty-nine (39) of the county's 40 municipalities have local zoning regulations in effect. The fortieth—Madison Township—is currently working on the implementation of zoning, and the ordinance should be in effect some time in 2009.

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.



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
 2007 Est. Population: 34,893
 Square Miles: 156

Region 2 (North Pocono)

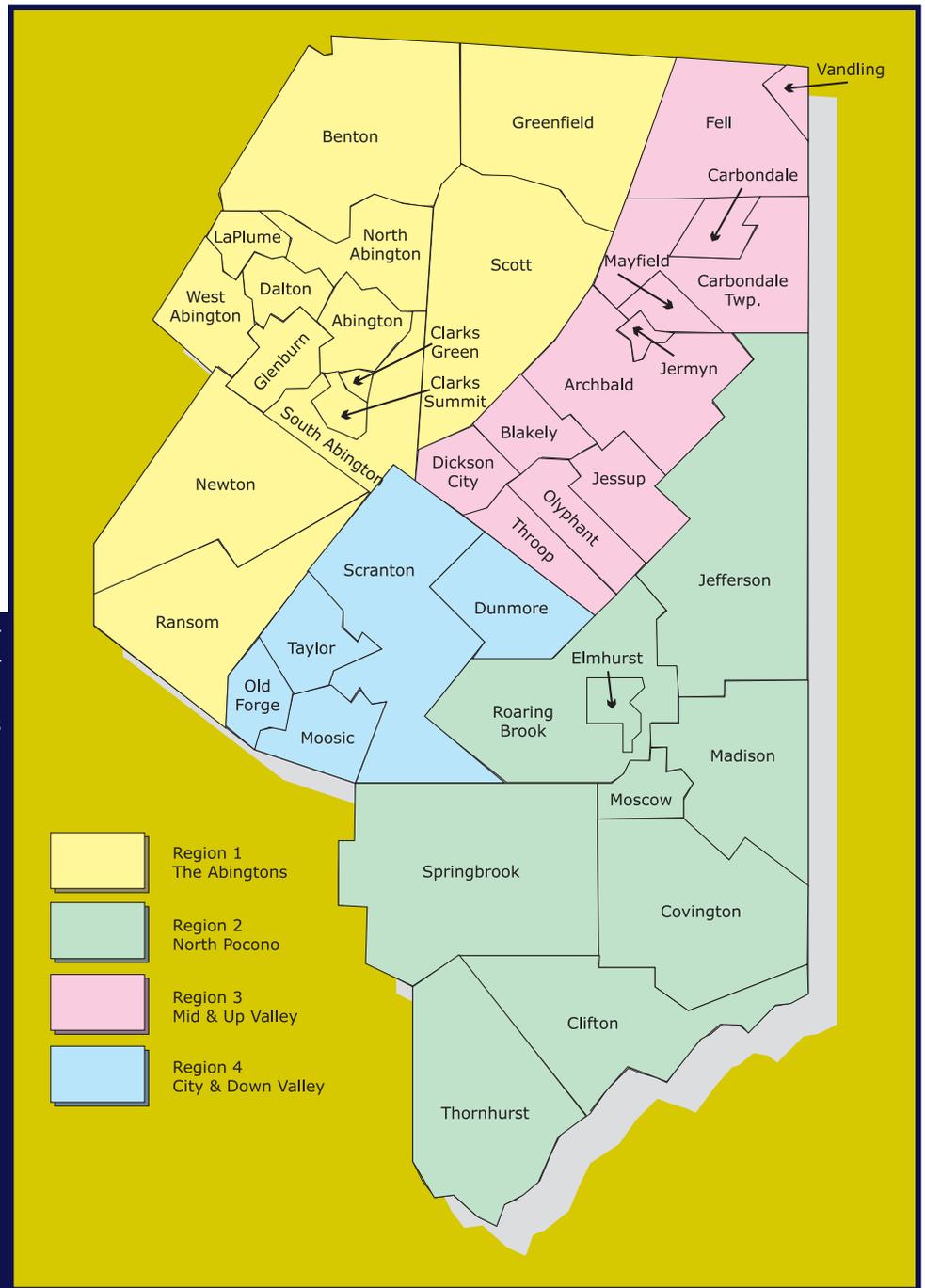
Municipalities: 9
 School Districts: 1
 2007 Est. Population: 17,680
 Square Miles: 179.2

Region 3 (Mid & Up Valley)

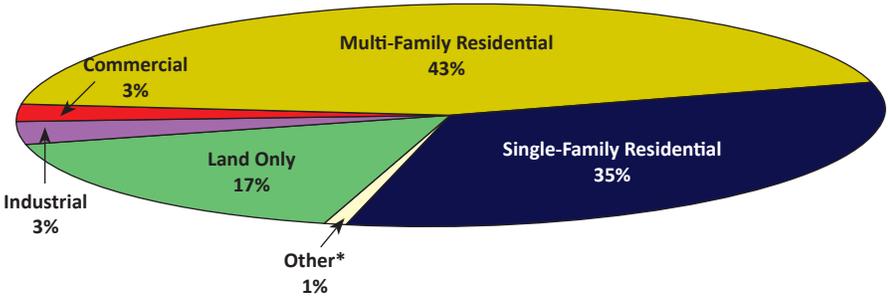
Municipalities: 12
 School Districts: 4.5
 2007 Est. Population: 49,872
 Square Miles: 79.6

Region 4 (City & Down Valley)

Municipalities: 5
 School Districts: 4
 2007 Est. Population: 106,885
 Square Miles: 49.4



Total Reviews 180
Lots Subdivided/Developed.....1,031
Acres Subdivided/Developed.....5,150
New Roads 9.24 miles
Review Fees\$30,702



Development by Lots/Units

	Lots/Units	Percent
Single-Family Residential	340	33%
Multi-Family Residential	448	43%
Commercial/Office	26	3%
Industrial	35	3%
Land Only	174	17%
Other*	8	1%
	1,031	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 2008, the LCRPC reviewed 180 submittals, 33 less than 2007. Lots plotted or proposed for development numbered 1,031; nonresidential buildings created 1,800,677 square feet of new floor area; and 5,150 acres were affected.

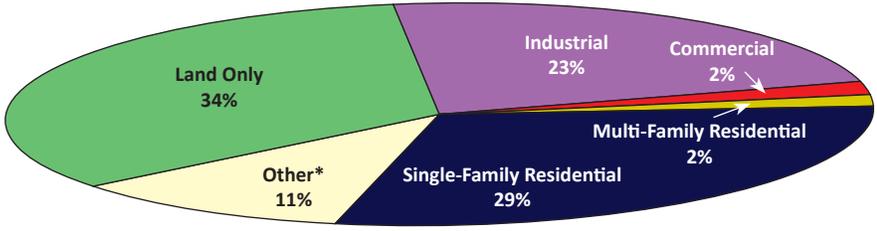
A breakdown by Planning Region showed that Region 3, the Mid and Up Valley, accounted for 46% of the lots/units created, while Region 2, North Pocono, accounted for 41% of the acreage affected.

Of the 180 submittals, 131 were minor subdivisions (less than 5 lots), 17 major subdivisions, and 32 land developments. The following municipalities had no submissions: Abington, Clarks Green, Elmhurst, Moscow, North Abington, Vandling, and West Abington.

Multi-family residential development accounted for 43% of the total lots/units while land-only subdivisions accounted for 34% of the acreage. On the opposite end, "other-type" development accounted for only 1% of the lots, while multi-family and commercial development amounted to only a combined 4% of the acreage.

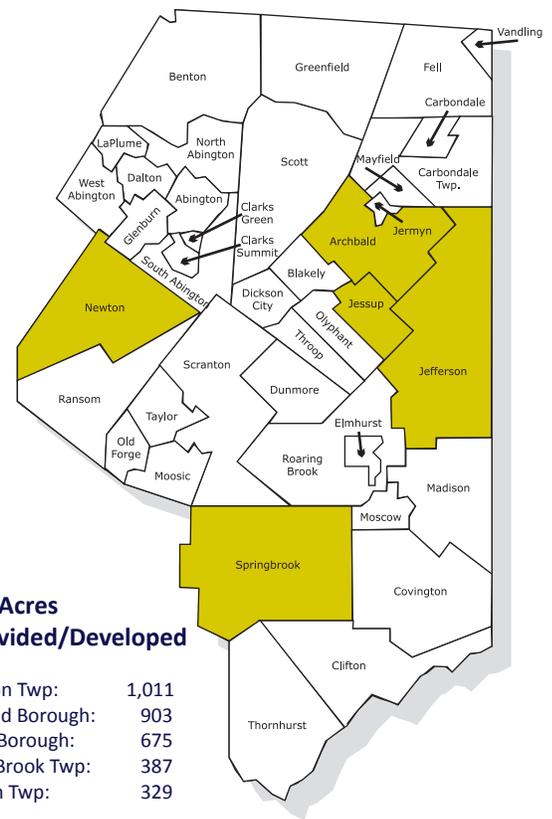
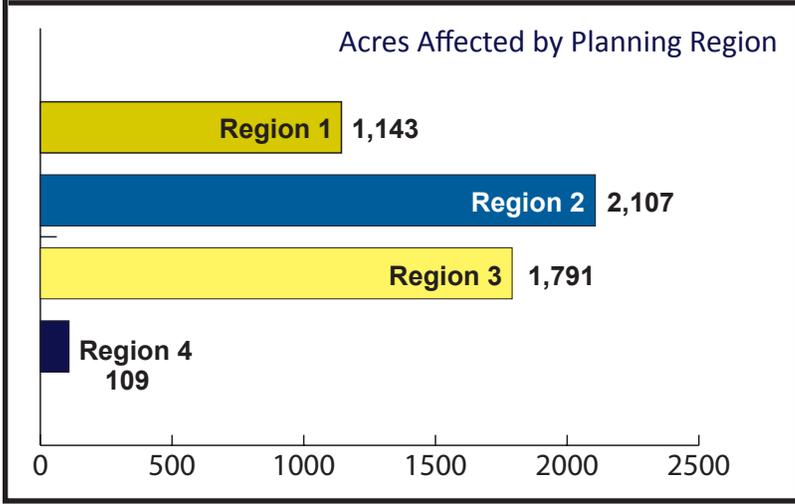
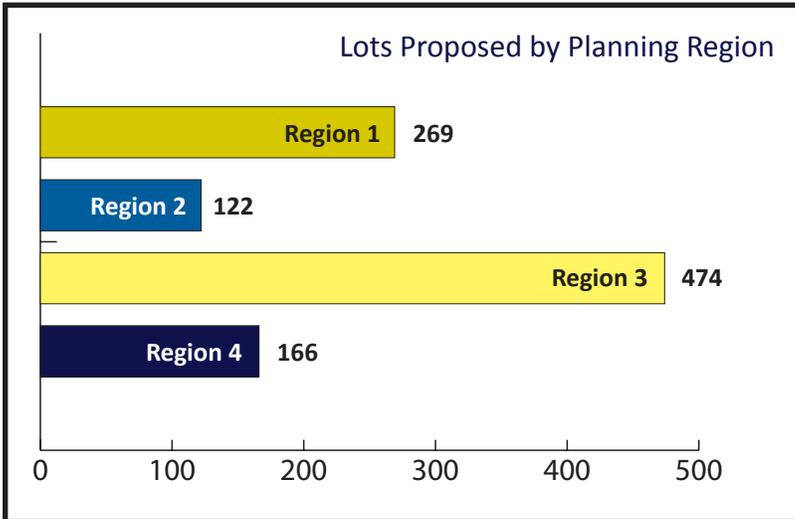
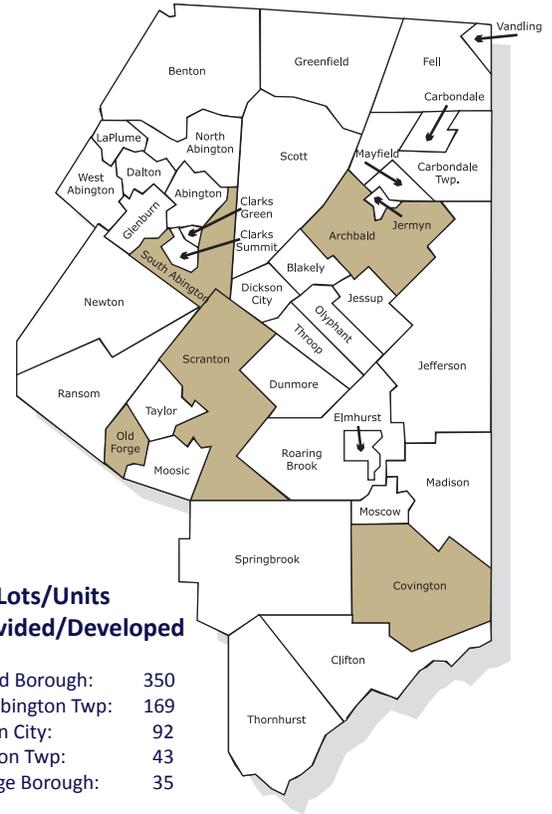
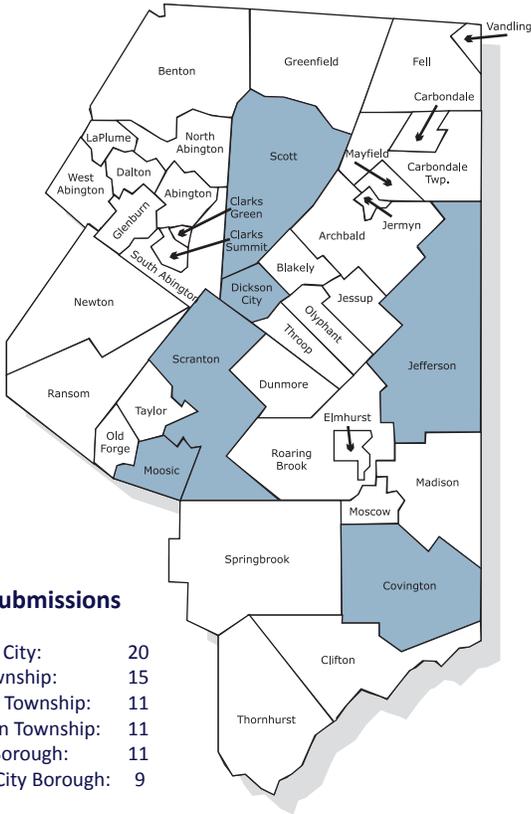
The largest developments in the county proposed in 2008 were Highlands at Archbald, 322 lots/units mixed residential/commercial; South Abington Woods Phase 2, 101 townhouse units; Preserve at Gravel Pond Phase 2, 64 townhouse units; and Normandy Holdings, 32 converted apartment-units from an industrial building.

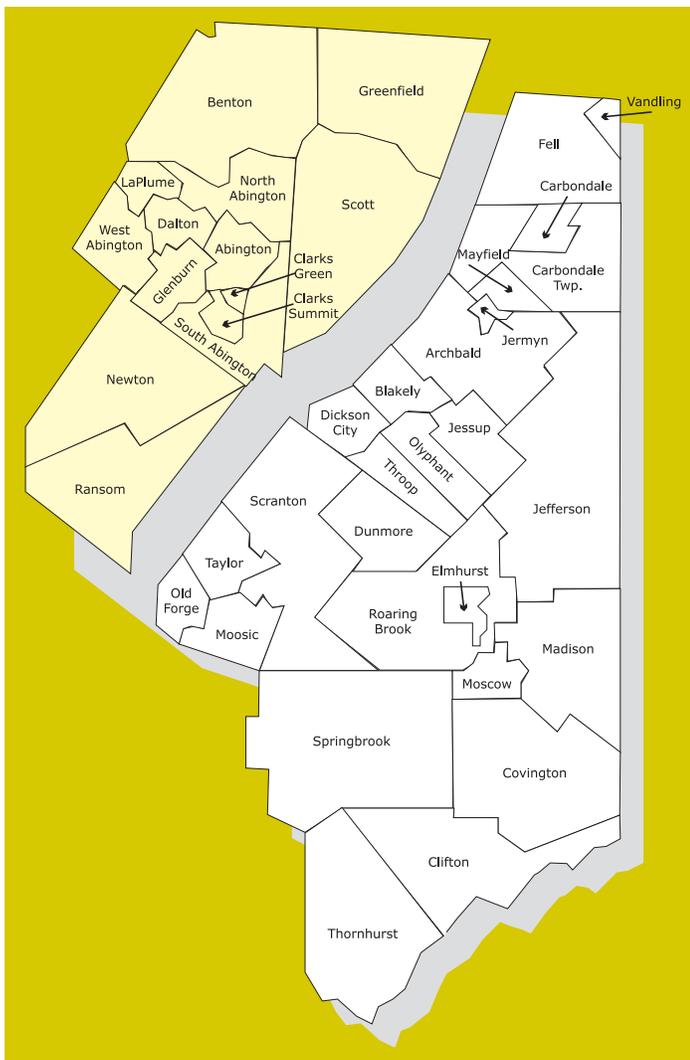
*Other development types include mixed-use, institutional, educational, public municipal & non-municipal, religious, and public services & utilities.



Development by Acres

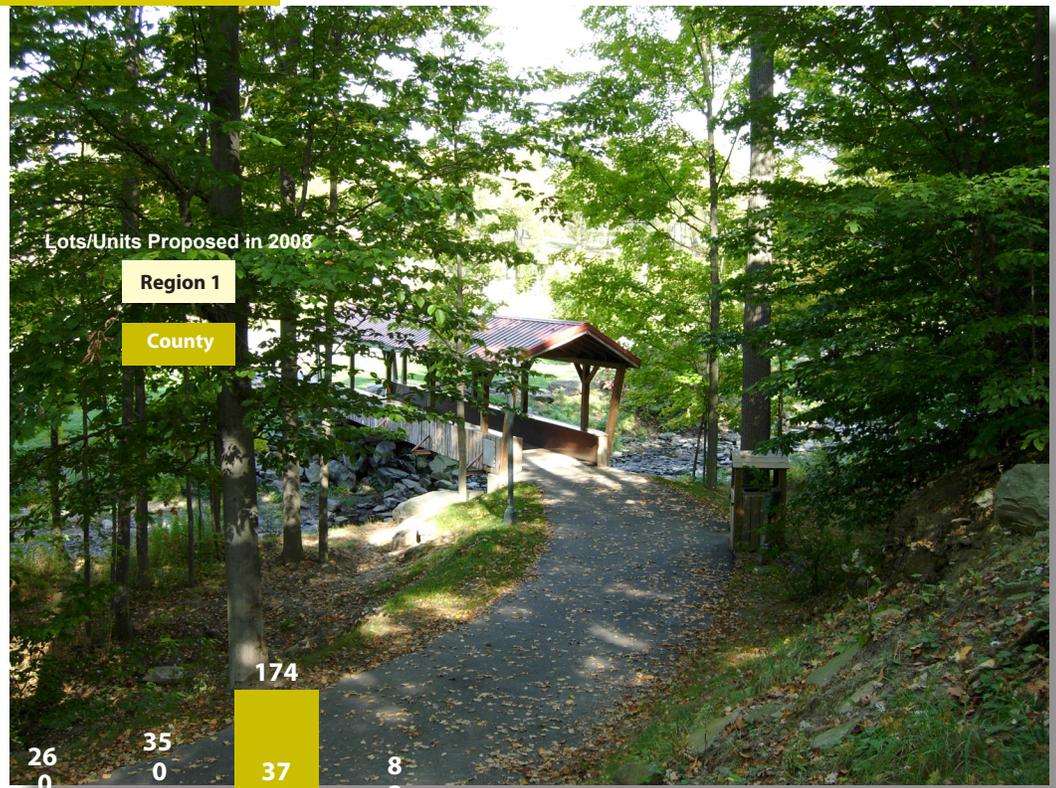
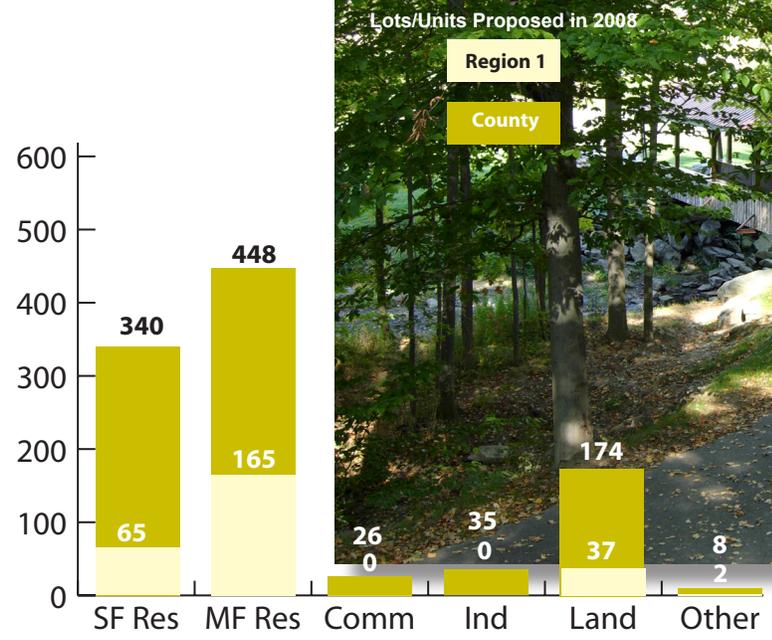
	Acres	Percent
Single-Family Residential	1514	29%
Multi-Family Residential	84	2%
Commercial/Office	100	2%
Industrial	1171	23%
Land Only	1729	34%
Other*	552	11%
	5,150	100%





Total Reviews45
Lots Subdivided/Developed.....269
Acres Subdivided/Developed..... 1,143
New Roads1.25 miles

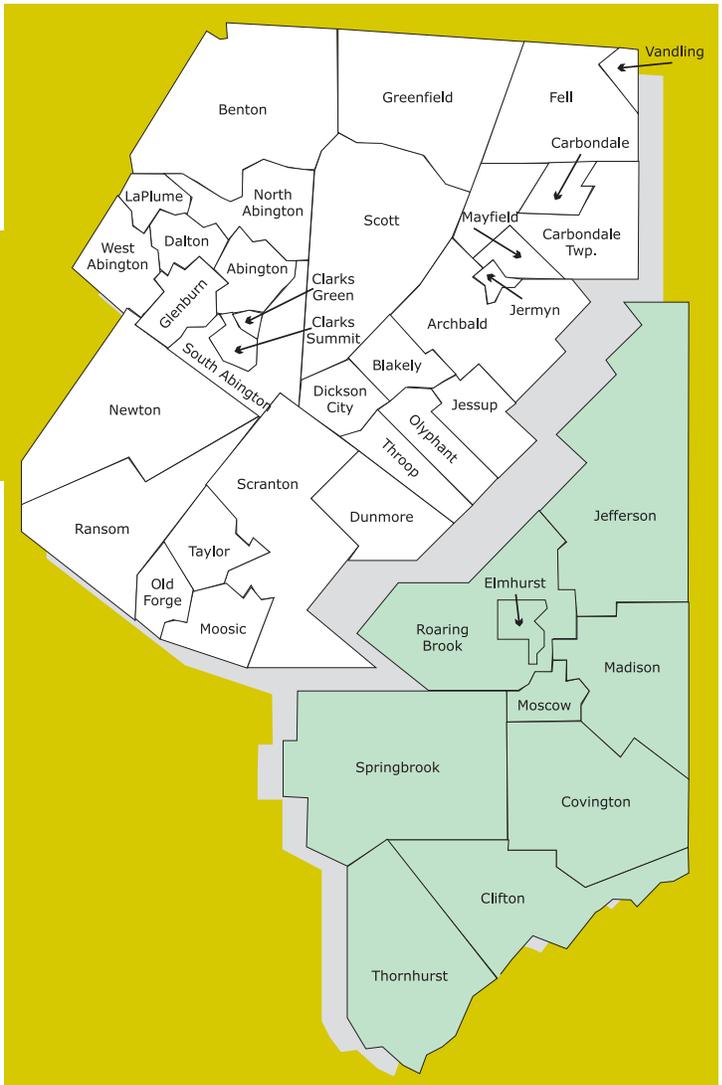
	Subs	Lots	Acres
Abington	0	0	0
Benton	4	8	128
Clarks Green	0	0	0
Clarks Summit	5	7	3
Dalton	1	2	35
Glenburn	2	5	163
Greenfield	2	4	19
LaPlume	0	0	0
Newton	8	25	329
North Abington	0	0	0
Ransom	4	20	194
Scott	15	29	186
South Abington	4	169	86
West Abington	0	0	0
Totals	45	269	1,143



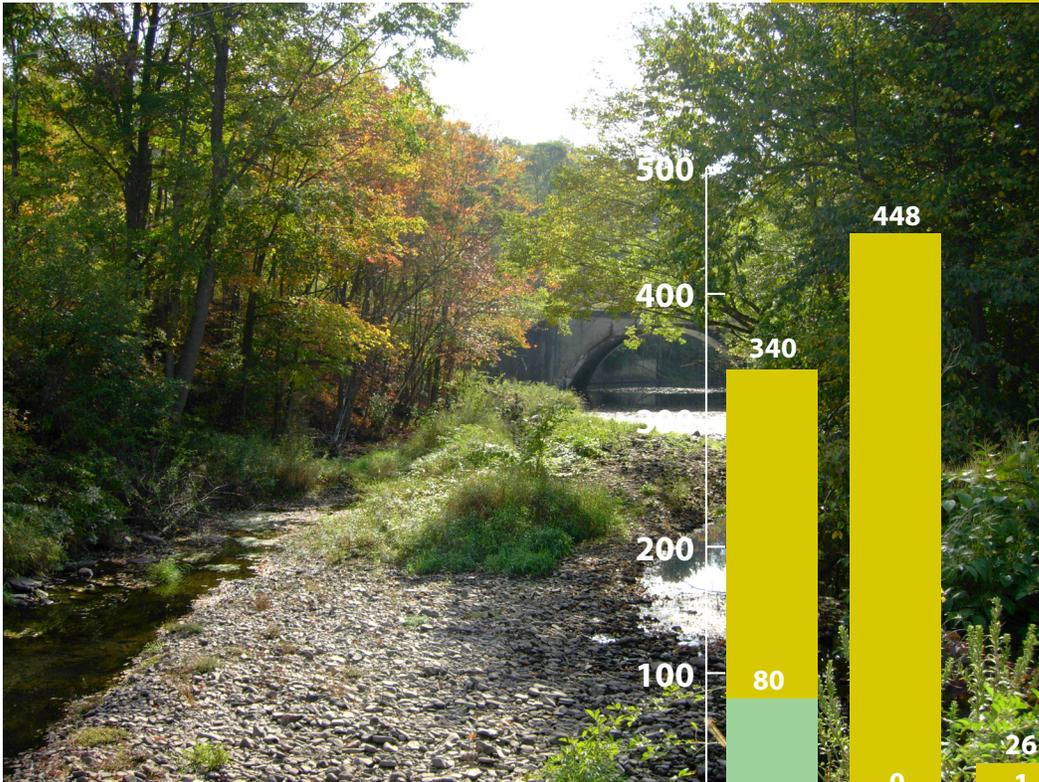
South Abington Community Park, South Abington Township

Region 2-North Pocono

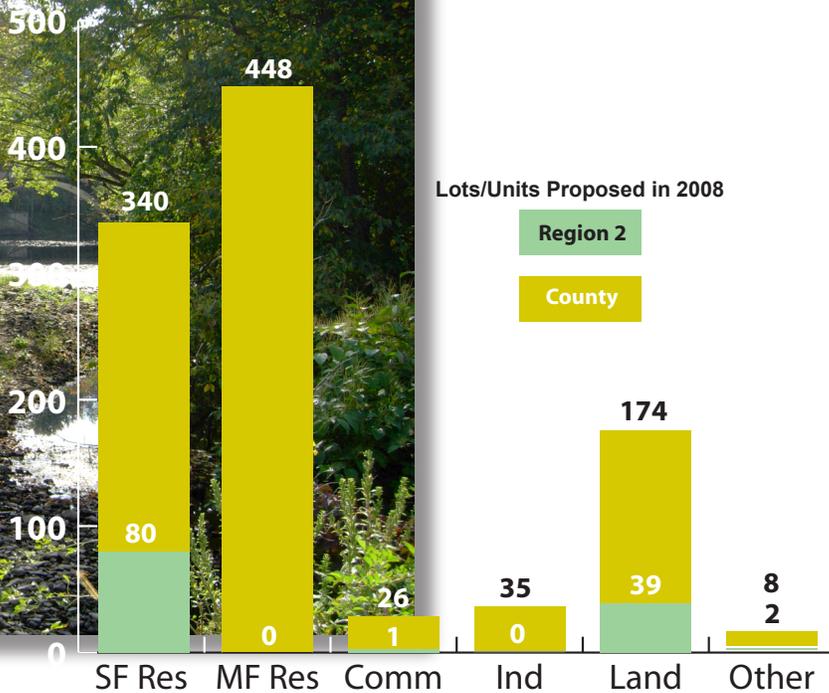
Total Reviews45
Lots Subdivided/Developed.....122
Acres Subdivided/Developed..... 2,107
New Roads0.74 miles

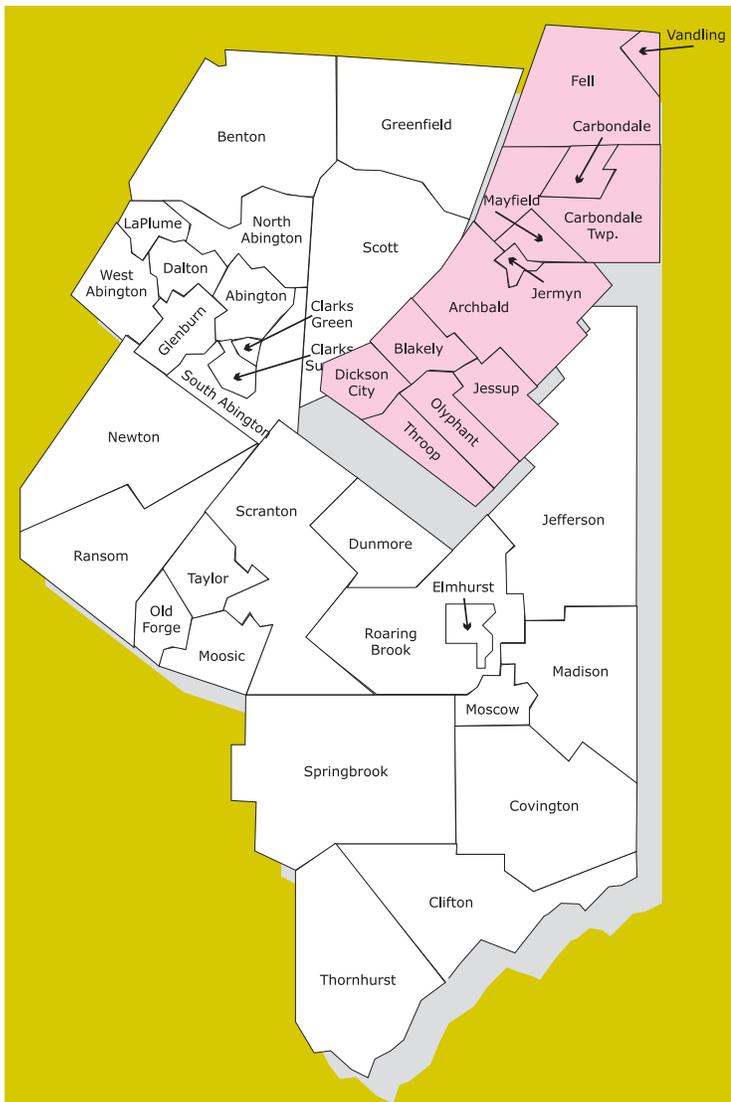


	Subs	Lots	Acres
Clifton	3	7	47
Covington	11	43	237
Elmhurst	0	0	0
Jefferson	11	27	1,011
Madison	4	11	186
Moscow	0	0	0
Roaring Brook	5	10	181
Spring Brook	8	17	387
Thornhurst	3	7	58
Totals	45	122	2,107



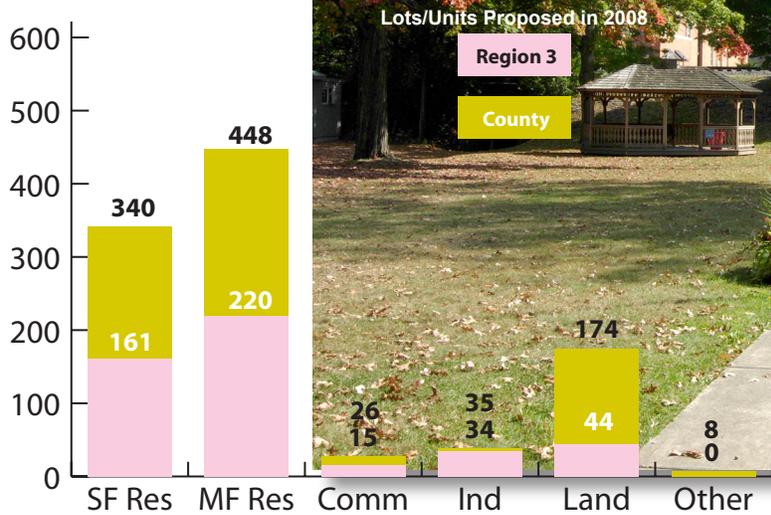
Roaring Brook, Elmhurst Township





Total Reviews45
Lots Subdivided/Developed.....474
Acres Subdivided/Developed.....1,791
New Roads6.92 miles

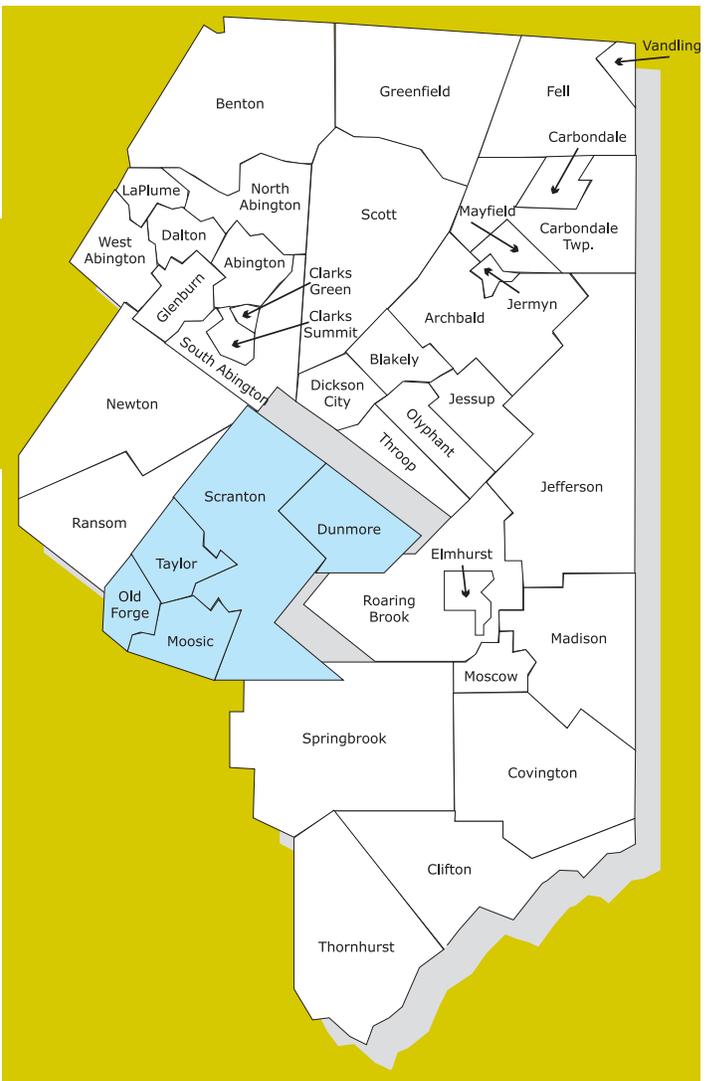
	Subs	Lots	Acres
Archbald	7	350	903
Blakely	3	12	5
Carbondale City	7	11	17
Carbondale Twp	1	2	<1
Dickson City	9	31	71
Fell	2	5	6
Jermyn	2	4	1
Jessup	6	18	675
Mayfield	1	3	<1
Olyphant	4	33	72
Throop	3	5	41
Vanding	0	0	0
Totals	45	474	1,791



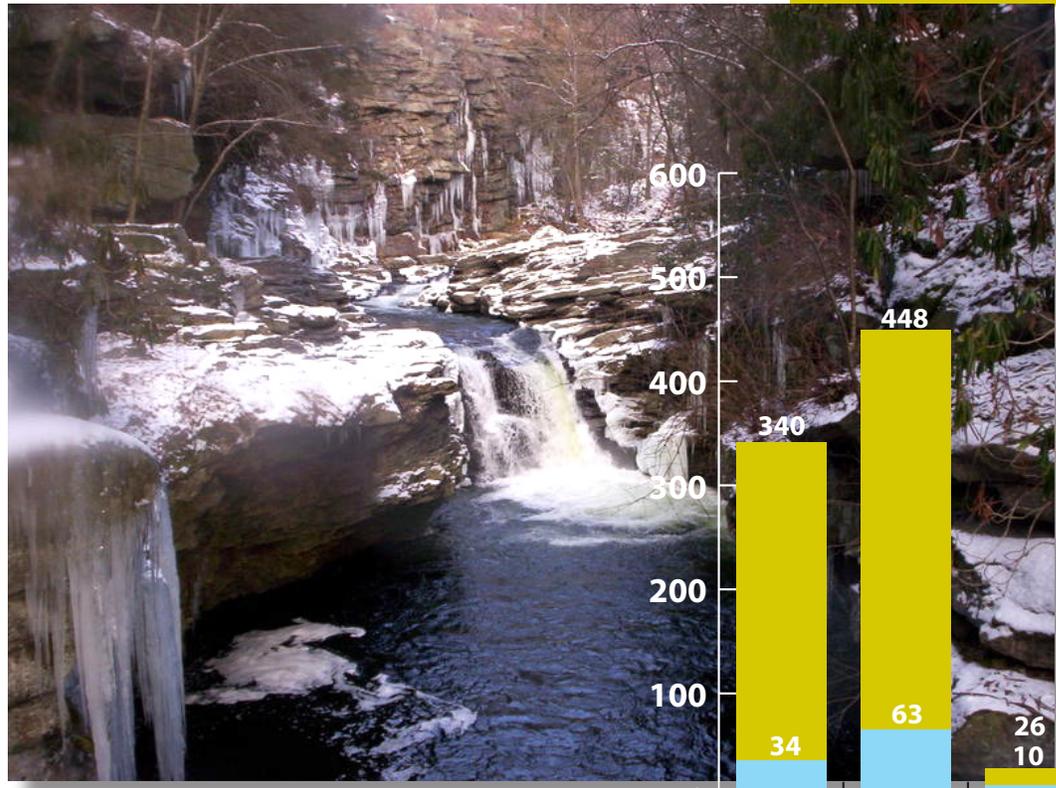
Memorial Park, Borough of Mayfield

Region 4-City/Down Valley

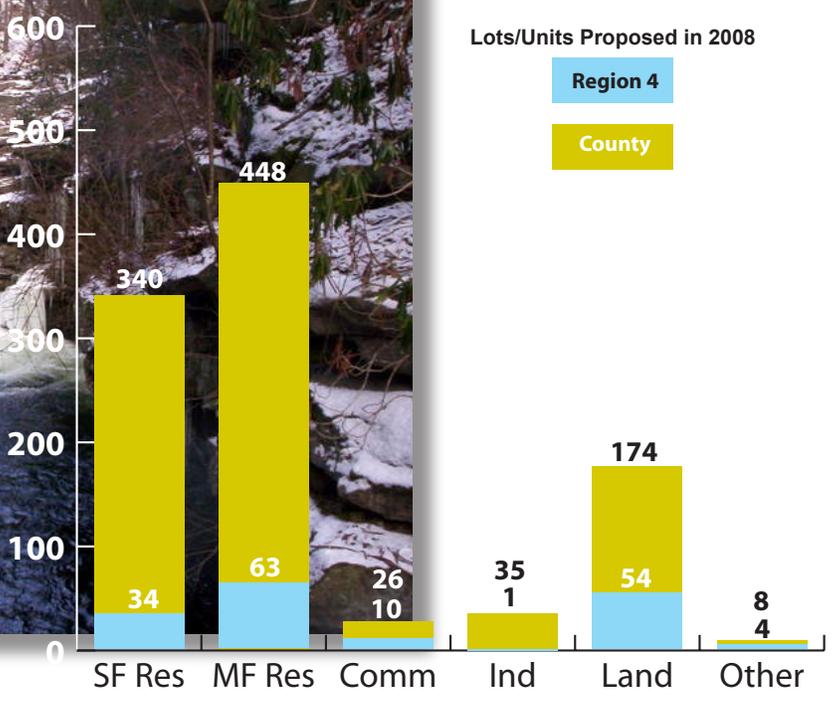
Total Reviews45
Lots Subdivided/Developed.....166
Acres Subdivided/Developed.....109
New Roads0.33 miles



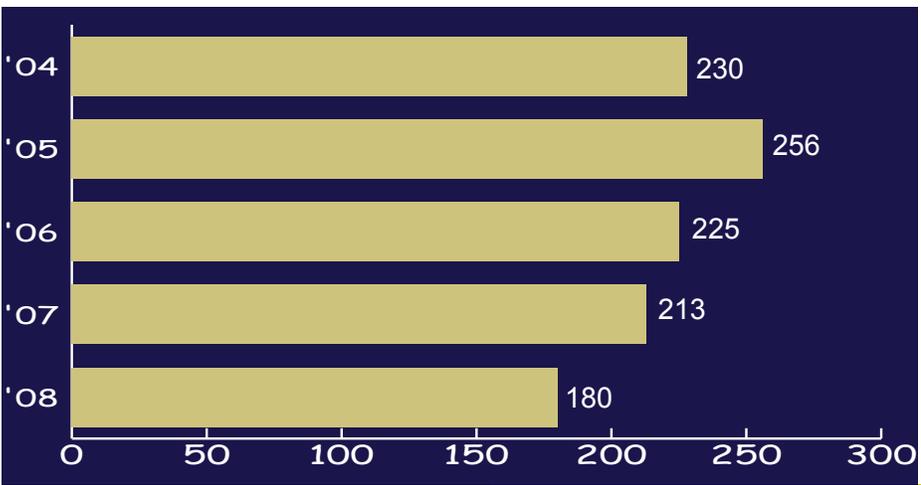
	Subs	Lots	Acres
Dunmore	5	9	11
Moosic	11	24	22
Old Forge	5	35	11
Scranton	20	92	64
Taylor	4	6	1
Totals	45	166	109



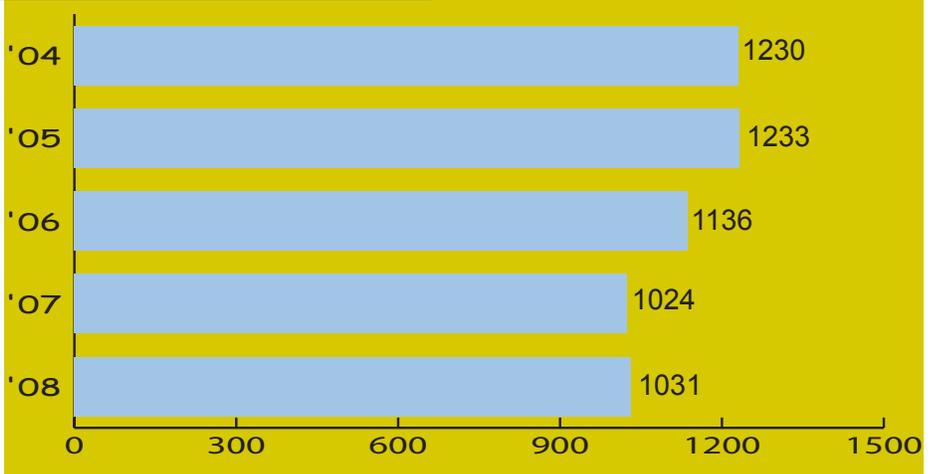
Nay Aug Gorge, City of Scranton



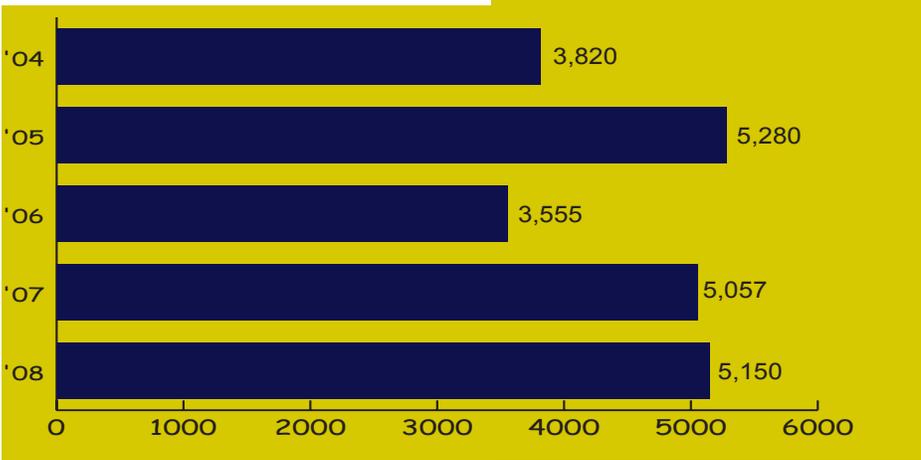
5-Year Comparison



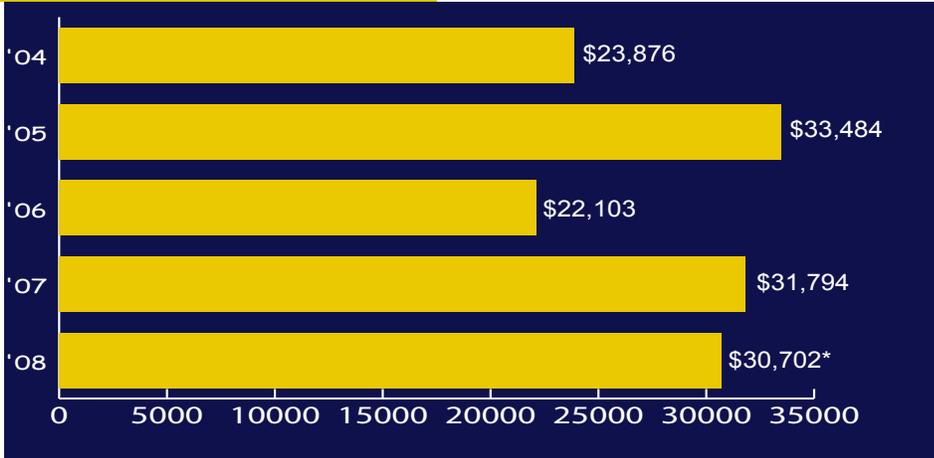
Lots Proposed



Acres Affected



Review Fees



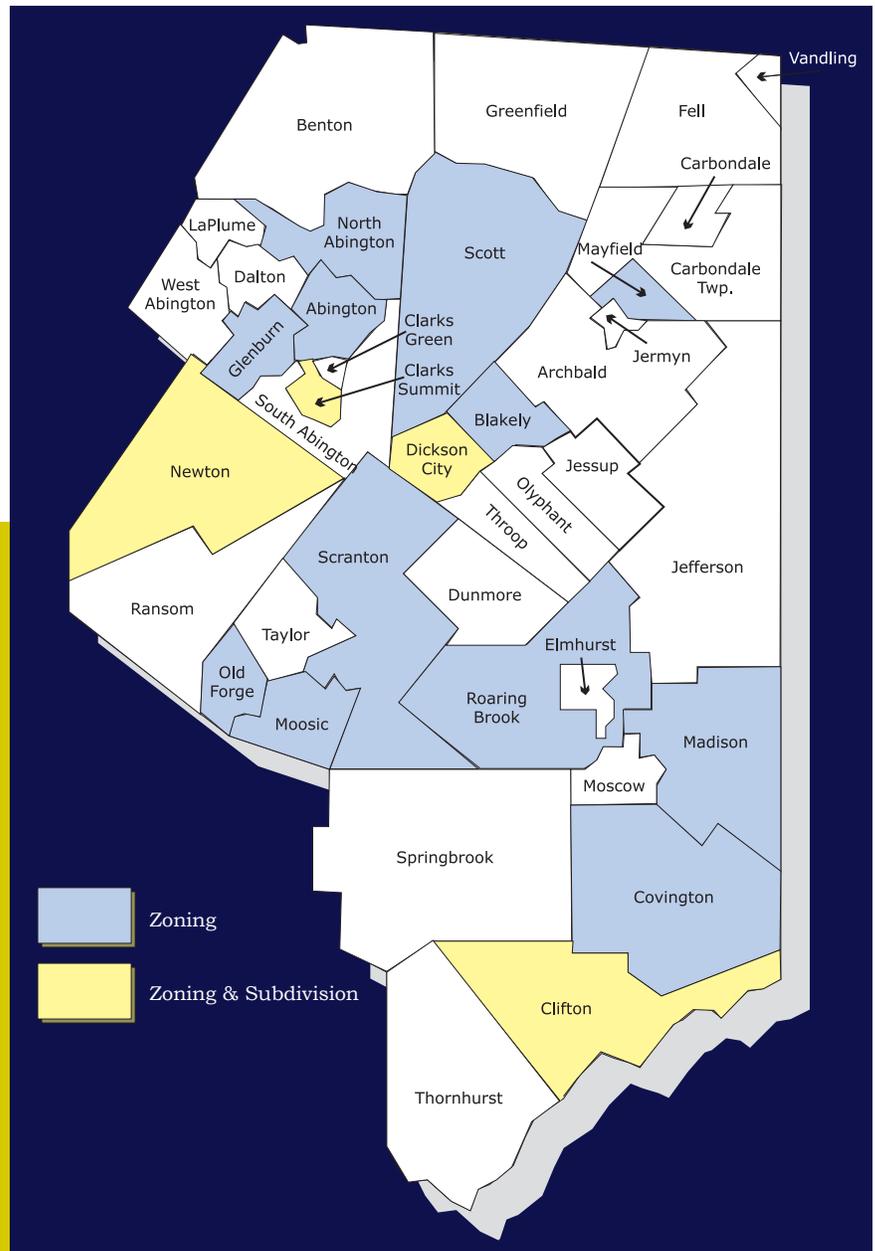
*The LCRPC implemented an increase in review fees on June 1, 2008.

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

- Abington:** amendment (Feb)
- Scranton:** amendment (Feb)
- Old Forge:** amendment (Feb)
- Moosic:** amendment (Feb)
- Mayfield:** amendment (Feb)
- Mayfield:** two amendments (Apr)
- Moosic:** amendment (Apr)
- Clarks Summit:** amendment (Jun)
- Mayfield:** amendment (Jun)
- Blakely:** two amendments (Jun)
- Dickson City:** amendment (Jul)
- Roaring Brook:** amendment (Jul)
- North Abington:** amendment (Jul)
- Moosic:** two amendments (Jul)
- Madison:** initial ordinance (Aug)

- Moosic:** amendment (Sep)
- North Abington:** amendment (Sep)
- Covington:** amendment (Nov)
- Clifton:** amendment (Nov)
- Moosic:** amendment (Dec)
- Clifton:** amendment (Dec)
- Madison:** revised initial ordinance (Dec)
- Scott:** amendment (Dec)
- Newton:** amendment (Dec)
- Glenburn:** amendment (Dec)

SUBDIVISION/LD ORDINANCES

- Clarks Summit:** amendment (Jun)
- Dickson City:** amendment (Jul)
- Clifton:** amendment (Nov)
- Newton:** amendment (Dec)

HIGHWAYS

Unified Planning Work Program - The LCRPC has an on-going contract with the Pennsylvania Department of Transportation to conduct a planning program for highway, bridge and transit related projects in Lackawanna County. There are a number of different emphasis areas that the Department of Transportation requires to be studied each year, including Highway and Transit System Monitoring, Congestion Management Planning, and intermodal planning. In state fiscal year 2007/2008, the LCRPC received funding in the amount of \$176,773 from the Federal Highway Administration, \$28,168 from the Pennsylvania Department of Transportation and



Central Scranton Expressway

\$48,571 from the Federal Transit Administration to complete these tasks. In 2008/2009 these amounts are \$182,076, \$29,610 and \$54,802 respectively.

Transportation Improvement Program - Pennsylvania Transportation Planning is outlined in a Twelve Year Transportation Improvement Program (TIP) which is reviewed and updated every two years. The list is prepared by the Metropolitan Planning Organizations (MPO) and Rural Planning Organizations (RPO) in the state and combined into a statewide funding document. Lackawanna County, along with Luzerne County, forms the Lackawanna/Luzerne Transportation Study (LLTS) MPO. The current TIP first four years includes numerous bridge rehabilitation/reconstruction projects, signal system upgrades and roadway improvements.

Highway Planning - The LCRPC takes traffic volume and traffic classification counts at a number of locations in Lackawanna County as part of numerous transportation planning

activities. Most counts are done on a three-year cycle with some being taken annually on higher volume roadways. This information is available through the LCRPC offices.

RAIL

Scranton to New York City Passenger Rail - Lackawanna County, in conjunction with Monroe County in Pennsylvania and Morris, Sussex and Warren Counties in New Jersey has over the past twenty years worked toward the resumption of rail passenger service to New York City. The first segment of the line, from Andover Township in Sussex County to Port Morris in Morris County has been given the go ahead by the Federal Transit Administration for construction. This seven mile portion of the line represents 1/4 of the total Lackawanna Cut-off segment. When completed, the line will run from the Intermodal Transportation Terminal in downtown Scranton to Hoboken. The maintenance yard for the four train sets stationed in Pennsylvania will be near Bridge 60 in West Scranton.

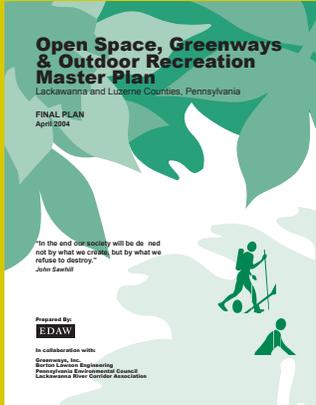
LONG RANGE TRANSPORTATION PLAN

The 2003-2025 Long Range Transportation Plan for the Lackawanna-Luzerne Transportation Study is in the process of being updated as part of the Lackawanna and Luzerne County Comprehensive Land Use and Hazard Mitigation Planning efforts (Page 13). This is the first bi-county, three planning emphasis area plan ever undertaken in the Commonwealth and could become a model for the remainder of the state. The plan will cover all transportation modes including vehicular, pedestrian, air and rail transportation in both counties.



Delaware-Lackawanna freight train near Elmhurst

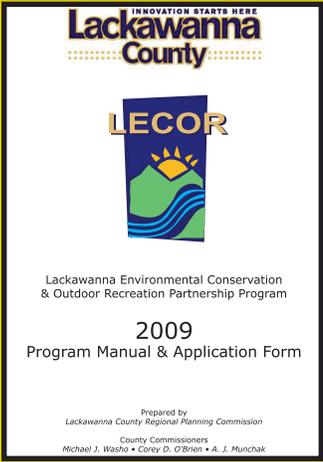
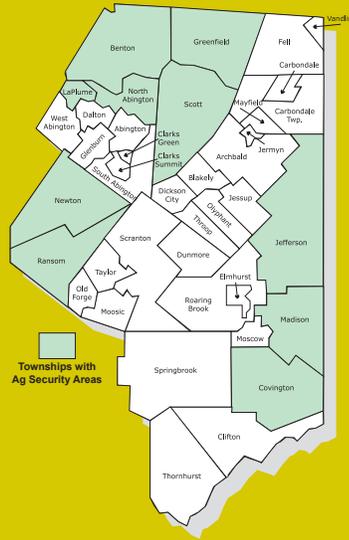
Northeastern Pennsylvania Conservation Alliance - Regional Planning Manager, Mary Liz Donato, is a member of the Northeastern Pennsylvania Conservation Alliance Steering Committee. The organization was formed under the guidance of the Lackawanna Environmental Institute and the Lackawanna Heritage Valley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



Lackawanna-Luzerne Counties Open Space, Greenways, & Outdoor Recreation Master Plan - The LCRPC continues to support the implementation of the bi-county open space plan and to use the plan as a valuable planning tool. The open space plan will serve as a guide for the newly established LECOR program (See Below). Also, the open space plan will be updated as part of the Bi-County Comprehensive Plan project (Page 13).

Farmland Preservation & Easement Purchase Program - The LCRPC continued to support the Farmland Preservation Program in 2008 with printing and legal ad costs. Regional Planning Manager, Mary Liz Donato, serves as Chairman of the five-member Farmland Preservation Board.

No. of Farms with Ag Easements in Effect: 38
Total Acres Protected by Easements: 3,508
Average Size of Protected Farm: 92 acres
Average Cost/Acre for Easement Purchase: \$1,751
Total Purchase Price for Ag Easements in Lackawanna County as of December 2008: \$6,144,099



Lackawanna Environmental Conservation and Outdoor Recreation (LECOR) Partnership Program - The County Commissioners' announced in November 2008 the establishment of the LECOR partnership program. Beginning in January 2009, the county will be allocating \$500,000 from the Landfill Trust Fund to be made available to county municipalities, municipal authorities, and tax-exempt organizations on a competitive basis to promote local stewardship of the county's valuable natural resources. Applicants will be eligible for 33% funding of a total project cost, up to a maximum county grant of \$50,000. Funds may be used for acquisition of open space or recreational land; development or rehabilitation of outdoor recreational facilities; or preparation of park master site plans, local open-space plans, and/or conservation-design land-use ordinances. Mary Liz Donato will serve

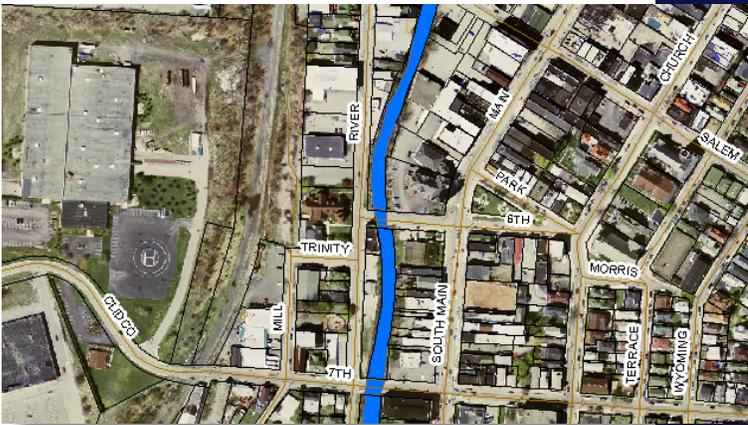


Moffat Estate Trail, Covington Twp.

GEOGRAPHIC INFORMATION SYSTEMS

The planning commission maintains 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
- 100-year Flood plain areas
- Hydrology (water bodies and water courses)
- Soils boundaries
- Building footprints
- Land-Use Classifications
- Street data (names and centerlines)

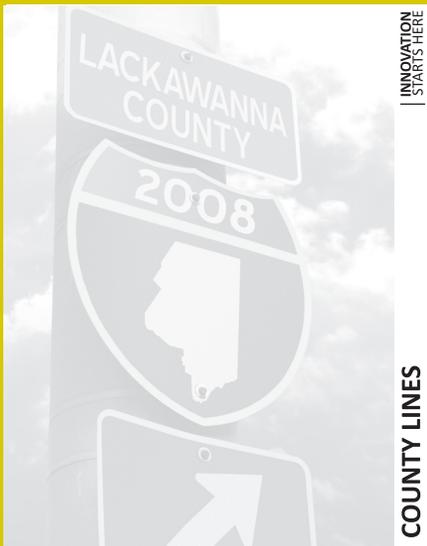


Sample of GIS Data

The LCRPC also maintains zoning data for 19 county municipalities. This information, created in Map-Info and ArcView 3, is currently being updated for compatibility with the current GIS software.

PA Mapping conducted an overflight of the county in 2008 to update aerial images, which should be available in early 2009.

GIS Coordinator, Steve Solon, developed and processed several requests for GIS data. 2008 revenues generated from these requests totaled \$13,695.



COUNTY LINES

The 19th annual edition of *County Lines* was published in 2008.

The 2008 edition provided 134 pages of information and statistics on the county, its 40 municipalities and 12 school districts. It also contained five full-color county maps. Three hundred fifty copies were professionally printed and distributed to various county agencies, local municipalities, school districts, libraries, and non-profit agencies. The cost of the book to the general public was \$25.00.

LETTERS OF SUPPORT

The LCRPC issued the following letters of support during 2008:

- Carbondale Technology Transfer Center, Rural Business Enterprises Grant.
- USDA, Tunkhannock, Factoryville-Clinton Joint Sewer Authority expansion (includes part of LaPlume).
- Covington Township, DCNR grant to construct a pavilion on the Moffat Estate property.
- Mayfield Parks & Recreation Committee, DCNR grant for playground construction.
- Scranton OECD, DCNR grant to construct a public park in the 500 block of Lackawanna Avenue.
- Blakely Borough, Growing Greener grant for riverbank stabilization.
- Lackawanna River Corridor Association, Growing Greener grant for riverbank stabilization in Dickson City.
- Scott Township, PENNVEST funding for a waste water collection system.
- Lackawanna Heritage Valley Authority, DCNR grant for the Lackawanna River Heritage Greenway Plan feasibility study and master site plan.
- USDA, Tunkhannock, North Pocono Library, new building funding.
- Jermyn Borough, PA Gaming Act, Monroe County Local Share, for renovations to the borough community center.
- Covington Township, PA Gaming Act, Monroe County Local Share, for construction of a pavilion, restrooms, and playground on the Moffat Estate property.
- Lackawanna County Commissioners, PA Gaming Act, Monroe County Local Share, for handicapped-accessible playground equipment at four recreational facilities.
- Moosic Borough, PA Gaming Act, Monroe County Local Share, for improvements to Corey Avenue.
- Olyphant Borough, DCNR grant for the construction of a little league field at Condella Park.
- USDA, Tunkhannock, Olyphant Hose Co. #2 fire truck purchase.

American Planning Association - PA Chapter Annual Conference

Sheridan Station Square, Pittsburgh

Transportation Planning Manager, Steve Pitoniak, attended the annual APA-PA Chapter conference on October 14-16. The Southwest Section of PPA hosted the 2008 event, which drew 400+ planners from across the state to Allegheny County. The 2009 conference will be held in Valley Forge.

LCRPC Successfully Nominates Local Resident for APA-PA Chapter Planning Leadership Citizen Advocate Award

Regional Planning Manager, Mary Liz Donato, nominated Clarks Summit resident, Denise Prowell, for the 2008 Planning Leadership Citizen Advocate Award, which was presented at the annual conference in Pittsburgh. Ms. Prowell was instrumental in bringing together the 11 communities currently involved with the Scranton-Abingtons Planning Association.



APA - PA Chapter Northeast Section Council

Steve Pitoniak and Mary Liz Donato serve on the 13-member Northeast Section Council. The group meets quarterly.

PPA Residential Standards Workshop Junior Achievement Center, Pittston

Steve Pitoniak and Mary Liz Donato attended a workshop on April 14 on the latest standards for residential site development.

Pervious Concrete - A Stormwater Solution Workshop PPL Learning Center, Hawley

Mary Liz Donato attended a workshop on May 22 on the benefits, costs and design elements of using pervious concrete pavement for parking lot development to reduce stormwater management controls and provide for larger aquifer recharge areas.

Farmland Preservation Easement Purchase Training Workshop PDA Regional Center, Montoursville

Mary Liz Donato attended a workshop on June 26 by the PA Department of Agriculture on the administration and program guidelines for the state's farmland preservation program and easement purchases.

Natural Gas Exploration Workshop Penn State Cooperative Extension, Scranton

Steve Pitoniak and Mary Liz Donato attended a workshop on August 21 on the process and regulation of the gas exploration activities that have been occurring in the Marcellus Shale region of the state, which includes Lackawanna County.

Transportation/PennDOT Workshops Various Locations

Steve Pitoniak and Chris McDonough attended several workshops on transportation-related issues throughout the year, including Benefits and Burdens, Safe Routes to School, and PennDOT Road to Greatness.

PennDOT Planning Partners Annual Meeting Canonsburg

Steve Pitoniak and Chris McDonough attended the annual Planning Partners meeting from October 6-8, which covers numerous transportation planning issues.

Support, Workshops, etc.

2008 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
Archbald					
	Archbald Business Park S&LD	Industrial	3	115.85	2250
	Highlands at Archbald	Other*		352.63	20160
	Highlands at Archbald - Comm	Commercial/Office	5		
	Highlands at Archbald - SF	Single-Family Residential	111		
	Highlands at Archbald -MF	Multi-Family Residential	206		
	Lands of Kenneth & Linda Powell	Single-Family Residential	3	1.66	0
	Lands of Moran	Land Only	2	0.46	0
	Lands of Ritko	Single-Family Residential	2	0.3	
	Patuk Auto Sales	Commercial/Office	1	0.62	0
	Valley View Business Park Phase II Archb	Industrial	17	431.34	5800
Municipality Totals:			350	902.86	28210
Benton					
	Beichler Lot Line Adjustment	Land Only	2	20.35	0
	Lands of Josephite	Single-Family Residential	2	0.79	0
	Lands of Smith	Single-Family Residential	2	104.32	0
	Lands of Zimmerman/Freeman	Single-Family Residential	2	2.34	0
Municipality Totals:			8	127.8	0
Blakely					
	Henzes Lot Line Adjustment	Land Only	3	1.52	0
	Lands of Matichak	Land Only	2	0.17	0
	Racobaldo/Rudalavage Subdivison Revis	Single-Family Residential	7	2.83	
Municipality Totals:			12	4.52	0
Carbondale					
	GFY Self-Storage Units	Commercial/Office	1	0.3	0
	Lands of Golin	Land Only	2	0.01	0
	Lands of Martin	Land Only	2	0.04	0
	Lands of Savage	Single-Family Residential	2	0.84	0
	Lands of Surace	Land Only	2	12.75	0
	Pioneer Plaza	Commercial/Office	1	1.56	0
	Pioneer Plaza Lot Combination	Land Only	1	1.56	0
Municipality Totals:			11	17.06	0
Carbondale Township					
	Lands of Valley Bowling Lanes	Single-Family Residential	2	0.24	0
Municipality Totals:			2	0.24	0
Clarks Summit					
	'08 Woodlawn Lot Addition	Land Only	2	0.38	0
	Lands of Jordan	Land Only	1	0.23	0
	Lands of Shay	Land Only	1	0.22	0
	Morgan-Jamison Lot Imprvmnt	Land Only	2	0.68	0
	United Cerebral Palsy Facility	Other*	1	1.22	0
Municipality Totals:			7	2.73	0
Clifton					
	Jaflo Lot Consolidation	Land Only	1	3.4	0
	Lands of Johnson	Single-Family Residential	4	39.94	0

2008 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Reich-Thomas Realty	Land Only	2	3.26	0
Municipality Totals:			7	46.6	0
Covington					
	Covington Lakes Phase 5	Single-Family Residential	1	2.37	0
	Lands of Atsus - Rev	Single-Family Residential	2	5.67	0
	Lands of Bentler	Single-Family Residential	2	29.29	0
	Lands of Carone	Single-Family Residential	3	9.38	0
	Lands of JAC Restaurant	Single-Family Residential	2	2	0
	Lands of Kakareka	Single-Family Residential	3	9.02	0
	Lands of Seidita	Land Only	2	2.38	0
	Lands of Vanfleet	Land Only	2	10.69	0
	North Pocono Self-Storage	Commercial/Office	1	9.41	0
	O & F Centennial Parcel 1 - Rev	Single-Family Residential	17	66.57	0
	O & F Centennial Parcel 2 - Rev	Single-Family Residential	8	90.24	3920
Municipality Totals:			43	237.02	3920
Dalton					
	Lands of Stec	Single-Family Residential	2	34.97	0
Municipality Totals:			2	34.97	0
Dickson City					
	Dickson City Assembly of God	Land Only	2	36.36	0
	Keystone Towne Place Suites	Commercial/Office	1	2.93	0
	Lands of Caban	Land Only	4	5.1	0
	Lands of DC Limited	Land Only	4	6.42	0
	Lands of Parchinski and Jenkins	Land Only	2	0.79	0
	Lands of Taylandra	Land Only	2	0.15	0
	Route 6 Right-of-way Conveyance	Land Only	1	0.03	0
	Siniawa XII Major Subdivision- Revised	Commercial/Office	4	18.55	0
	Walker Street Building Trust	Multi-Family Residential	11	0.79	0
Municipality Totals:			31	71.12	0
Dunmore					
	Chinchilla Realty- 625 E. Drinker	Commercial/Office	1	0.37	0
	Lands of Barone/Ruane/Butler	Single-Family Residential	3	1.02	0
	Lands of Chinchilla Realty	Land Only	2	0.37	0
	Lands of O'Neill & Monahan	Land Only	2	5.2	0
	Pinkus & McCarthy Corp.	Commercial/Office	1	3.85	0
Municipality Totals:			9	10.81	0
Fell					
	Lands of Brennan	Single-Family Residential	3	2.84	0
	Lands of D&L Realty/Depoti	Single-Family Residential	2	3.52	0
Municipality Totals:			5	6.36	0
Glenburn					
	Lands of Jennings	Land Only	2	1.27	0
	Winslow Minor Subdivision	Single-Family Residential	3	161.49	0
Municipality Totals:			5	162.76	0
Greenfield					

2008 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Lally	Land Only	2	17.24	0
	Maciejewski Subdivision	Land Only	2	2.02	0
Municipality Totals:			4	19.26	0
Jefferson					
	Lands of Coccodrilli	Land Only	2	87.39	0
	Lands of Durkovic	Single-Family Residential	2	17.46	0
	Lands of Keating	Single-Family Residential	2	18.63	0
	Lands of Klees	Single-Family Residential	2	25.9	0
	Lands of Klees 2	Land Only	4	24.76	0
	Lands of Martini	Single-Family Residential	4	42.82	0
	Lands of Moosic Lakes, Inc.	Land Only	3	747.27	0
	Lands of Palermo	Land Only	2	33.5	0
	Property of George Spangenberg	Land Only	2	1.01	0
	Ray Deprimo Subdivision	Land Only	2	2.12	0
	Stafursky Minor Subdivision	Single-Family Residential	2	9.97	0
Municipality Totals:			27	1010.83	0
Jermyn					
	Lands of Margaret Pidgeon	Land Only	2	0.26	0
	Lands of Usher	Land Only	2	0.65	0
Municipality Totals:			4	0.91	0
Jessup					
	Lands of Kevin & Eileen Swift	Single-Family Residential	2	0.68	0
	Lands of Rotell	Land Only	2	0.06	0
	Northeast Pennsylvania Auto Auction	Commercial/Office	1	56.98	0
	Seefried Properties	Industrial	1	90.5	0
	Valley View Business Park Ph II Jessup	Industrial	10	526.26	7400
	Yurkanin Subdivision	Single-Family Residential	2	0.82	
Municipality Totals:			18	675.3	7400
Madison					
	Lands of McHugh	Single-Family Residential	2	2.03	0
	Mele Enterprises Subdivision- Revised	Single-Family Residential	5	28.91	0
	Nazarenko Property	Land Only	2	84	0
	Silfee Estate Subdivision	Land Only	2	70.91	0
Municipality Totals:			11	185.85	0
Mayfield					
	Besten Townhouses Sub	Multi-Family Residential	3	0.21	0
Municipality Totals:			3	0.21	0
Moosic					
	Barrasse Lot Line Adjustment	Land Only	2	0.1	0
	Glenmaura Commons LLA	Land Only	4	0.02	0
	Glenmaura Corp Ctr Lot 19	Land Only	2	6.81	0
	Greenwood Estates Subdivision	Land Only	3	0.67	0
	Jones-Kohanski Office Addition	Commercial/Office	1	0.57	0
	Lands of Fanucci & Conforti	Land Only	2	0.33	0
	Lands of Gilchrist	Land Only	2	7.82	0

2008 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreeage	New Roads (lf)
	Lands of Mitchell	Commercial/Office	2	1.35	0
	Lands of Moosic Borough	Land Only	2	0.33	0
	Lands of Price	Land Only	2	0.3	0
	Lands of Sutkowski	Land Only	2	3.65	0
Municipality Totals:			24	21.95	0
Newton					
	Bennett Major Subdivision	Single-Family Residential	5	50.67	0
	Buranich III 2008 Lot Improvement	Single-Family Residential	2	3.59	0
	Lands of Eckel	Single-Family Residential	6	53.79	0
	Lands of Ezdebski	Single-Family Residential	2	10.91	0
	Lands of Keller	Land Only	2	43.75	0
	Lands of Swartz	Single-Family Residential	2	23.3	
	Lands of Wood	Single-Family Residential	4	105.28	0
	Lowe '08 Subdivision	Single-Family Residential	2	37.75	0
Municipality Totals:			25	329.04	0
Old Forge					
	Arcaro & Genell Addition	Commercial/Office	1	0.34	0
	Forge Estates Phase II - Rev	Single-Family Residential	25	7.47	1500
	Lands of DDRRC Realty Co.	Land Only	3	0.83	0
	Lands of Gillette	Land Only	2	0.26	0
	Lands of Palilla - Rev	Single-Family Residential	4	1.47	0
Municipality Totals:			35	10.37	1500
Olyphant					
	Lands of Carrier Coal	Land Only	5	54.37	
	Lands of T&D Alliance, Inc.	Industrial	2	4.79	0
	SK Industries	Industrial	1	1.39	
	West Line Street Extension	Single-Family Residential	25	10.99	925
Municipality Totals:			33	71.54	925
Ransom					
	Bartetta Minor Subdivision 2	Single-Family Residential	3	101.78	0
	Final Lands of Dziuba	Land Only	2	41.65	0
	Lands of Gatz	Single-Family Residential	2	4.5	
	Lands of Petty	Single-Family Residential	13	45.97	0
Municipality Totals:			20	193.9	0
Roaring Brook					
	Lands of Caputo	Single-Family Residential	2	8.63	0
	Lands of Klenova Corporation	Land Only	2	123.56	0
	Lands of Landview LLC	Land Only	2	4.29	0
	Lands of Pote	Single-Family Residential	2	41.84	0
	Lands of Rubando	Single-Family Residential	2	2.89	0
Municipality Totals:			10	181.21	0
Scott					
	Boyarsky 2008 Subdivision	Single-Family Residential	2	21.07	0
	Korczakowski Lot Realignment	Land Only	2	6.04	0
	Lands of Allegrucci	Land Only	1	51.28	0

2008 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
	Lands of Grabin	Single-Family Residential	2	6.43	0
	Lands of Hoyt	Single-Family Residential	3	12.37	0
	Lands of Peregrim	Single-Family Residential	2	7.45	0
	Lands of Santora	Land Only	2	1.62	0
	Lands of Sokoloski	Land Only	2	31.53	0
	Lands of Valtos	Single-Family Residential	2	1.7	0
	Lands of Wharton	Single-Family Residential	2	7.3	0
	Maiolatesi Wine Cellars	Other*	1	32.54	0
	Oleski Lot Line Adjustment	Land Only	2	2.82	0
	Popovich Add-on Lot	Land Only	2	0.33	0
	Prestys/Wansacz Lot Line Adj.	Land Only	2	3.29	0
	Wowk Lot Line Adjustment	Land Only	2	0.5	0
Municipality Totals:			29	186.27	0
Scranton					
	Commonwealth Medical College	Other*	1	2.6	0
	Dental Office at 1659/1661 Keyser Avenu	Commercial/Office	1	0.13	0
	Dunkin Donuts Mulberry and Mifflin	Commercial/Office	1	0.56	0
	Harriet Beecher Stowe School	Multi-Family Residential	18	0.59	0
	Jackson Terrace Land Development	Multi-Family Residential	10	0.4	0
	John Whittier 2 Elementary School	Other*	1	0.89	
	Kavulich Construction	Multi-Family Residential	3	0.44	220
	Lands of 501 Cedar L.L.C.	Land Only	2	0.18	0
	Lands of Dudzinski	Land Only	2	0.55	0
	Lands of Ferrario	Land Only	4	0.74	0
	Lands of Habitat For Humanity	Land Only	2	0.27	0
	Lands of Jordan	Land Only	2	0.2	0
	Lands of Keegan	Land Only	3	31.78	0
	Lands of Quadrant Engineering	Land Only	2	18.51	0
	Lands of Timlin	Land Only	2	0.41	0
	Lands of Williams	Single-Family Residential	2	0.3	0
	Michel Building Addition	Industrial	1	0.94	0
	Normandy Holdings LLC	Multi-Family Residential	32	0.51	0
	School District of the City of Scranton	Other*	2	4.48	0
	Turkey Hill/The Ice Box	Commercial/Office	1	0	0
Municipality Totals:			92	64.48	220
South Abington					
	Cadman Lot Line Adj - Rev	Land Only	2	4.22	0
	Chinchilla Hose Company	Land Only	2	0.66	0
	Preserve at Gravel Pond P2	Multi-Family Residential	64	36.88	3500
	South Abington Woods Ph II	Multi-Family Residential	101	44.32	3120
Municipality Totals:			169	86.08	6620
Springbrook					
	AT&T Cell Tower	Other*	1	157	0
	George Aston Verizon Wireless	Other*	1	0.23	0

2008 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Benjamin	Single-Family Residential	2	165.9	0
	Lands of Calderone	Single-Family Residential	2	11.01	0
	Lands of Dubranski	Single-Family Residential	2	1.69	0
	Lands of Maroon	Land Only	2	2.1	0
	Lands of Palumbo Phase 2	Single-Family Residential	5	21.25	0
	Lands of Pamela Murray	Single-Family Residential	2	28.15	0
Municipality Totals:			17	387.33	0
Taylor					
	Church of God Lot Combine	Land Only	1	0.51	0
	Lands of Fogmeg	Land Only	2	0.12	0
	Stefanelli Funeral Home - LLA	Land Only	2	0.05	0
	Stefanelli Funeral Home - Rev	Commercial/Office	1	0.38	0
Municipality Totals:			6	1.06	0
Thornhurst					
	Lands of Kasulis	Land Only	2	14.06	0
	Rowan Lot Conveyance	Land Only	2	40.99	0
	TCCE Essential Services	Land Only	3	3.04	0
Municipality Totals:			7	58.09	0
Throop					
	Fagnani Office Building	Commercial/Office	1	1.52	0
	Lands of Paciej	Land Only	2	0.45	0
	Underwood Realty Co., Inc.	Land Only	2	39.01	0
Municipality Totals:			5	40.98	0
Annual Totals:			1031	5149.51	48795