

Lackawanna County Regional Planning Commission

ANNUAL REPORT 2009

LACKAWANNA
COUNTY

ENTERING
THORNHURST
TOWNSHIP
A ZONED
COMMUNITY
PERMITS REQUIRED

Prepared by the
Lackawanna County
Department of Planning
& Economic Development

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Department of Planning
and Economic Development**

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Stephen Solon, GIS Coordinator
Jason Price, Transportation Planner
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Lorraine Weckel, Secretary/Receptionist

Planning Commission Board

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



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2009 Planning Commission Board

Patrick Dempsey, Chairman
Jefferson Twp., First appointed: 1969; Term expires: 2011

John Pocius, Vice-Chairman
Scranton, First appointed: 2004; Term expires: 2009

Rosemary Broderick, Secretary
South Abington Twp., First appointed: 2007; Term expires: 2012

John Segilia, Treasurer
Moosic, First appointed: 2004; Term expires: 2012

Bruce Zero, Esq.
Moscow, First appointed: 2008; Term expires: 2011

John Gigliotti
Carbondale, First appointed: 2008; Term expires: 2011

Joseph Lorince
Dunmore, First appointed: 2007; Term expires: 2010

Kathleen Graff
Abington Twp., First appointed: 2007; Term expires: 2009

Paul Wendolowski
Newton Twp., First appointed: 2007; Term expires: 2012

2009 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

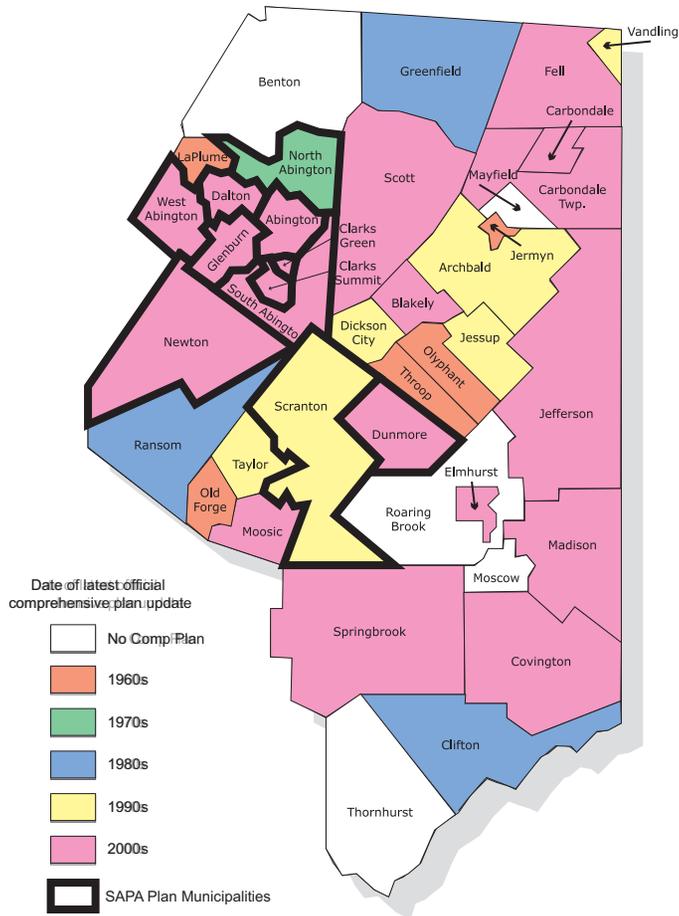
Jason Price, Transportation Planner
Pace University, Binghamton University
South Abington Twp, On staff since Dec 2009

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

Sherry Nicolais, Secretary/Receptionist
Dunmore HS
Dunmore, On staff Nov 2008-Nov 2009

Lorraine Weckel, Secretary/Receptionist
Carbondale Sacred Heart HS
Scranton, On staff since Nov 2009

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 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 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-five (35) of the county’s 40 municipalities have developed comprehensive plans, eleven (11) of which are currently involved in one (1) regional comprehensive planning project.

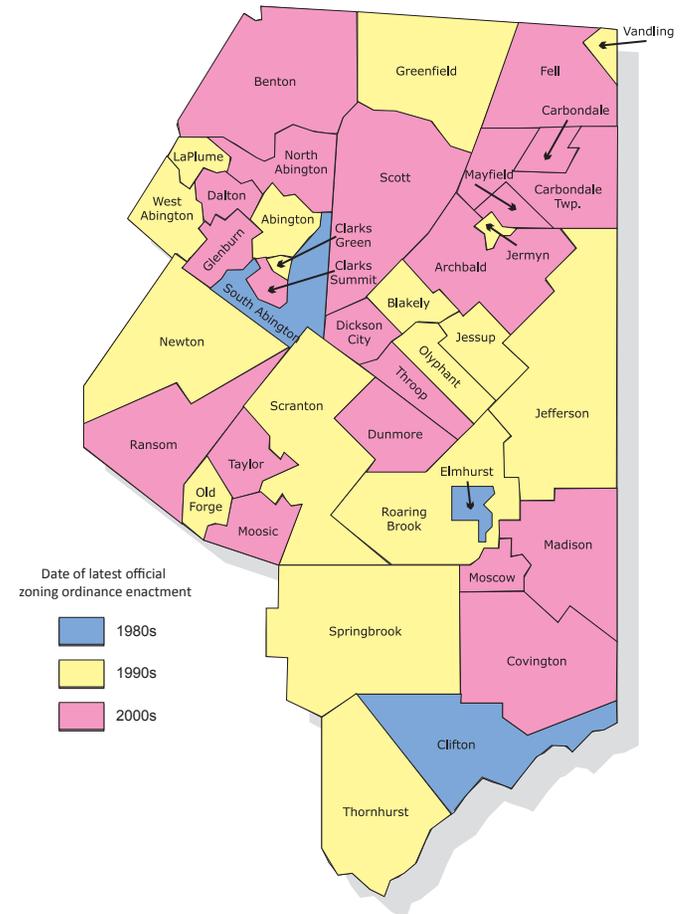
Scranton-Abingtons Planning Association

Eleven county municipalities (11) 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 November. As of December 31, 2009, the plan had been adopted by nine (9) of the eleven participating municipalities.

Zoning

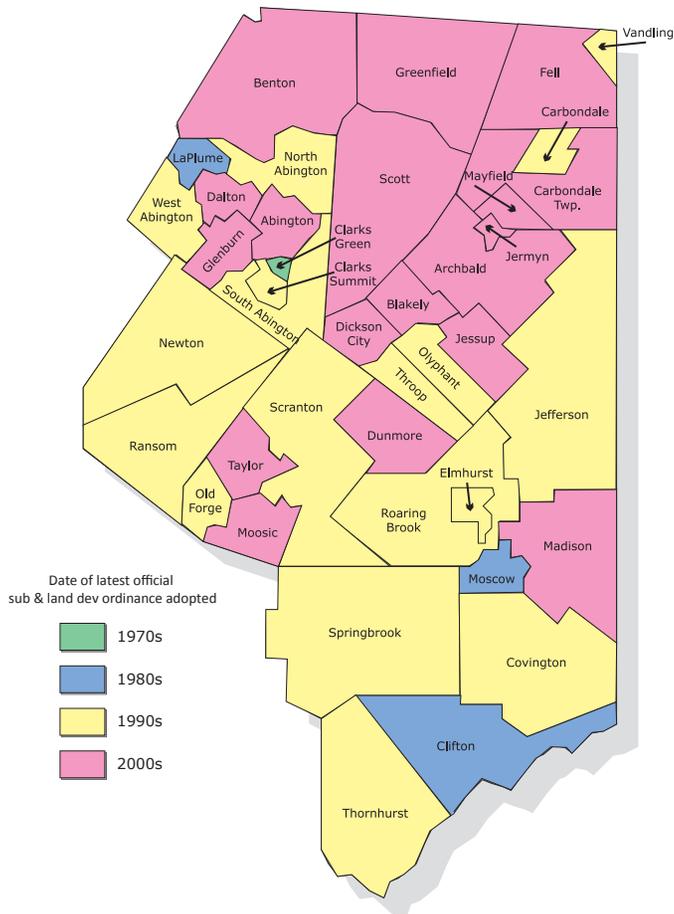
Zoning is a method to regulate the use of land and structures, designed to protect health, safety, and welfare and to guide growth. Article VI of Act 247 governs the implementation of zoning ordinances in the Commonwealth. There is no county zoning ordinance. All forty (40) of the county’s municipalities have local zoning ordinances in effect. On April 6, 2009, Madison Township became the fortieth and last municipality in Lackawanna County to enact a zoning ordinance.

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



Municipal Subdivision & Land Development Ordinances Adopted

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



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, relocation, 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.

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
 2008 Est. Population: 34,897
 Square Miles: 156

Region 2 (North Pocono)

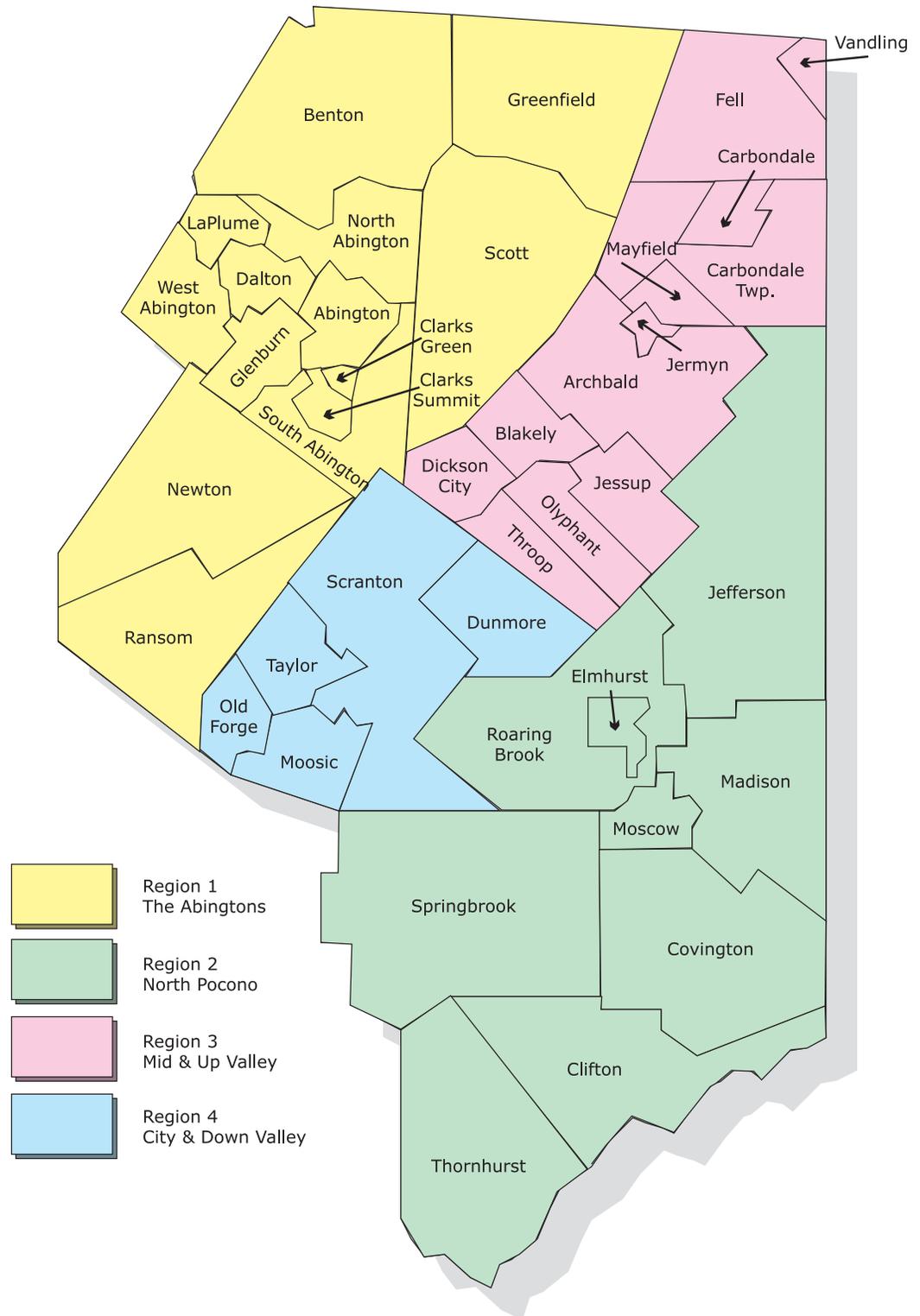
Municipalities: 9
 School Districts: 1
 2008 Est. Population: 18,038
 Square Miles: 179.2

Region 3 (Mid & Up Valley)

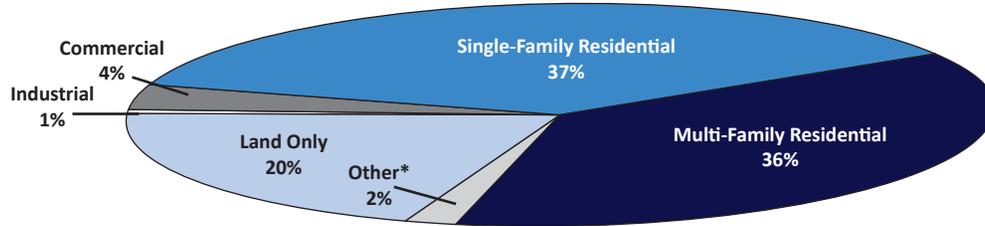
Municipalities: 12
 School Districts: 4.5
 2008 Est. Population: 49,829
 Square Miles: 79.6

Region 4 (City & Down Valley)

Municipalities: 5
 School Districts: 4
 2008 Est. Population: 106,644
 Square Miles: 49.4

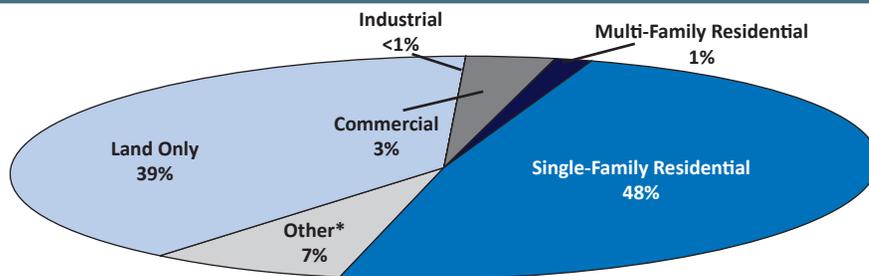


Total Reviews 154
Lots Subdivided/Developed 714
Acres Subdivided/Developed 2,818
New Roads.....2.56 miles
Review Fees..... \$19,801



Development by Lots/Units

	Lots/Units	Percent
Single-Family Residential	267	37%
Multi-Family Residential	260	36%
Commercial/Office	26	4%
Industrial	4	1%
Land Only	144	20%
Other*	13	2%
	714	100%



Development by Acres

	Acres	Percent
Single-Family Residential	1364	48%
Multi-Family Residential	42	1%
Commercial/Office	91	9%
Industrial	4	<1%
Land Only	1106	39%
Other*	211	1%
	2,818	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 2009, the LCRPC reviewed 154 submittals, 26 less than 2008. Lots plotted or proposed for development numbered 714; nonresidential buildings created 510,988 square feet of new floor area; and 2,818 acres were affected.

A breakdown by Planning Region showed that Region 4, the City & Down Valley, accounted for 56% of the lots/units created, while Region 1, the Abingtons, accounted for 44% of the acreage affected.

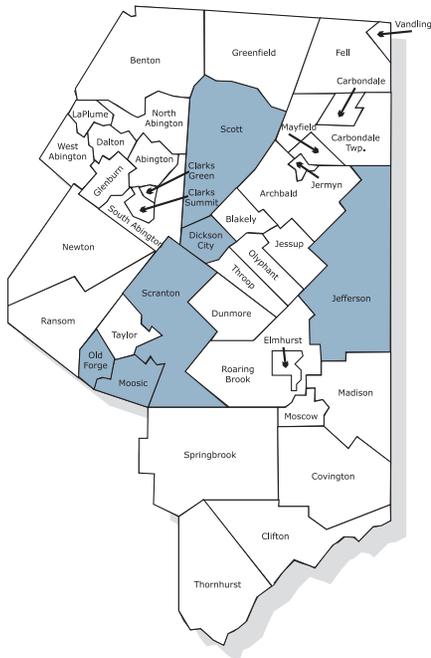
Of the 154 submittals, 108 were minor subdivisions (less than 5 lots), 9 major subdivisions, and 37 land developments. The following municipalities had no submissions: Clarks Green, Dalton, and Moscow.

Single- and multi-family residential development accounted for 37% and 36% of the total lots/units respectively, while single-family residential subdivisions accounted for 48% of the acreage. On the opposite end, industrial development accounted for only 1% of the lots and <1% of the acreage.

The largest developments in the county proposed in 2009 were Misty Ridge (Old Forge), 149 residential units; Maple Ridge Estates (Vandling), 70 residential lots, and a proposed personal-care home (Scranton), 70 congregate residential units.

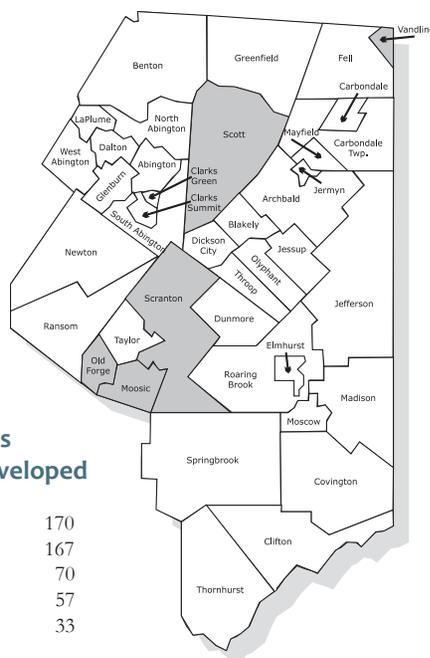
*Other development types include mixed-use, institutional, educational, public municipal & non-municipal, religious, and public services & utilities.

DEVELOPMENT SUMMARY



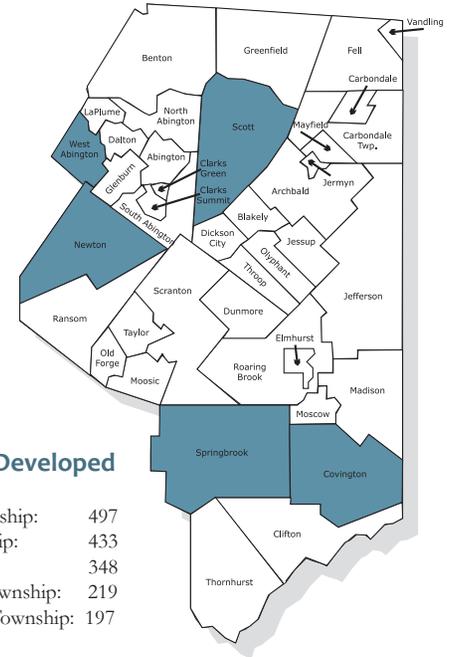
Most Submissions

Scranton City:	18
Scott Township:	13
Old Forge Borough:	12
Dickson City Borough:	10
Jefferson Township:	9
Moosic Borough:	8



Most Lots/Units Subdivided/Developed

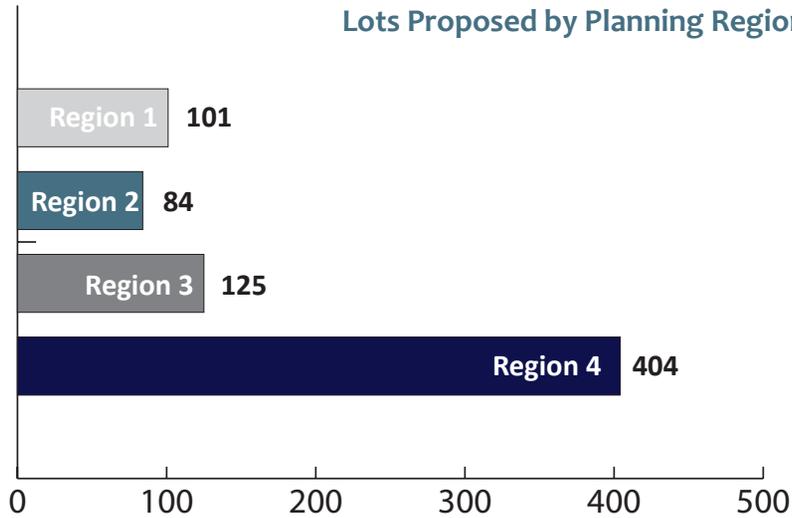
Scranton City:	170
Old Forge Borough:	167
Vandling Borough:	70
Moosic Borough:	57
Scott Township:	33



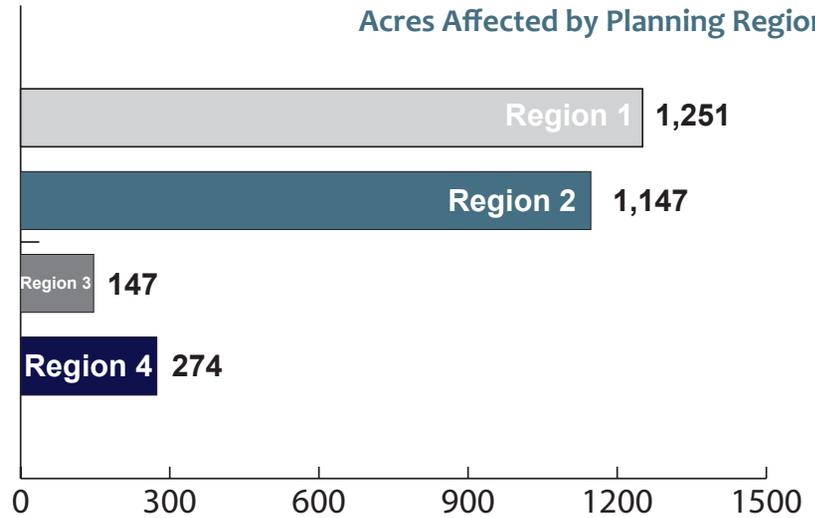
Most Acres Subdivided/Developed

Covington Township:	497
Newton Township:	433
Scott Township:	348
Spring Brook Township:	219
West Abington Township:	197

Lots Proposed by Planning Region

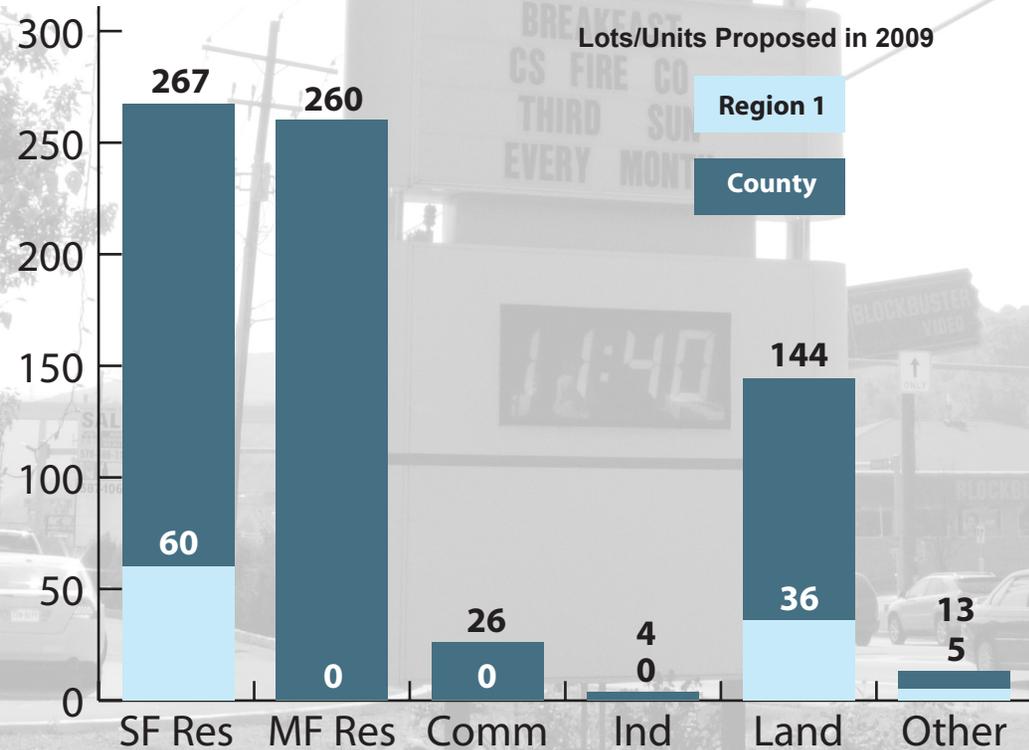
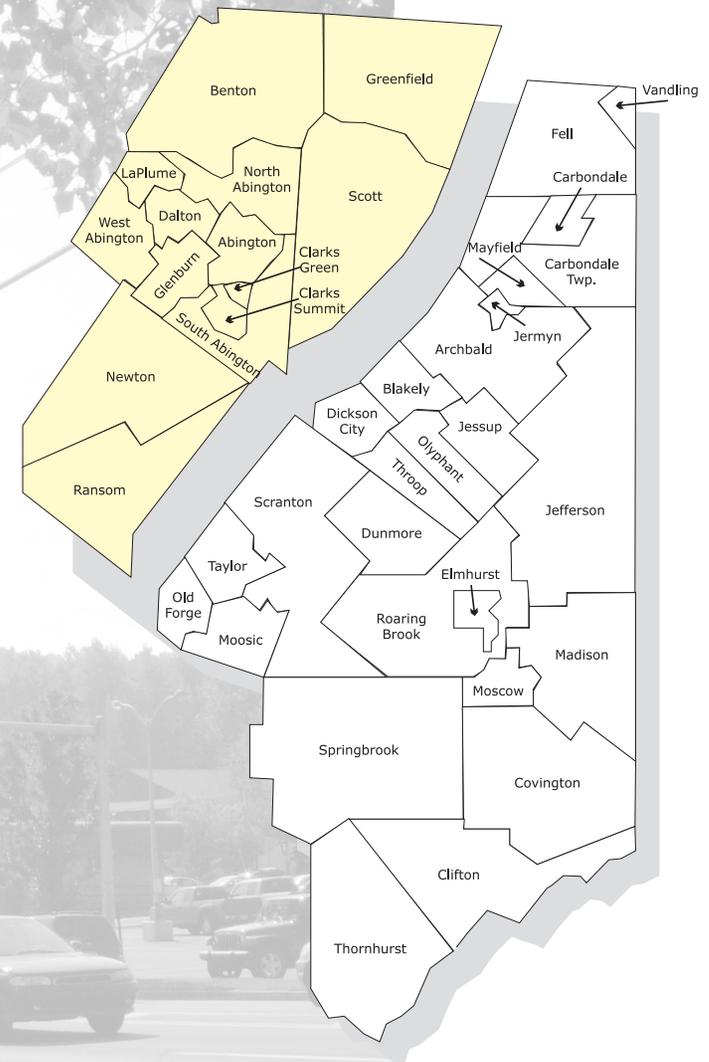


Acres Affected by Planning Region



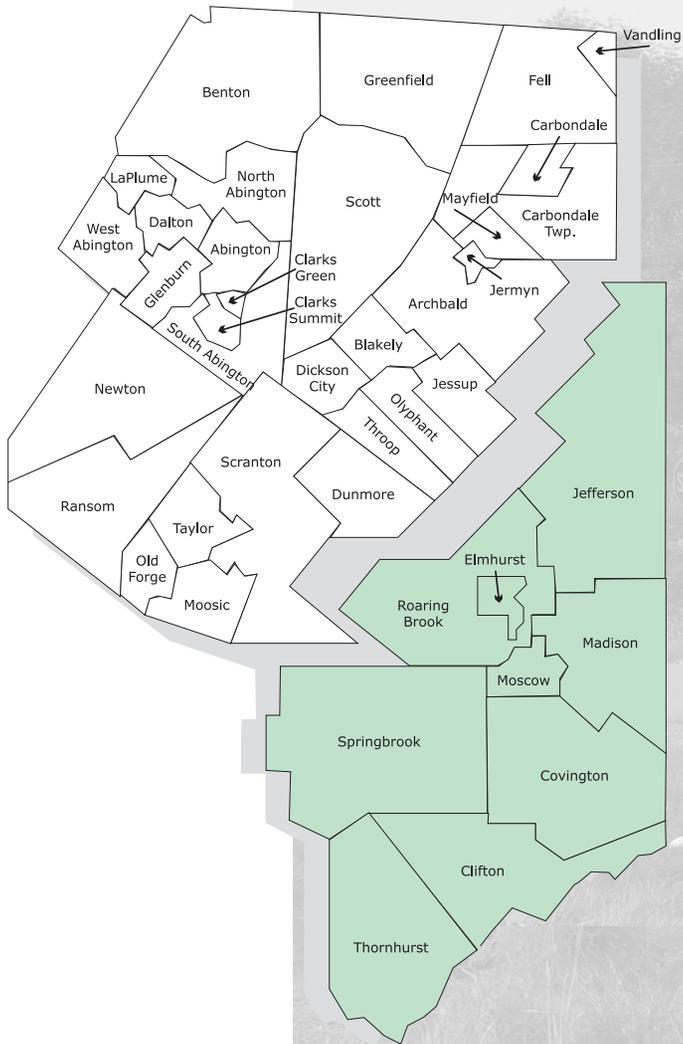
	Subs	Lots	Acres
Abington	2	3	2
Benton	1	2	32
Clarks Green	0	0	0
Clarks Summit	5	8	6
Dalton	0	0	0
Glenburn	2	4	15
Greenfield	2	4	97
LaPlume	1	2	2
Newton	7	18	433
North Abington	2	3	54
Ransom	2	15	46
Scott	13	33	348
South Abington	3	3	18
West Abington	3	6	197
Totals	43	101	1,251

Total Reviews 43
Lots Subdivided/Developed 101
Acres Subdivided/Developed 1,251
New Roads0.02 miles

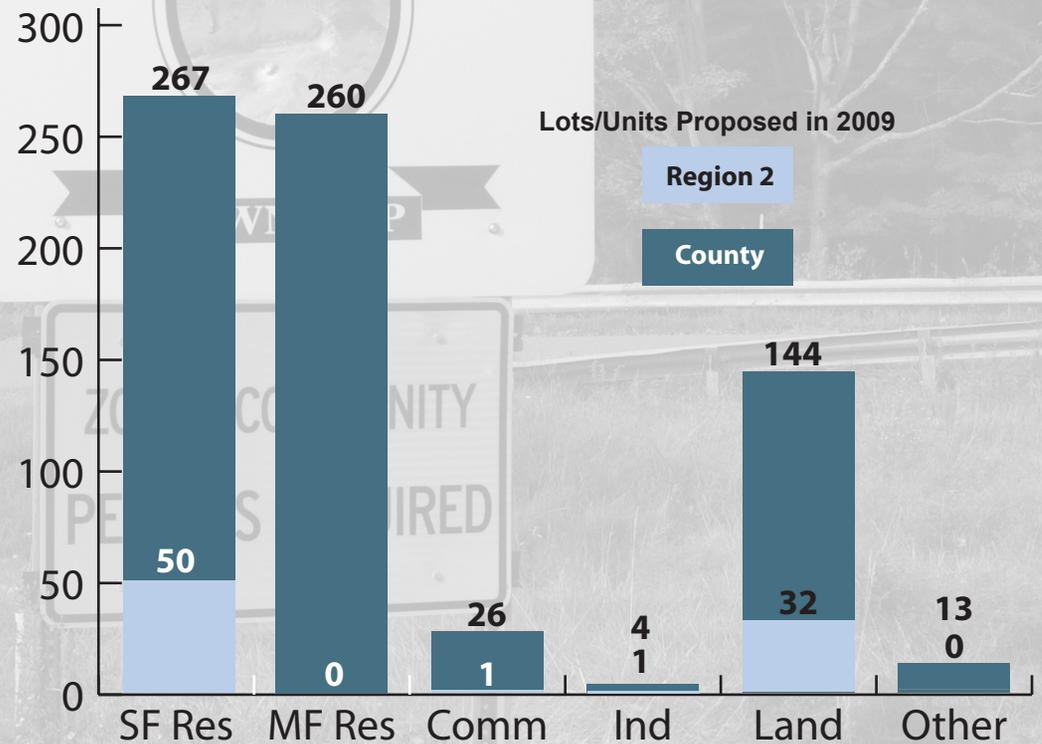


REGION 2 – NORTH POCONO

Total Reviews 30
Lots Subdivided/Developed 84
Acres Subdivided/Developed 1,147
New Roads 0.23 miles

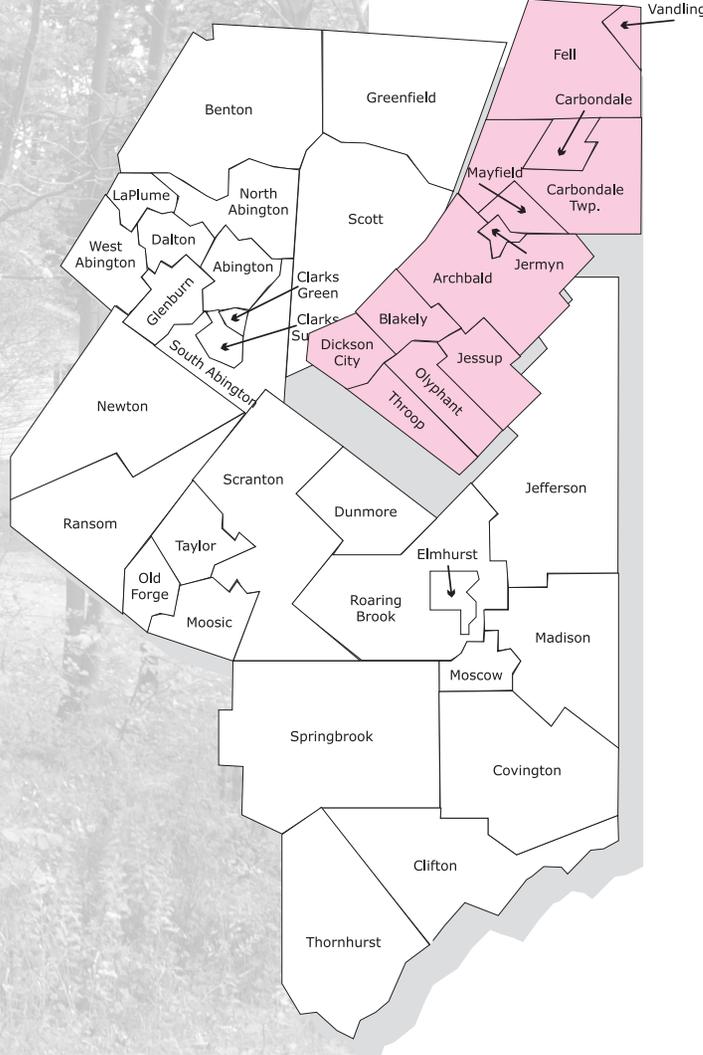
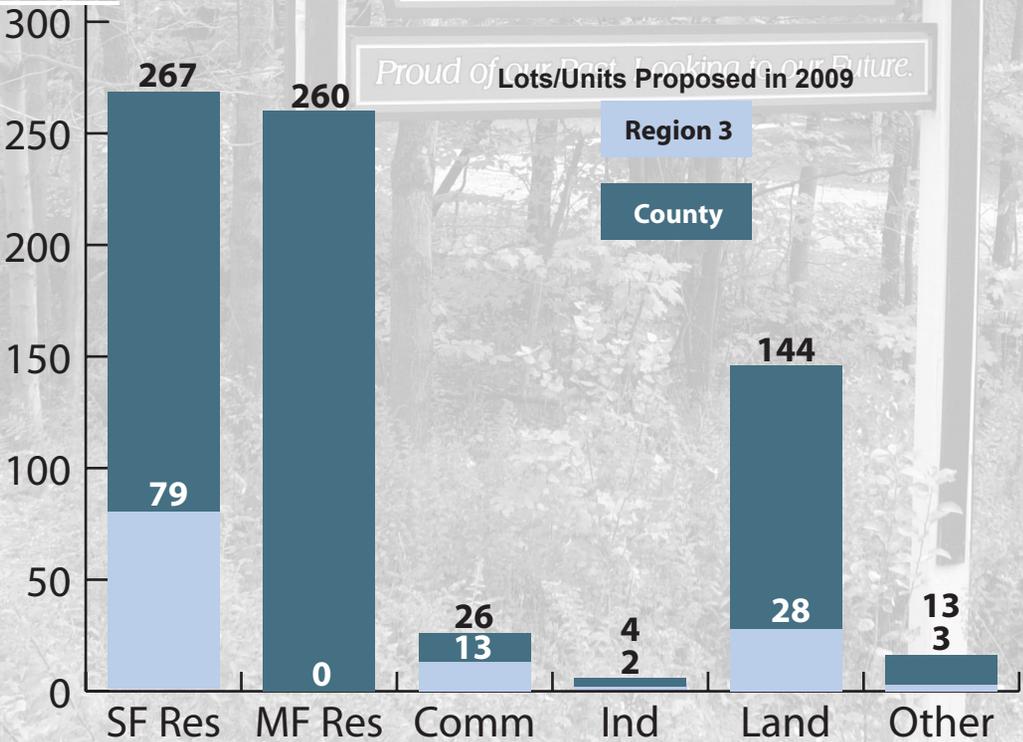


	Subs	Lots	Acres
Clifton	2	3	13
Covington	5	20	497
Elmhurst	1	2	11
Jefferson	9	19	160
Madison	6	13	63
Moscow	0	0	0
Roaring Brook	3	19	164
Spring Brook	3	6	219
Thornhurst	1	2	18
Totals	30	84	1,147



	Subs	Lots	Acres
Archbald	6	8	11
Blakely	3	4	1
Carbondale City	5	10	4
Carbondale Twp	2	6	5
Dickson City	10	15	57
Fell	1	2	<1
Jermyn	1	2	1
Jessup	2	3	9
Mayfield	1	1	2
Olyphant	2	3	1
Throop	1	1	16
Vandling	1	70	41
Totals	35	125	147

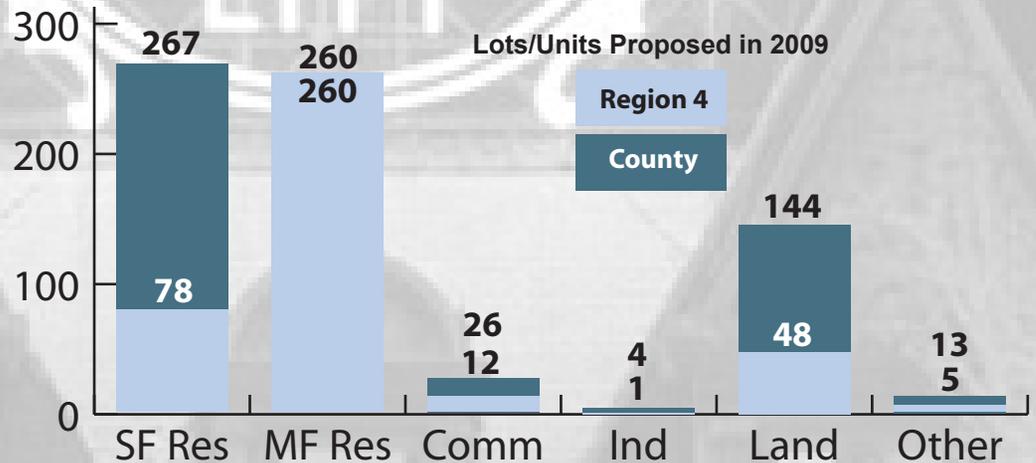
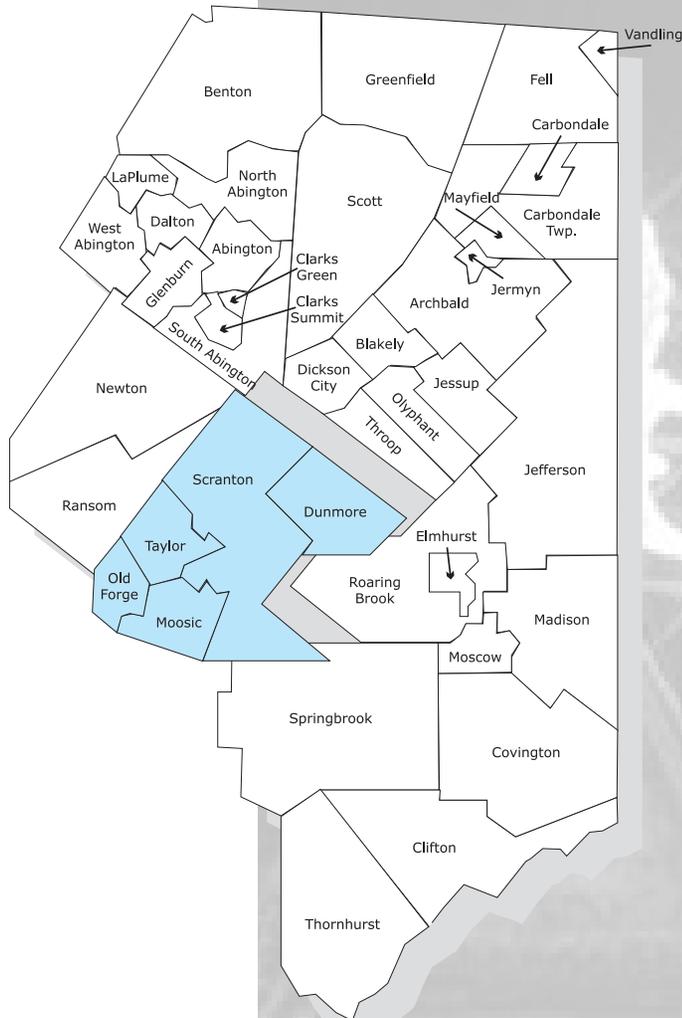
Total Reviews.....35
Lots Subdivided/Developed 125
Acres Subdivided/Developed..... 147
New Roads17 miles

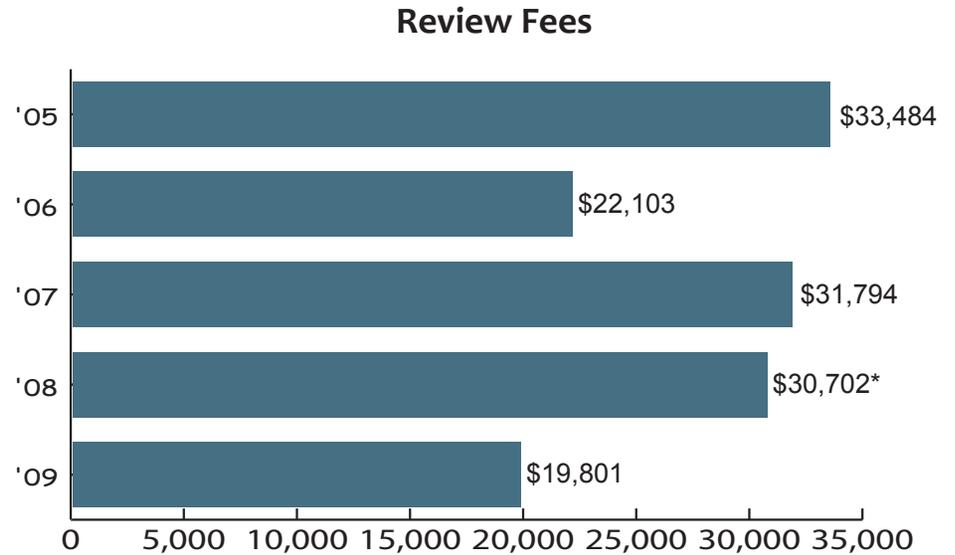
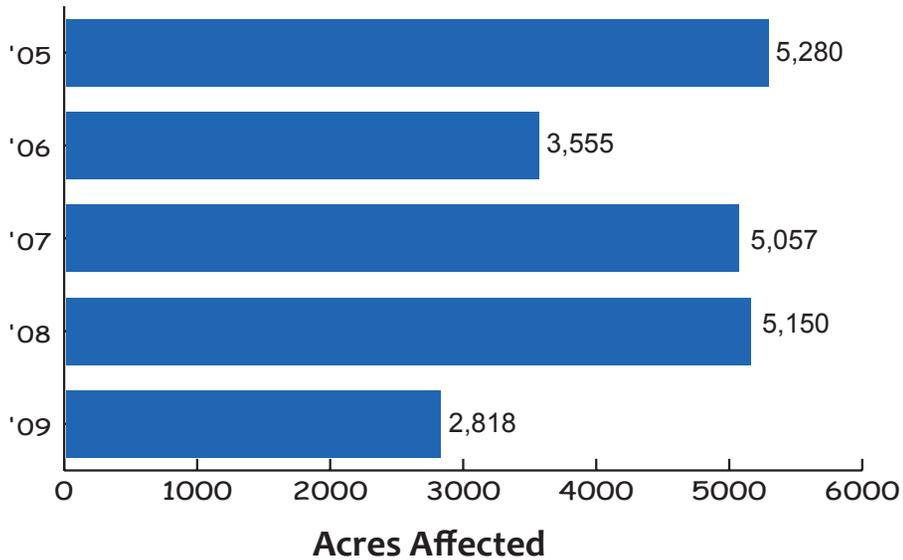
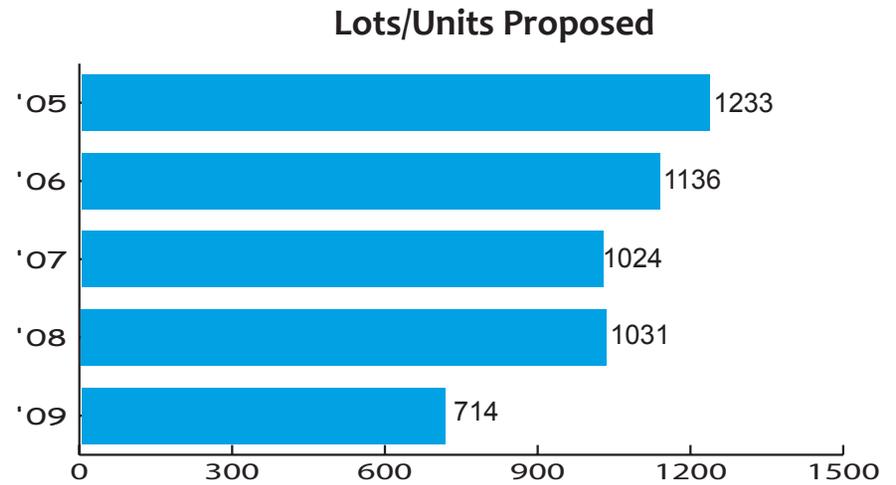
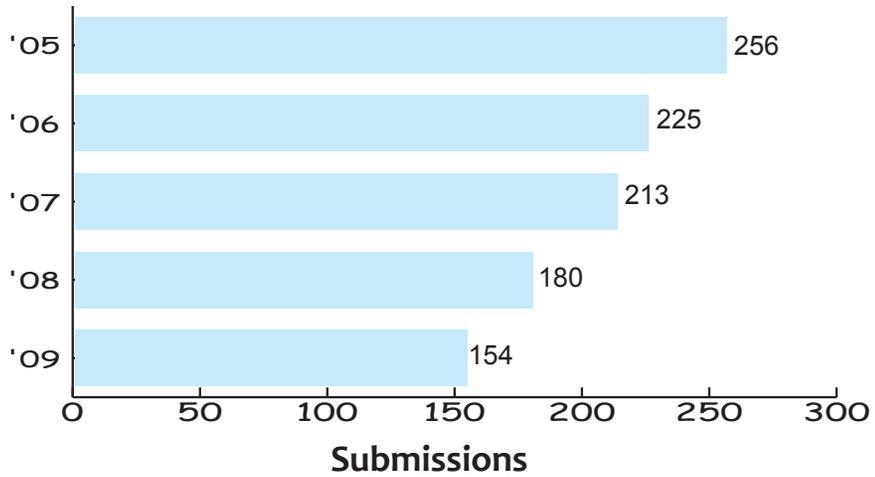


REGION 4 – CITY & DOWN VALLEY

Total Reviews..... 46
Lots Subdivided/Developed..... 404
Acres Subdivided/Developed.....274
New Roads1.14 miles

	Subs	Lots	Acres
Dunmore	5	7	7
Moosic	8	57	14
Old Forge	12	167	75
Scranton	18	170	176
Taylor	3	3	2
Totals	46	404	274





*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.

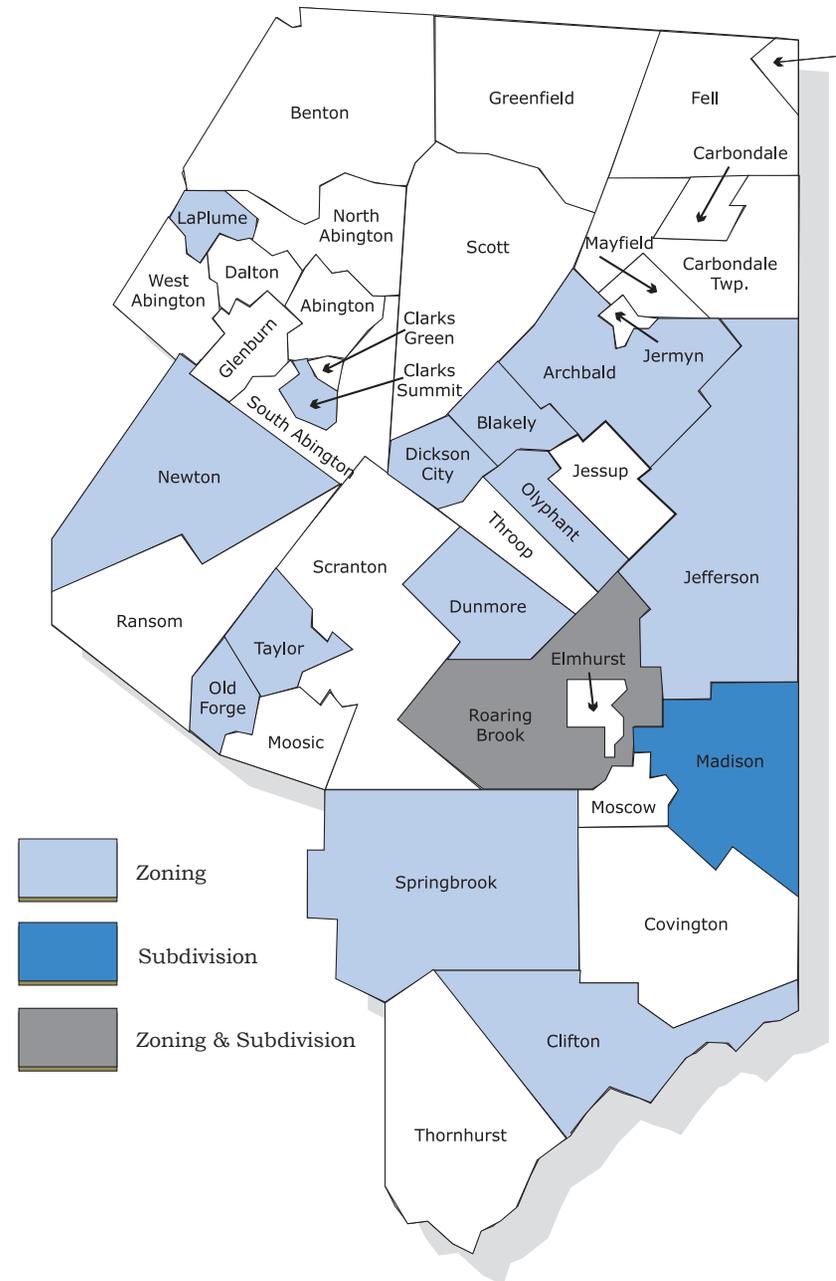
The MPC also mandates that county planning agencies offer mediation options to any municipality that believes its citizens will experience harm as a result of an ordinance or development plan in a contiguous municipality, if the contiguous municipality agrees.

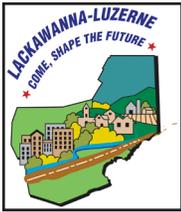
ZONING ORDINANCES

- Dickson City:** amendment (Jan)
- Old Forge:** amendment (Feb)
- Taylor:** two amendments (Mar)
- Dickson City:** amendment (Apr)
- Olyphant:** amendment (Apr)
- Old Forge:** amendment (Apr)
- Taylor:** amendment (Apr)
- Roaring Brook:** amendment (Apr)
- Clifton:** amendment (May)
- Taylor:** amendment (May)
- Newton:** amendment (Jun)
- Spring Brook:** amendment (Jun)
- Dickson City:** amendment (Jul)
- Clifton:** amendment (Jul)
- Dunmore:** amendment (Aug)
- Roaring Brook:** amendment (Sep)
- Dunmore:** amendment (Oct)
- Clarks Summit:** amendment (Oct)
- Jefferson:** new ordinance (Oct)
- LaPlume:** amendment (Oct)
- Blakely:** amendment (Nov)
- Archbald:** amendment (Nov)

SUBDIVISION/LD ORDINANCES

- Roaring Brook:** amendment (Apr)
- Madison:** amendment (Jul)





BI-COUNTY COMPREHENSIVE PLAN

The Lackawanna County Regional and Luzerne County Planning Commissions have been working with consultants McCormick Taylor Inc., and sub-consultants Borton Lawson and CECO Associates, to complete the first Comprehensive Land Use plan for both counties. As of December 2009, the plan was being developed based on a Bus Rapid Transit alternative, with TIP projects being incorporated into the land-use scenarios of the comp plan. In early

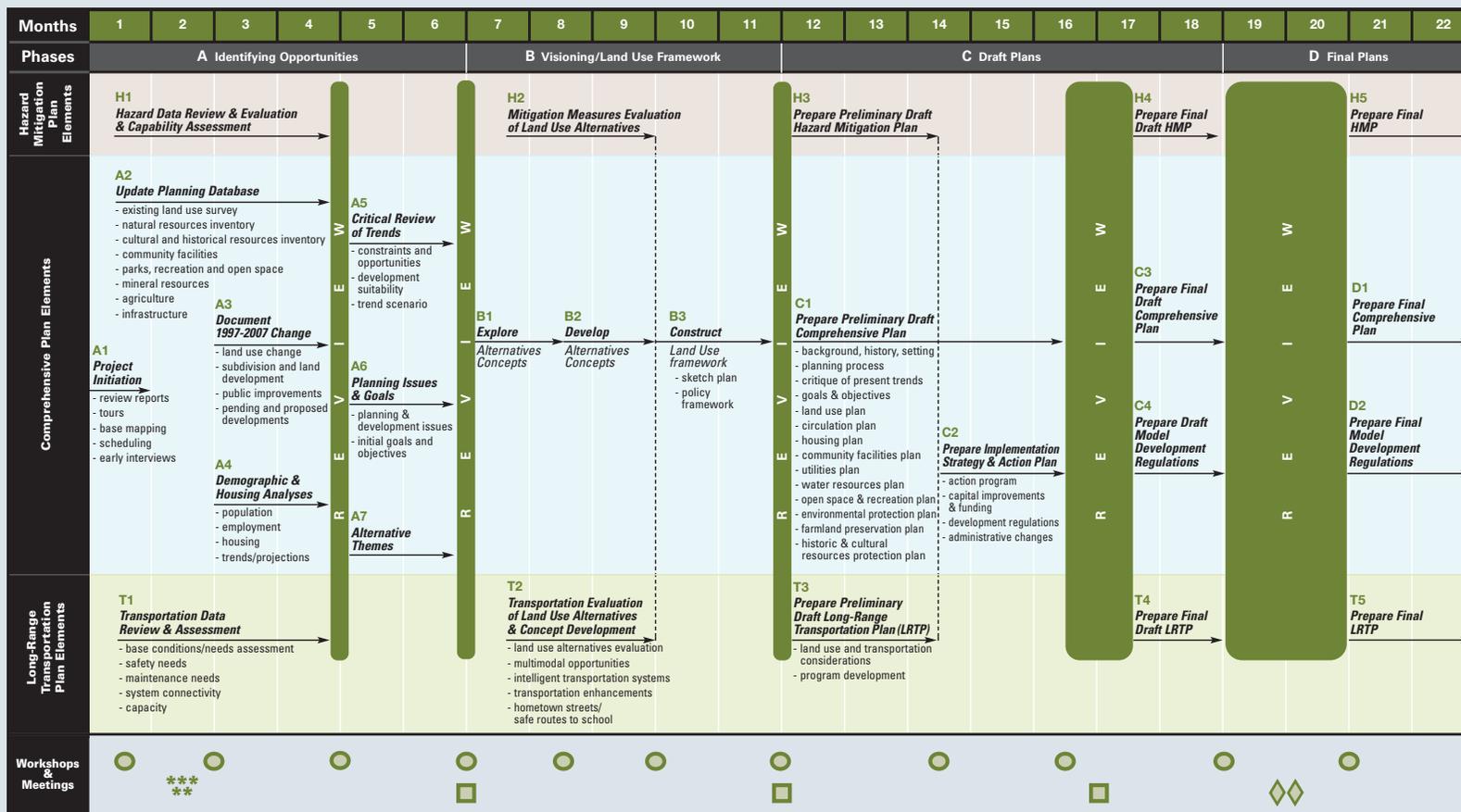
December, the third and final series of public information meetings were held at two locations in Luzerne County and in Scranton in Lackawanna County. At the conclusion of 2009, the comp plan was in Phase C1 (Prepare Preliminary Draft).

BI-COUNTY HAZARD MITIGATION PLAN

The first draft of the Bi-County Hazard Mitigation Plan was completed in May 2009. It was reviewed by all required agencies and a final draft was sent to

Work Program Schedule

Lackawanna-Luzerne Joint County Comprehensive Plan, Long-Range Transportation Plan, and Hazard Mitigation Plan



○ Steering Committee Meetings

*** Stakeholder Focus Groups

□ Public Information Meetings

◇◇ Public Hearings

FEMA and PEMA for review and approval. Final approval was given in October 2009, and the plan was adopted by the county commissioners of both counties in December 2009. As of December 31, 2009, the plan had been adopted by fifteen (15) of the county's municipalities, with adoption by all 40 municipalities anticipated by Spring 2010.

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 2008/2009, the LCRPC received funding in the amount of \$176,773 from the Federal Highway Administration, \$28,168 from the Pennsylvania Department of Transportation and \$48,571 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 includes numerous bridge rehabilitation/reconstruction projects, signal system upgrades and roadway improvements.

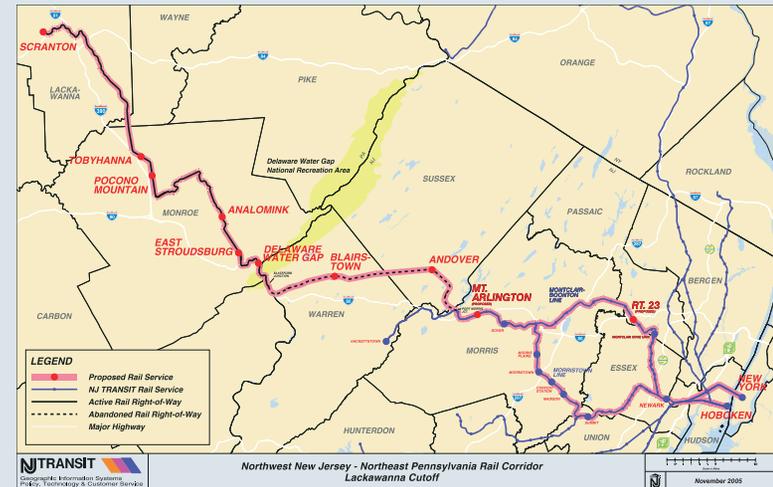
Highway Planning - The LCRPC takes traffic volume and traffic classification counts at a number of locations in Lackawanna County as part of numerous transportation planning activities. Most counts are done on a three-year cycle with some being taken annually on higher volume roadways. This information is available through the LCRPC offices.

LONG RANGE TRANSPORTATION PLAN

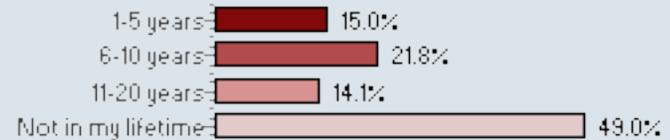
The 2003-2025 Long Range Transportation Plan for the Lackawanna-Luzerne Transportation Study is in the process of being updated as part of the Lackawanna and Luzerne County Comprehensive Land Use and Hazard Mitigation Planning efforts (Page 13). This is the first bi-county, three planning emphasis area 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.

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-one 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. The EPA also declared a Finding of No Significant Impact (FONSI) in 2009, making the project eligible to compete for federal construction funding. However, the estimated \$550 million project, lead by New Jersey Transit, continues to be delayed because of funding passovers, the most recent a economic stimulus rail program announced by the Obama administration. Pennsylvania’s two senators and local congressmen continue to seek alternative funding. An overly optimistic estimate is that rail service is four or five years away.



When will NYC rail service roll into the Poconos?

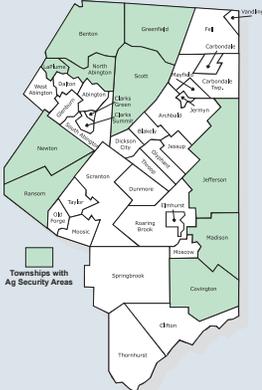


The above are the results of a news poll by the Pocono Record based in Stroudsburg.

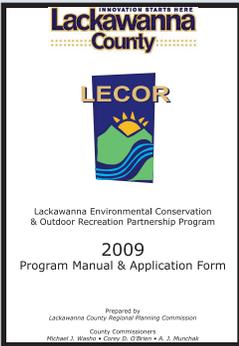
Lackawanna-Luzerne Counties Open Space, Greenways, & Outdoor Recreation Master Plan - The LCRPC continues to support the implementation of the bi-county open space plan and to use the plan as a valuable planning tool. In 2009, the open space plan served as a guide for the LECOR program (See Below) and was utilized by the Lackawanna Open Space Advisory Group for the development of an open space needs assessment.

Act 167 Storm Water Management Program - The storm water management program has been eliminated from the budget of the Pennsylvania Department of Environment Protection for state FY 2009-10. Since the LCRPC had not commenced the Phase I program prior to the budget adoption, the Act 167 storm water management contract and grant monies for Lackawanna County were terminated by the PA DEP.

Farmland Preservation & Easement Purchase Program - The LCRPC continued to support the Farmland Preservation Program in 2009 with printing and legal ad costs. Regional Planning Manager, Mary Liz Donato, continues to serve as Chairman of the five-member Farmland Preservation Board.



No. of Farms with Ag Easements: 44
Total Acres Protected by Easements: 3,890
Average Size of Protected Farm: 89 acres
Average Cost/Acre for Easement Purchase: \$1,717
Total Purchase Price for Ag Easements in Lackawanna County as of December 2009: \$6,381,661



Lackawanna Environmental Conservation and Outdoor Recreation (LECOR) Partnership Program

- In the spring of 2009, the county commissioners awarded \$564,500 in competitive grants to 19 local communities and agencies to help fund 20 open space and recreation projects totaling over \$4.6 million. The LECOR monies were taken from the county's Landfill Trust Fund. Mary Liz Donato serves as project coordinator.

G#	Applicant	Project Location/Title	Project Specifics	Total Cost	LECOR Grant
1	Aylesworth Creek Res. Park Auth	Pocket Park - Archbald	Build a small park at site of former Archbald H.S - gazebo, trials, Veterans Mem. Plaza	\$276,232	\$45,000
2	Olyphant Borough	Condella Park Little League Field	Construct a new little league field to replace current one on Line Street	\$266,686	\$45,000
3	South Abington Township	South Abington Park H-A Restroom	Construct a handicapped-accessible restroom at the South Abington Community Park	\$142,500	\$42,000
4	Greenfield Township	Slebodnik Sports Complex Rehabilitation	Repair existing fieldhouse and add playground equipment	\$43,025	\$13,000
5	St. Anthony's Mem Park - Dunmore	Restroom Rehabilitation	Expand existing restroom and upgrade to make handicapped-accessible	\$42,020	\$12,500
6	Leadership Lackawanna	Cancer Survivor Park Revitalization	Renovate and reconfigure parkscape at site within McDade Park	\$34,500	\$9,000
7	Moosic Borough	Borough Park Improvements	Purchase/install ADA playground equipment, benches, buffer trees, and resurface paths	\$30,000	\$9,000
8	Dalton Borough	Streamside & Platt Parks Improvements	Upgrade existing little league field and playground equipment, resurface paths, new benches	\$60,000	\$7,000
9	Clarks Green Borough	Abington Area Community Park Improvements	Construct ADA parking, pedestrian access and toilet shelter to support boundless playgrd	\$160,000	\$45,000
10	Covington Township	Moffat Estate Pavilion	Construct a 5,000 sq ft pavilion with restrooms and kitchen facilities	\$604,010	\$45,000
11	Throop Borough	Throop Recreation Complex Phase I	Construct a skateboard park, trail and ice-skating rink	\$259,780	\$45,000
12	Abington Township	Abington Township Rec Area Improvements	Construct an ADA pavilion, provide picnic tables and grills, and benches along twp trail	\$85,762	\$25,000
18	City of Scranton	Billy Barrett Park Rehabilitation	Replace playground, resurface tennis court, construct pavilion, greenspace, walking trail	\$125,000	\$22,500
19	City of Scranton	Connors Park Improvments	Construct play area, gazebo, picnic areas, and grills	\$153,000	\$22,500
20	City of Carbondale	Park Rehabilitation Program	Replace playground equipment at three city parks	\$98,000	\$30,000
13	Countryside Conservancy	Countryside Trails-Glenburn/LaPlume/N Abgtn	Purchase 42 acres total in 3 twps for Trolley Trail dev. and access to Lacka State Park	\$130,650	\$37,000
14	The Nature Conservancy	Moosic Mountain Preserve Parcel A-Jeff Twp	Purchase 277 acres in Jefferson Twp to add to Moosic Mountain Preserve	\$1,540,430	\$45,000
15	Ransom Township	Ransom Twp Recreation Area Master Site Plan	Develop a park plan for 525 acres purchased by the township for recreational purposes	\$85,000	\$10,000
16	Thornhurst Township	Riverfront Park Master Site Plan	Develop a park plan for 18 acres purchased by the twp for a park and access to Lehigh R.	\$35,000	\$10,000
17	Lackawanna Heritage Valley Auth	Greenway S, Heritage Trail FS, CNJ Trail MSP	Fund three studies/site plans for Heritage Trails projects and Lacka River Greenway	\$490,000	\$45,000
				\$4,661,595	\$564,500

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
- Municipal boundaries
- Hydrology (water bodies and water courses)
- Soils
- Building footprints
- Land-Use Classifications
- Street data (names and centerlines)
- 100-year Flood plain areas (non-layer)
- Topography (non-layer)
- Zoning (20 municipalities)
- Aerial photography (2002, 2005, 2008 flyovers)

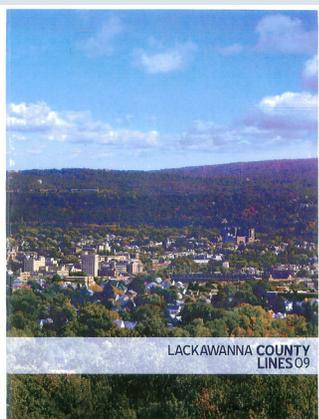
GIS Coordinator, Steve Solon, developed and processed several requests for GIS data. 2009 revenues generated from these requests totaled \$3,243.



Glenmaura National Boulevard in Moosic Borough, 2005 (above) and 2008 (below) aerial photography, showing the development of the Shoppes at Montage between the flyovers.



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A Webviewer for internal county use has been developed using the software MapJazz. Parcels, addresses, and property owners can be searched and located and various GIS layers can be viewed and printed.

COUNTY LINES

The 20th annual edition of *County Lines* was published in 2009.

The 2009 edition provided 127 pages of information and statistics on the county, its 40 municipalities and 12 school districts. It also contained five full-color county maps. Four hundred copies were professionally printed and distributed to various county agencies, local municipalities, school districts, libraries, and non-profit agencies. The cost of the book to the general public was \$25.00.

LETTERS OF SUPPORT

The LCRPC issued the following letters of support during 2009:

- [Dickson City Borough](#), DCNR grant for improvements to VFW Park.
- [Covington Township](#), DCNR grant for a handicapped accessible playground at the Moffat Estate.
- [Greenfield Township](#), DCNR grant for improvements to the Slebodnick Sports Complex.
- [Dalton Borough](#), DCNR grant for improvements to Streamside and Platt parks
- [City of Scranton Dept. of Parks and Recreation](#), DCNR grant for improvements to two city parks.
- [Simplex Industries](#), PA Energy Development Authority grant for a solar photovoltaic project.
- [Olyphant Borough](#), PENNVEST funding for new storm sewers and replacement of sanitary sewer lines.
- [Nay Aug Conservancy](#), PENNVEST funding for improvements to the rest room facilities at Nay Aug Park.
- [Blakely Borough](#), Growing Greener grant for riverbank stabilization.
- [Old Forge Borough](#), Growing Greener grant for riverbank stabilization.
- [Thornhurst Township](#), PA Gaming Act, Monroe County Local Share, for acquisition of Choke Creek Falls land.
- [Abington Township](#), PA Gaming Act, Monroe County Local Share, for restoration of the historic Waverly Schoolhouse.
- [Blakely Borough](#), PA Gaming Act, Monroe County Local Share, for rehabilitation of Main Street sidewalks.
- [Old Forge Borough](#), PA Gaming Act, Monroe County Local Share, for improvements to Old Forge Community Park.
- [Lackawanna Heritage Valley Authority](#), PA Gaming Act, Monroe County Local Share, for construction of a portion of the Lackawanna River Heritage Trail.
- [SLIBCO](#), USDA grant for an economic development strategic plan based on the Commonwealth Medical College.
- [Lackawanna River Corridor Association](#), EPA Brownfields grant for riverbank stabilization in Old Forge.
- [Abington Township Municipal Authority](#), PA Gaming Act, Monroe County Local Share, for operating expenses for the Northeastern PA Philharmonic.
- [Dickson City Borough](#), USDA grant for the purchase and renovation of a municipal building.
- [Lackawanna County](#), PA Gaming Act, Monroe County Local Share for renovations to the county stadium.

American Planning Association - PA Chapter Annual Conference

Dolce Hotel & Resort, Valley Forge

The Southeast Section of APA-PA hosted the 2009 event on October 4-6, which drew 500+ planners from across the state to Montgomery County. The 2010 conference will be held in Lancaster, and the 2011 conference is slated for Scranton.

APA - PA Chapter Northeast Section Council

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

Recreation & Open Space Balloting Workshop

The Nature Conservancy, Long Pond

Mary Liz Donato attended a workshop on March 9 on the techniques and process for conducting a successful balloting campaign for recreation and open space bond issues.

10,000 Friends, Land-Use Planning Roundtable Discussion

The Inn at Nichols Village, Clarks Summit

Steve Pitoniak and Mary Liz Donato attended a roundtable discussion hosted by 10,000 Friends of Pennsylvania on March 11 to discuss the latest trends in municipal and multi-municipal planning in the Commonwealth. Approximately 30 local and county planners attended.

Transportation/PennDOT Workshops

Various Locations

Steve Pitoniak attended several workshops on transportation-related issues throughout the year.

PennDOT Planning Partners Annual Meeting

Altoona

Steve Pitoniak attended the annual Planning Partners meeting in October, which covered numerous transportation planning issues.

2009 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreege	New Roads (lf)
Abington					
	Lands of Evans	Land Only	2	2.26	0
	Verizon Wireless- Orchard Lane Site	Other*	1	0.23	0
Municipality Totals:			3	2.49	0
Archbald					
	Archbald Business Park Lot Line Adjustm	Land Only	2	3.12	0
	Archbald Community Ambulance	Other*	1	3.01	0
	Aylesworth Park Offices & Pavilion	Other*	1	0.78	0
	Hemak Office Complex	Commercial/Office	1	1.54	0
	Lands of D & L Realty	Land Only	1	2.46	0
	Lands of Welsch	Land Only	2	0.51	0
Municipality Totals:			8	11.42	0
Benton					
	Lands of Stuenzi & Sacco	Single-Family Residential	2	32.05	0
Municipality Totals:			2	32.05	0
Blakely					
	Lands of Capezio	Land Only	2	0.81	0
	Lands of McGeachie	Single-Family Residential	1	0.28	0
	Lands of Stracka	Commercial/Office	1	0.23	0
Municipality Totals:			4	1.32	0
Carbondale					
	D&L Realty/Galavitz Add-on	Land Only	2	0.87	0
	D&L Realty/Vadella Lot Add.	Land Only	2	0.12	0
	D&L Realty/Weckel Add-on	Land Only	2	0.27	0
	Lands of Oliveri	Land Only	2	1.27	0
	Lands of Smith	Land Only	2	1.11	0
Municipality Totals:			10	3.64	0
Carbondale Township					
	Lands of Vito	Single-Family Residential	4	3.6	0
	Wormuth Lot Line Adj	Land Only	2	1.1	0
Municipality Totals:			6	4.7	0
Clarks Summit					
	Davis Lot Consolidation	Land Only	1	0.3	0
	Highland Real Est. Lot Comb.	Land Only	1	0.36	0
	Highland Real Est. Lot Comb. 2	Land Only	1	1.57	0
	McDonnell Lot Combination	Land Only	1	0.98	0

2009 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Site-Tech Development	Single-Family Residential	4	2.4	95
Municipality Totals:			8	5.61	95
Clifton					
	Lands of Stocoski	Land Only	2	12.28	0
	Wahlers Lot Consolidation	Land Only	1	1.02	0
Municipality Totals:			3	13.3	0
Covington					
	Lands of First Industrial	Land Only	2	262.46	0
	Lands of Martin	Land Only	2	6.55	0
	Lands of Tierney	Single-Family Residential	3	41.08	0
	Mount Airy Farms - 2nd Rev	Single-Family Residential	12	186.38	0
	Versacold Fuel Is./Pole Barn	Industrial	1	0.39	0
Municipality Totals:			20	496.86	0
Dickson City					
	Holiday Inn Express & Suites Land Devel	Commercial/Office	1	2.86	0
	Holiday Inn Express & Suites Subdivision	Commercial/Office	2	18.55	0
	Keystone Properties Lot 6/9 Lot Line Cha	Commercial/Office	2	23.79	0
	Koroneos Commercial Development	Commercial/Office	1	1	0
	Lands of Circle Gas & Manufacturing	Industrial	2	3.04	0
	Lands of Kobierecki	Land Only	2	1.26	0
	Lands of Tomasetti	Land Only	1	0.22	0
	Microtel Land Development	Commercial/Office	1	2.15	0
	Miles Plot Terrace	Commercial/Office	1	1.22	0
	Siniawa VII L.P. - Don Pablo's	Commercial/Office	2	3.08	0
Municipality Totals:			15	57.17	0
Dunmore					
	Ash Street Complex	Commercial/Office	1	2.6	0
	B & M Property Development	Land Only	2	0.64	0
	Carlucci-Golden-DeSantis Funeral Home	Commercial/Office	1	0.65	0
	Lands of St. Anthony of Padua	Land Only	2	1.83	0
	McDonald's Dunmore	Commercial/Office	1	1.26	0
Municipality Totals:			7	6.98	0
Elmhurst					
	Lands of Kakareka	Single-Family Residential	2	11.07	0
Municipality Totals:			2	11.07	0
Fell					
	Jablonowski Lot Line Adj.	Land Only	2	0.04	0

2009 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
Municipality Totals:			2	0.04	0
Glenburn					
	Lands of Antenori	Single-Family Residential	2	8.64	0
	Lands of Selige	Single-Family Residential	2	6.71	0
Municipality Totals:			4	15.35	0
Greenfield					
	Lands of Moody	Land Only	2	91.66	0
	Lands of Tokarczyk	Land Only	2	5.74	0
Municipality Totals:			4	97.4	0
Jefferson					
	Kuranda's Farm Fresh Poultry	Land Only	2	25.52	0
	Lands of Durkin	Land Only	1	2.76	0
	Lands of Foster	Land Only	2	34.54	0
	Lands of Martini	Land Only	4	37.82	0
	Lands of Moosic Lakes, Inc.	Land Only	2	7.96	0
	Lands of Nasevich	Land Only	2	11.57	0
	Lands of Sartor	Single-Family Residential	2	9.22	0
	Lands of Siekierka	Land Only	2	1.7	0
	Lands of Vonderhey	Single-Family Residential	2	29.3	0
Municipality Totals:			19	160.39	0
Jermyn					
	Lands of Whitiak	Land Only	2	0.9	0
Municipality Totals:			2	0.9	0
Jessup					
	Lackawanna County Public Service Park	Other*	1	8.19	0
	Lands of Fiorelli/Norden	Single-Family Residential	2	0.71	0
Municipality Totals:			3	8.9	0
LaPlume					
	Countryside Cons. - Add-on	Land Only	2	1.69	0
Municipality Totals:			2	1.69	0
Madison					
	Daniel & Carmona Cusick Subdivision	Land Only	2	30.75	0
	Fernwood Lot 1 and 2	Land Only	2	3.86	0
	Lands of James Scarantino	Single-Family Residential	4	6.68	490
	Lands of Thomas & Myron Howe	Single-Family Residential	2	2.38	730
	Scarantino Land Development	Commercial/Office	1	1.02	0

2009 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Viola Vanston Subdivision	Land Only	2	18.53	0
Municipality Totals:			13	63.22	1220
Mayfield					
	Colachino Lot Combination	Land Only	1	1.61	0
Municipality Totals:			1	1.61	0
Moosic					
	Amato Lot Line Adjustment	Land Only	5	2.06	0
	Ash Street Apt Complex - Rev	Multi-Family Residential	36	3.76	0
	Hidden Village Lot Line Adjmt	Land Only	5	0	0
	Hidden Village Parcel B	Land Only	2	1.21	0
	Lands of Gasper & Bieber	Land Only	2	0.46	0
	Lands of Olsen	Land Only	1	1.34	0
	Towneplace Suites by Marriott	Commercial/Office	1	4.76	0
	Villas at Greenwood L7	Multi-Family Residential	5	0.57	0
Municipality Totals:			57	14.16	0
Newton					
	AT&T Cingular Wireless PCS	Other*	1	174.64	0
	Lands of Eckel / Orchard Rd.	Single-Family Residential	4	46.45	0
	Lands of Eckel 2 / Orchard Rd.	Single-Family Residential	2	20.33	0
	Lands of Hrobuchak	Single-Family Residential	2	15.9	0
	Lands of Keisling	Single-Family Residential	5	107.56	0
	Lands of Koerner	Single-Family Residential	2	57.34	0
	Lands of Thompson	Land Only	2	10.6	0
Municipality Totals:			18	432.82	0
North Abington					
	Hrobuchak/Avery Lot Line Adj.	Land Only	2	49.38	0
	Lands of Archabald	Land Only	1	4.6	0
Municipality Totals:			3	53.98	0
Old Forge					
	Lands of Barycki	Single-Family Residential	2	0.75	0
	Lands of Basta	Land Only	2	0.18	0
	Lands of Broan - Nutone LLC	Land Only	2	32.3	0
	Lands of Campanella	Land Only	2	0.58	0
	Lands of Litwak Estate 1	Single-Family Residential	1	0.39	0
	Lands of Litwak Estate 2	Land Only	1	0.38	0
	Lands of Litwak Estate 3	Land Only	1	0.37	0
	Lands of Litwak Estate 4	Land Only	1	0.5	0

2009 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
	Lands of Old Forge Borough	Land Only	2	4.15	0
	Misty Ridge	Multi-Family Residential	149	34.19	2431
	Shoemaker Complex	Commercial/Office	2	0.71	0
	Verizon Wireless - Duryea	Other*	2	0.23	0
Municipality Totals:			167	74.73	2431
Olyphant					
	Lands of Kneller	Land Only	1	0.09	0
	Lands of Luis & Aida Esteras	Single-Family Residential	2	0.57	0
Municipality Totals:			3	0.66	0
Ransom					
	2009 Steckel Lot Addition	Land Only	2	0.45	0
	Lands of Petty - Final	Single-Family Residential	13	45.97	0
Municipality Totals:			15	46.42	0
Roaring Brook					
	Elmhurst Country Club	Single-Family Residential	9	66.2	0
	Lands of Daria Development	Single-Family Residential	4	14.12	0
	Lands of Fischer	Single-Family Residential	6	84.12	0
Municipality Totals:			19	164.44	0
Scott					
	Associates at Chapman Lake	Land Only	3	91.72	0
	Lands of Ball	Single-Family Residential	2	7.01	0
	Lands of Dobishinsky	Single-Family Residential	3	33.3	0
	Lands of Gillott, Brady, Romano	Land Only	2	1.59	0
	Lands of Hewett	Single-Family Residential	2	2.82	0
	Lands of Kashuba	Land Only	3	7.17	0
	Lands of Keklak	Land Only	3	10.97	0
	Lands of Ledgewood Heights	Single-Family Residential	5	23.76	0
	Lands of Matechak	Single-Family Residential	2	66.94	0
	Lands of Miles	Land Only	2	54.24	0
	Lands of Peregrim	Land Only	2	39.37	0
	Lands of Romanyshyn	Single-Family Residential	2	2.59	0
	Lands of Smargiassi	Single-Family Residential	2	6.34	0
Municipality Totals:			33	347.82	0
Scranton					
	Astima Corporation Land Development	Commercial/Office	1	2.75	0
	Commonwealth Medical College-revised	Other*	1	2.6	0
	Country View at St. Stephen's	Single-Family Residential	23	2.91	570

2009 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Astima Inc.	Land Only	2	9.72	0
	Lands of Burns	Land Only	3	0.34	0
	Lands of Ciullo & Mazak	Land Only	2	0.12	0
	Lands of Gerek	Land Only	3	0.31	0
	Lands of Hart	Land Only	2	0.18	0
	Lands of Marvin Properties, LLC	Land Only	2	82.51	0
	Lands of Scranton School Dist.	Land Only	2	8.26	0
	McDonald's- South Side	Commercial/Office	1	0.42	0
	Mount Pleasant Medical & Professional C	Commercial/Office	1	3.26	0
	New Personal Care Home	Multi-Family Residential	70	3.43	0
	Oakwood Estates Phase II	Single-Family Residential	52	51.6	3000
	Penn East FCU	Commercial/Office	1	0.8	0
	Unified Science Center	Other*	1	2.54	0
	Walgreens Store 12668 Land Developme	Commercial/Office	1	2.07	0
	Walgreens Store 12668 Subdivision	Land Only	2	2.07	0
Municipality Totals:			170	175.89	3570
South Abington					
	BBC Counseling Center	Other*	1	1.64	0
	BBC Student Center	Other*	1	15.6	0
	Chinchilla Post Office	Other*	1	0.92	0
Municipality Totals:			3	18.16	0
Springbrook					
	Lands of Dippre	Land Only	2	79.04	0
	Lands of Gregorczyk	Single-Family Residential	2	64.63	0
	Lands of Williams & Dippre	Single-Family Residential	2	75.68	0
Municipality Totals:			6	219.35	0
Taylor					
	Alliance Landfill Gas to Energy	Industrial	1	1	0
	First National Comm. Bank	Commercial/Office	1	0.8	0
	Horizon/Global Cell Tower-Rev	Other*	1	0.23	0
Municipality Totals:			3	2.03	0
Thornhurst					
	Lands of Schmitt	Land Only	2	18.03	0
Municipality Totals:			2	18.03	0
Throop					
	Gertrude Hawk Chocolates Retail Building	Commercial/Office	1	15.76	0
Municipality Totals:			1	15.76	0

2009 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
Vandling					
	Maple Ridge Estates	Single-Family Residential	70	41.04	6187
<i>Municipality Totals:</i>			70	41.04	6187
West Abington					
	Lands of Baldwin	Single-Family Residential	2	49.45	0
	Lands of Cours	Single-Family Residential	2	136	0
	Lands of Northup	Land Only	2	11.4	0
<i>Municipality Totals:</i>			6	196.85	0
Annual Totals:			714	2818.25	13503