



Lackawanna *County*

COUNTY COMMISSIONERS
Patrick M. O'Malley • Jerry Notarianni
Lauren A. Cummings

Investing in *Our* Future



Annual Report 2016

Regional Planning Commission

Prepared by the
Lackawanna County Department of Planning & Economic Development
Gateway Center
135 Jefferson Avenue, Scranton, PA 18503
570-963-6400
www.lackawannacounty.org

Lackawanna County Regional Planning Commission Board

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

Lackawanna County Planning Staff

George Kelly, Planning & Economic Development Director
Steve Pitoniak, Planning Department Manager
Mary Liz Donato, Regional Planning Manager
 Stephen Solon, GIS Coordinator
 Chris Chapman, Transportation Planner
 Ann Slack, Assistant Planner

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Board Members Message to the County Commissioners and Citizens of Lackawanna County

March 9, 2017

Lackawanna County Commissioners
Patrick M. O'Malley, Chairman
Jerry Notarianni
Laureen A. Cummings

Dear Commissioners and Citizens of Lackawanna County:

The Lackawanna County Regional Planning Commission is pleased to present to you the Planning Department's 2016 Annual Report.

Act 247, the Pennsylvania Municipalities Planning Code, requires all planning agencies to prepare a written report annually to the governing body. We have traditionally used this opportunity to not only fulfill the state requirement, but to also inform the public and local municipalities of development trends and planning issues and resources.

Development trends in Lackawanna County in recent years have been shifting from single-family residential lots to multi-family townhouse and apartment units, perhaps the sign of an aging population, but also a trend of young professionals and families seeking quality housing in a traditional neighborhood setting. We have also seen a significant shift in overall development activity from the outlying areas of the Abingtons and North Pocono regions back to Scranton and the valley boroughs, a strong indicator of the increasing costs to commute to work and the availability of public transit, infrastructure, and re-development sites within the Lackawanna Valley.

In 2016, the planning staff reviewed 136 subdivision and land development submissions and ten local ordinance amendments. We are also pleased to inform you that the Lackawanna County Hazard Mitigation Plan update has been adopted by all 40 municipalities and is 100% compliant with the Disaster Mitigation Act. We proudly continue to support the Farmland Preservation Program as it nears 5,000 acres of conserved farmland since its inception in 1994.

Our staff also spearheads the Lackawanna-Luzerne Transportation Study Metropolitan Planning Organization in conjunction with PennDOT District 4-0 and the Luzerne County Planning Department for determination of how all Federal and state highway funding is allocated. The county's Economic Development Initiatives including the Community Re-Invest, SBA Fee Waiver, and Land Development/Construction Fee Waiver programs are promoted and administered through the planning office. GIS mapping and county statistics and information are also an integral part of the department. And in 2017, our staff will begin assisting the Scranton-Abingtons Planning Association with implementation of the 10-municipality regional plan through preparation of funding applications and coordination of meetings.

This report is available on the county's website (Economic Development/Regional Planning Commission links) at www.lackawannacounty.org.

We look forward to working with you in 2017 as we strive to continue "Investing in Our Future."

Sincerely,

Patrick Dempsey
Chairman

Board & Staff Profiles

2016 Planning Commission Board

Patrick Dempsey, Chairman

Jefferson Twp., First appointed: 1969

John Pocius, Vice-Chairman

Scranton, First appointed: 2004

Rosemary Broderick, Secretary

South Abington Twp., First appointed: 2007

Joseph Lorince, Treasurer

Dunmore, First appointed: 2007

Bruce Zero, Esq.

Moscow, First appointed: 2008

Harry Lindsay

Moosic, First appointed: 2016

Germaine Carey

Clarks Summit, First appointed: 2013

David Johns

Moosic, First appointed: 2013

Vacant Seat

2016 Planning Commission Staff

George Kelly, Executive Director

Marywood University, MBA
Dunmore, On staff since 2013

Steve Pitoniak, Planning Department 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 March 2014

Ann Slack, Assistant Planner

Lackawanna College
Scranton, On staff since Dec 2016

Land-Use Planning

Municipal Comprehensive Plans Adopted

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

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

Comprehensive Plans

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

County Comprehensive Plan

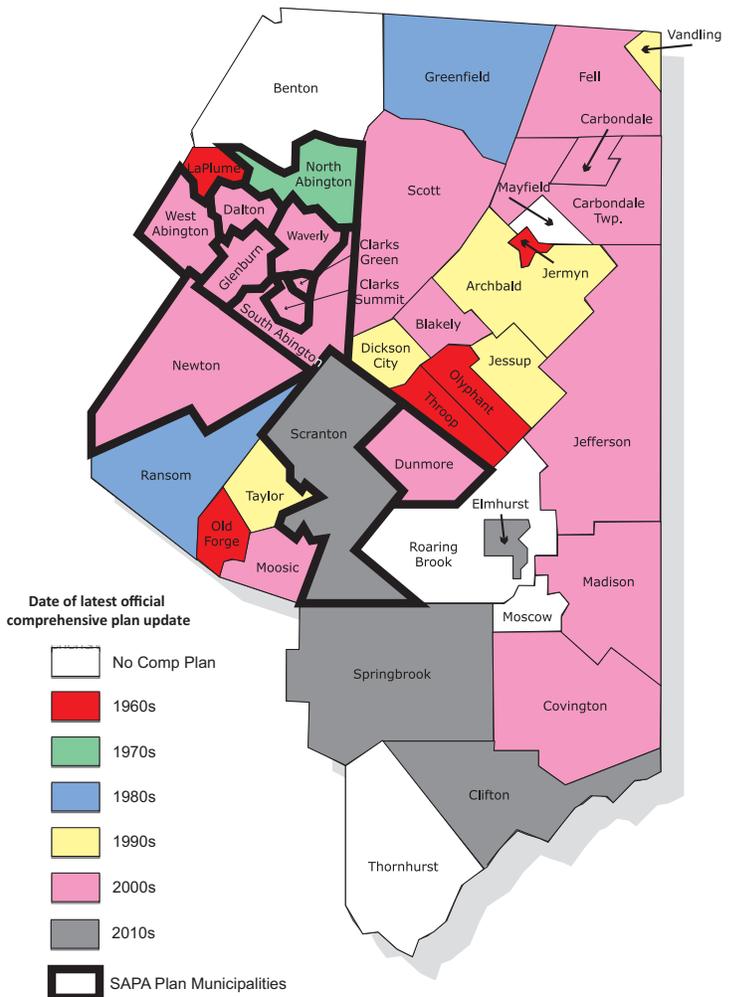
The Lackawanna-Luzerne Regional Plan, Lackawanna County’s official comprehensive plan, was adopted on December 14, 2011.

Local and Regional Comprehensive Plans

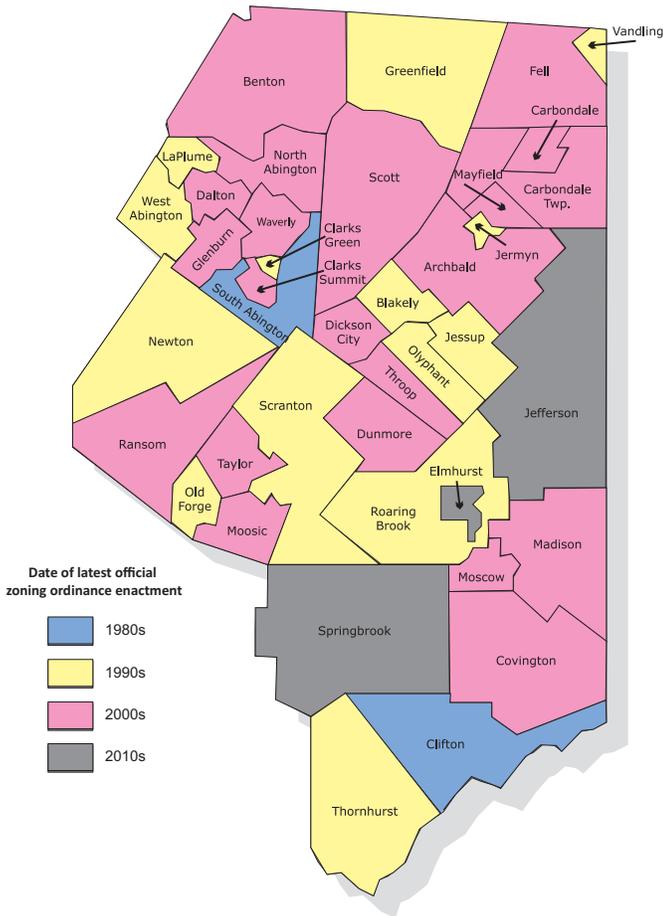
Thirty-five (35) of the county’s 40 municipalities have developed comprehensive plans. There were no updates or new comprehensive plans in 2016.

Scranton-Abingtons Planning Association

Eleven (11) county municipalities are members of the Scranton-Abingtons Planning Association (SAPA). Together, these municipalities comprise 50% of the county’s population and 20% of the land area. The SAPA Regional Comprehensive Plan was finalized in 2009. The plan was initially adopted by nine (9) of the eleven participating municipalities in 2009. The remaining two municipalities (City of Scranton and North Abington Twp) voted to reject the plan. However, in 2014, the City of Scranton reconsidered the plan and in December officially adopted the 2009 plan. The next phase of considering revisions to local zoning ordinances to share uses consistent with the regional plan may now come to fruition. The LCRPC is working with the SAPA committee to provide administrative assistance in moving forward with the implementation phase.



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



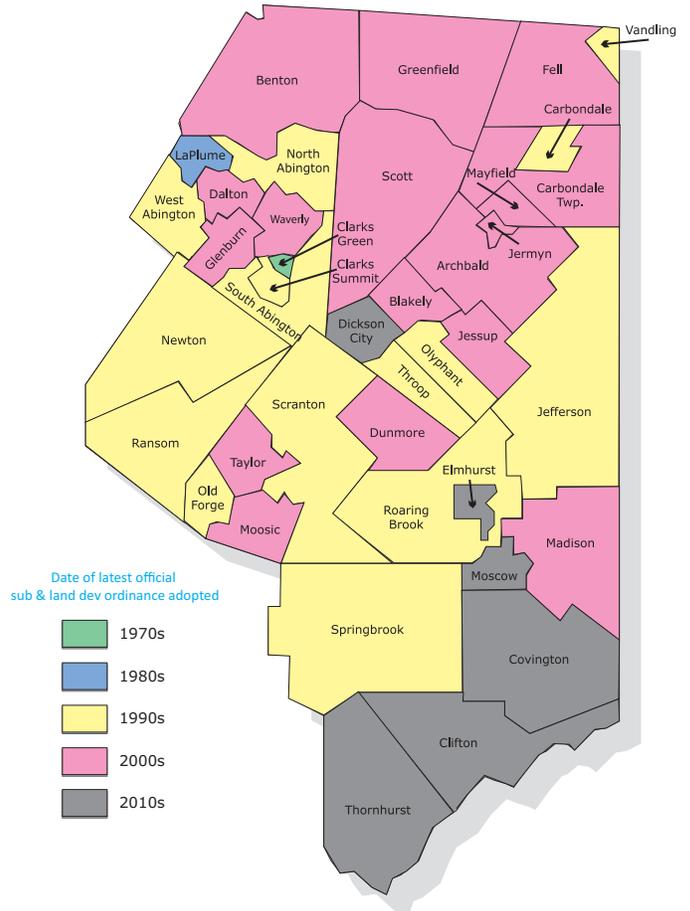
Zoning

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)

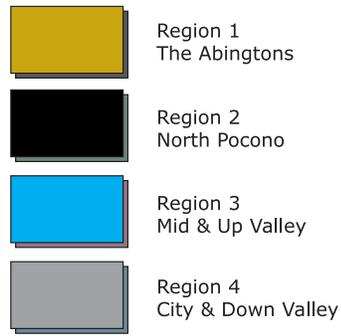
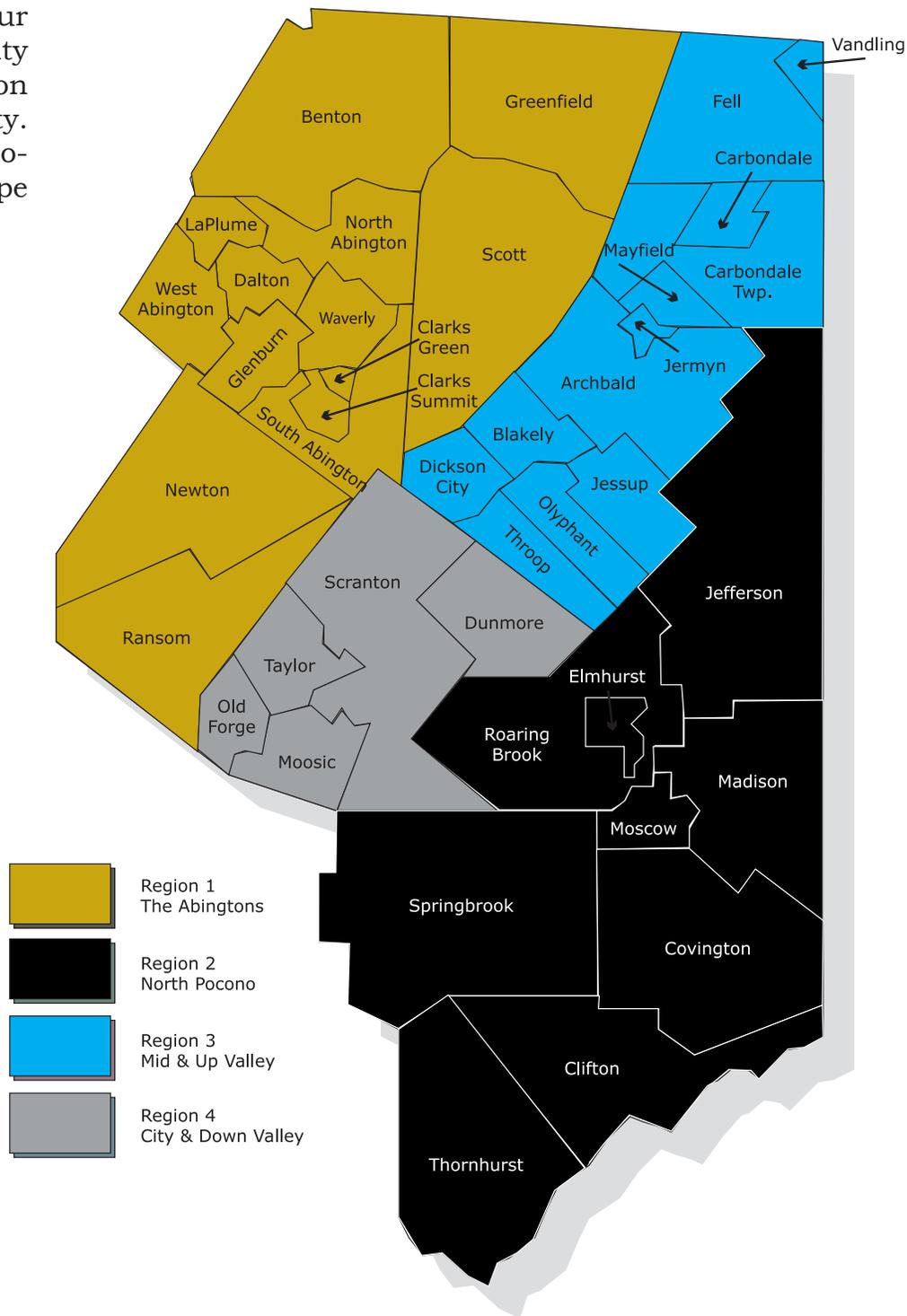
Municipalities: 9
 School Districts: 1
 2010 Population: 18,925
 Square Miles: 179.2

Region 3 (Mid & Up Valley)

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

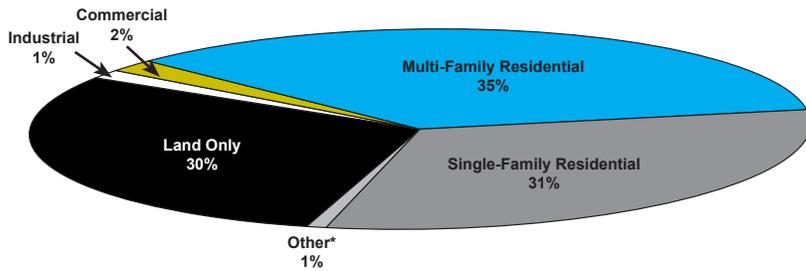
Region 4 (City & Down Valley)

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



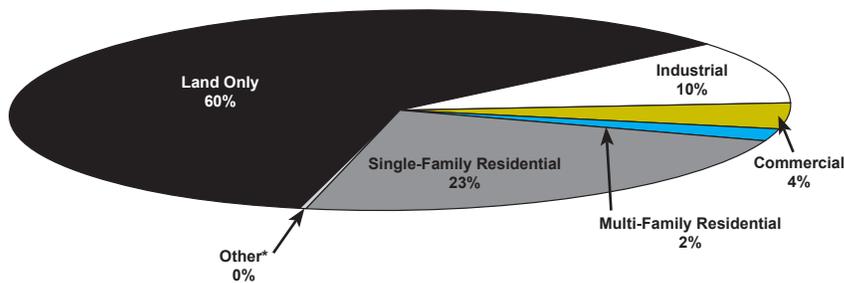
Development Summary

Total Reviews	136
Lots Subdivided/Developed.....	549
Acres Subdivided/Developed.....	2,071
New Roads	2.8 miles
Review Fees.....	\$16,258



Development by Lots/Units

	Lots/Units	Percent
Single-Family Residential	172	31%
Multi-Family Residential	191	35%
Commercial/Office	12	2%
Industrial	7	1%
Land Only	163	30%
Other*	4	1%
	549	100%



Development by Acres

	Acres	Percent
Single-Family Residential	478	23%
Multi-Family Residential	43	2%
Commercial/Office	84	5%
Industrial	213	10%
Land Only	1,251	60%
Other*	2	0%
	2,071	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 2016, the LCRPC reviewed 136 submittals, just 1 less than 2015. Lots plotted or proposed for development numbered 549; nonresidential buildings created 453,090 square feet of new floor area; and 2,071 acres were affected.

A breakdown by Planning Region showed that Region 4, the City & Down Valley, accounted for 39% of the lots/units created and Region 3, the Mid & UP Valley, 33% of the acreage affected.

Of the 136 submittals, 111 were minor subdivisions (less than 5 lots), 3 major subdivisions, and 22 land developments. The following municipalities had no submissions: Clarks Green, Clarks Summit, Dalton, Jermyn, and Thornhurst.

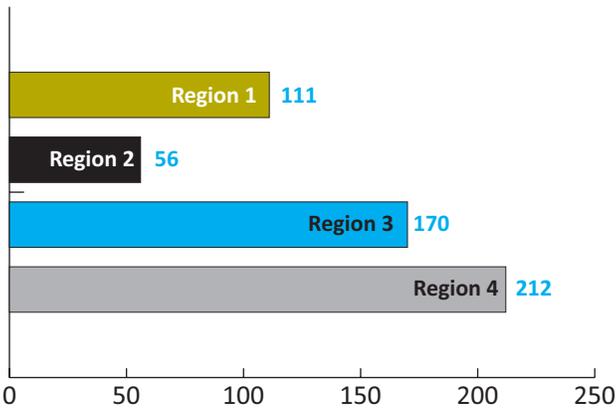
Multi-family residential accounted for 35% of the total lots/units and land-only subdivisions 60% of the acreage. On the opposite end, other*-type development accounted for only 1% of the lots and 0% of the acreage.

The largest developments in the county proposed in 2016 were Birchwood Estates (Old Forge) 148 apartment units; Maple Ridge Estates (Vandling) 71 residential lots; and Hampton Estates (South Abington), 18 residential lots.

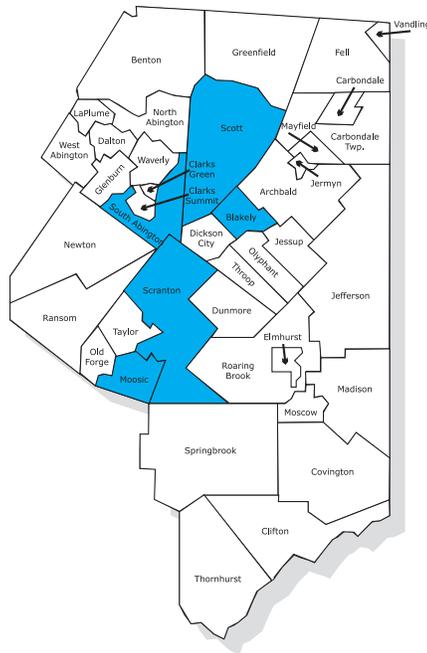
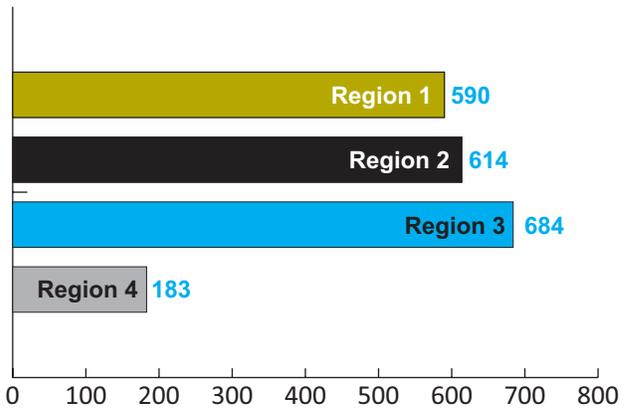
*Other development types include institutional, educational, public municipal & non-municipal, religious, and public services & utilities.

Development Summary

Lots/Units Proposed by Planning Region

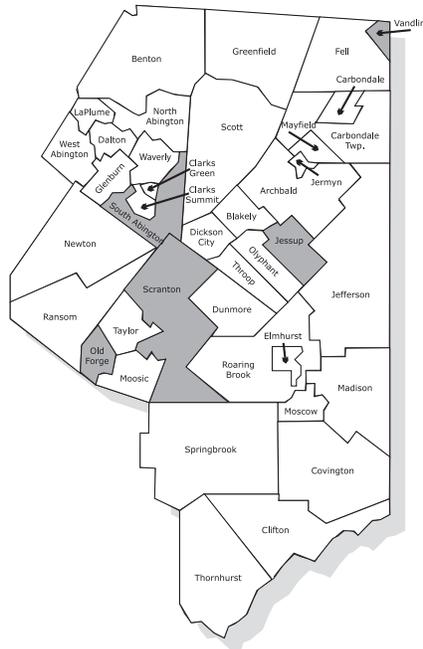


Acres Affected by Planning Region



Most Lots/Units Subdivided/Developed

Old Forge Borough:	150
Vandaling Borough:	71
Jessup Borough:	43
Scranton City:	30
South Abington Twp:	29



Most Submissions

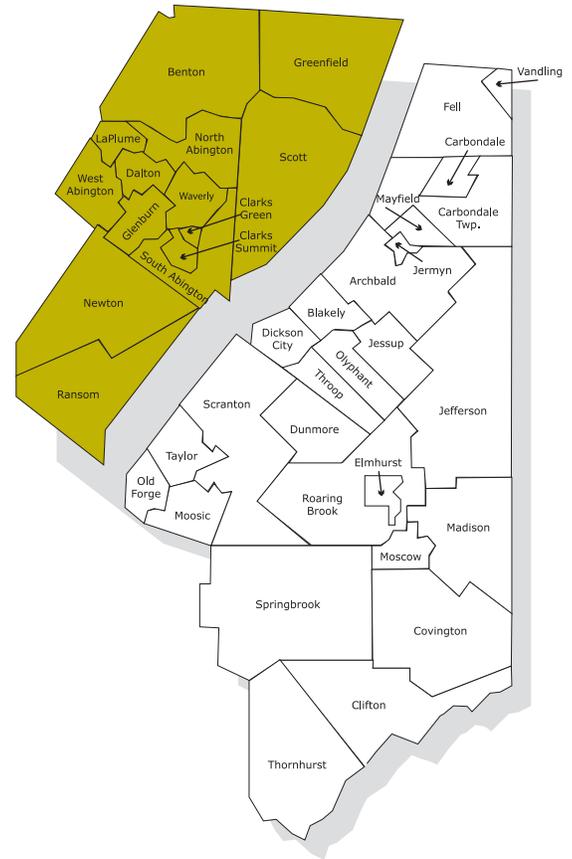
Scranton City:	15
Scott Twp:	12
South Abington Twp:	8
Moosic Borough:	6
Blakely Borough:	6

Most Acres Subdivided/Developed

Jessup Borough:	363
Clifton Twp:	204
Jefferson Twp:	197
Archbald Borough:	162
Newton Twp:	133

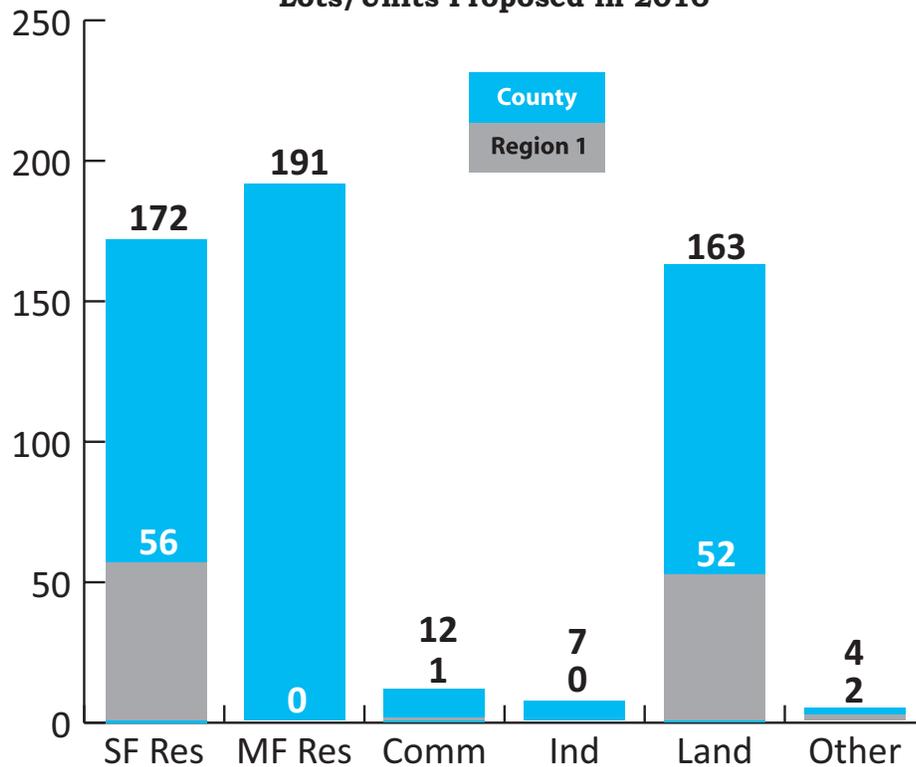
Region 1 - Abingtons

Total Reviews **44**
Lots Subdivided/Developed **111**
Acres Subdivided/Developed..... **590**
New Roads **0.56 miles**

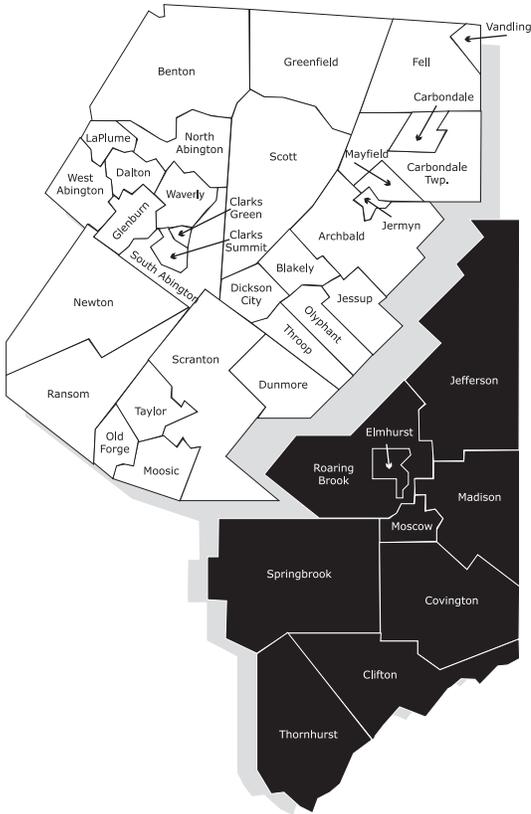


	Subs	Lots	Acres
Benton	5	8	30
Clarks Green	0	0	0
Clarks Summit	0	0	0
Dalton	0	0	0
Glenburn	2	7	24
Greenfield	4	10	68
LaPlume	1	2	3
Newton	4	11	133
North Abington	3	6	24
Ransom	2	5	103
Scott	12	27	80
South Abington	8	29	104
Waverly	1	2	2
West Abington	2	4	19
Totals	44	111	590

Lots/Units Proposed in 2016

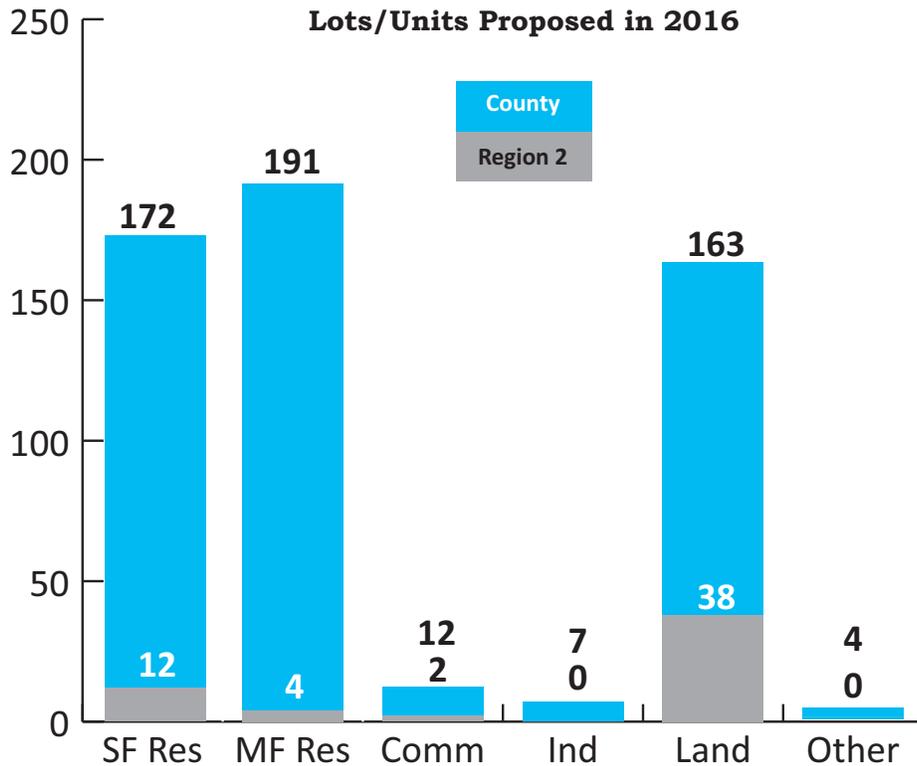


Region 2 - North Pocono



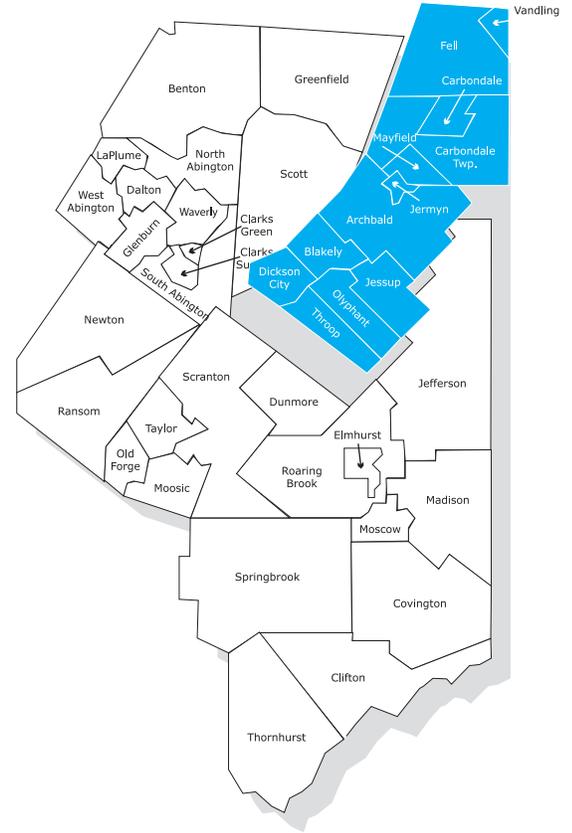
Total Reviews **23**
Lots Subdivided/Developed **56**
Acres Subdivided/Developed..... **614**
New Roads **0.04 miles**

	Subs	Lots	Acres
Clifton	3	9	204
Covington	3	4	10
Elmhurst	1	2	<1
Jefferson	5	13	197
Madison	4	8	88
Moscow	2	9	4
Roaring Brook	1	2	5
Spring Brook	4	9	105
Thornhurst	0	0	0
Totals	23	56	614

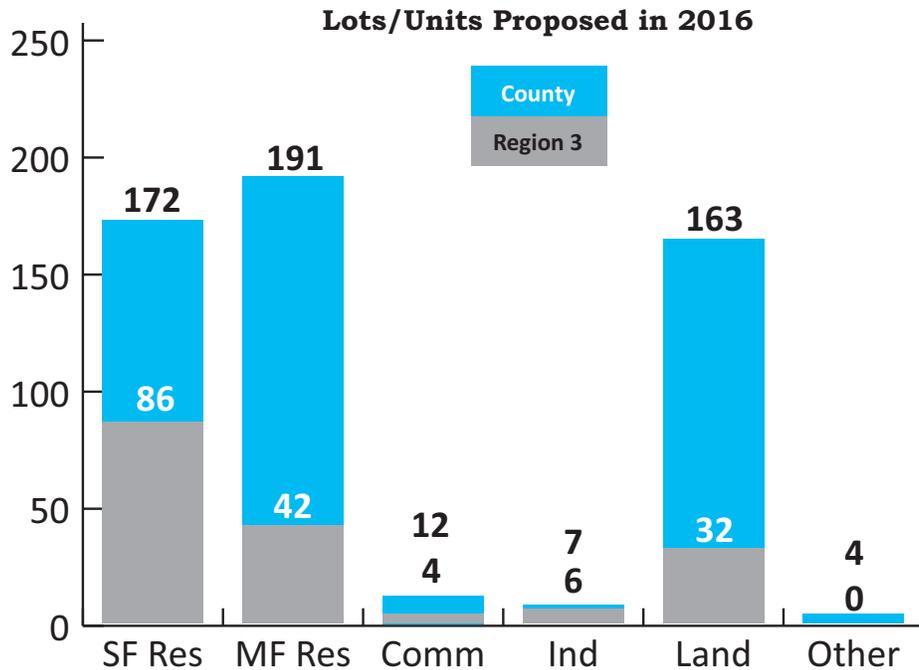


Region 3 - Mid & Up Valley

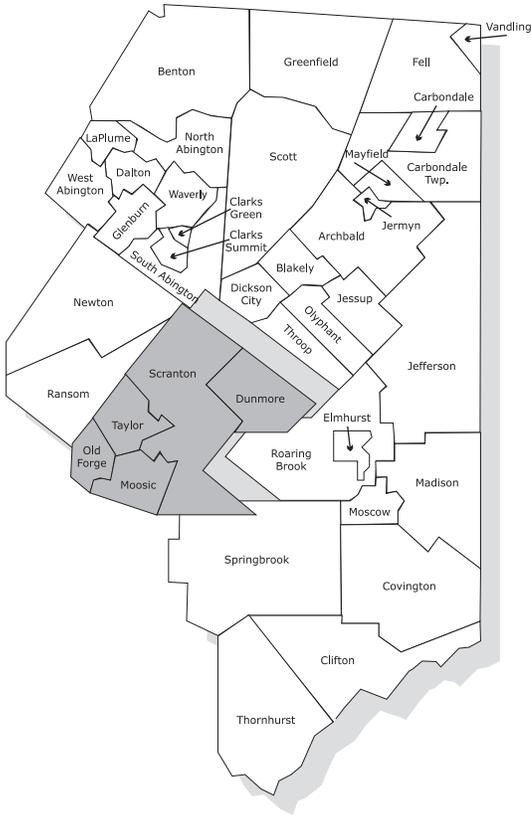
Total Reviews 35
Lots Subdivided/Developed 170
Acres Subdivided/Developed..... 684
New Roads 1.67 miles



	Subs	Lots	Acres
Archbald	4	7	162
Blakely	6	15	30
Carbondale City	3	3	2
Carbondale Twp	4	9	34
Dickson City	2	3	2
Fell	3	6	17
Jermyn	0	0	0
Jessup	4	43	363
Mayfield	2	3	1
Olyphant	3	5	24
Throop	3	5	8
Vanding	1	71	41
Totals	35	170	684



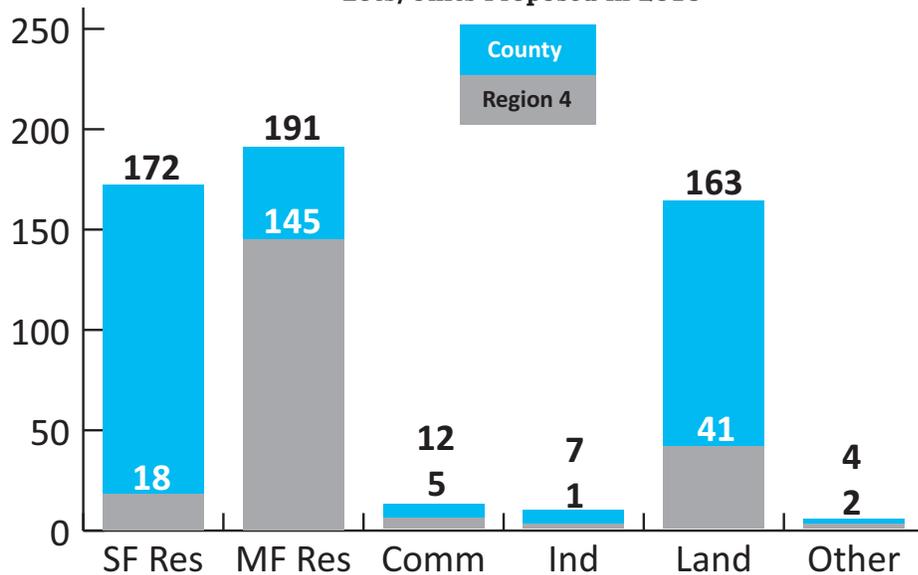
Region 4 - City & Down Valley



Total Reviews 36
Lots Subdivided/Developed 94
Acres Subdivided/Developed..... 194
New Roads 0 miles

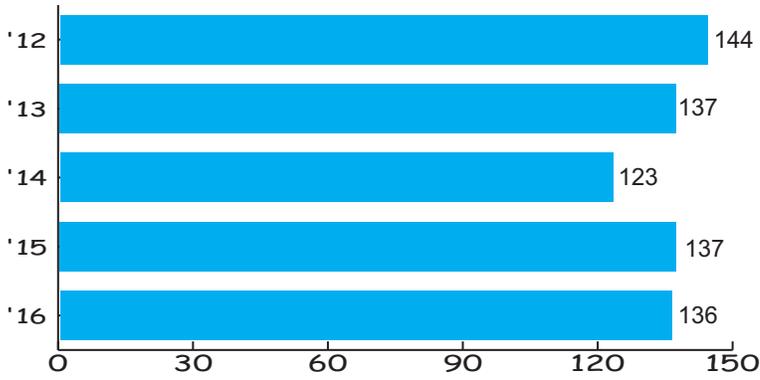
	Subs	Lots	Acres
Dunmore	4	11	4
Moosic	6	15	15
Old Forge	5	150	88
Scranton	15	30	9
Taylor	4	6	67
Totals	34	212	183

Lots/Units Proposed in 2016

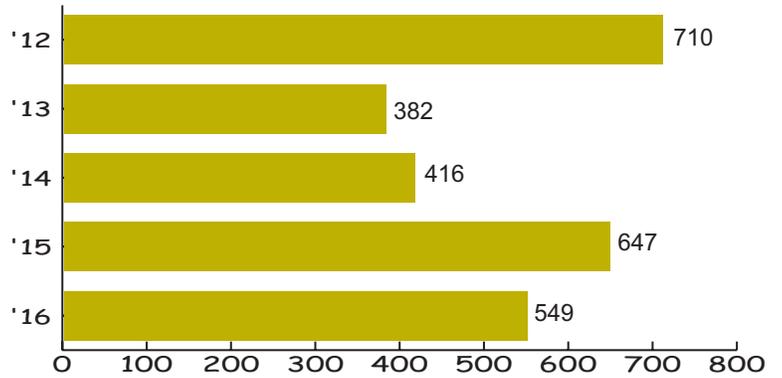


Five-Year Review Analysis

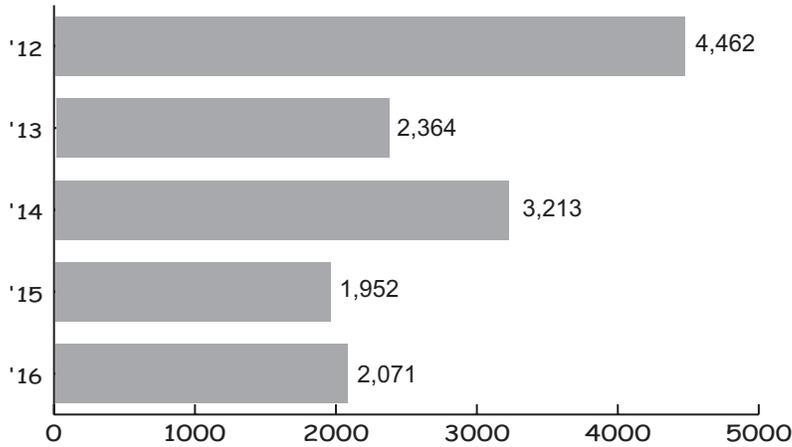
Submissions



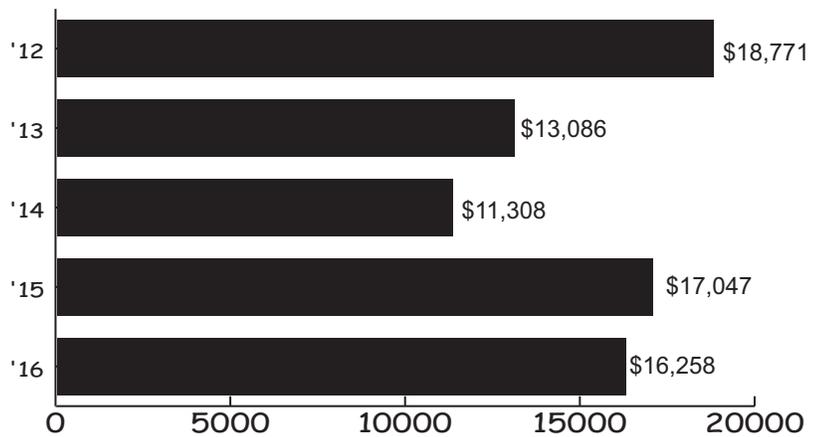
Lots/Units Proposed



Acres Affected



Review Fees



ZONING ORDINANCES

Moscow: amendments (Jan/May/Aug)

Dickson City: amendments (Mar/Nov)

Archbald: amendment (Jun)

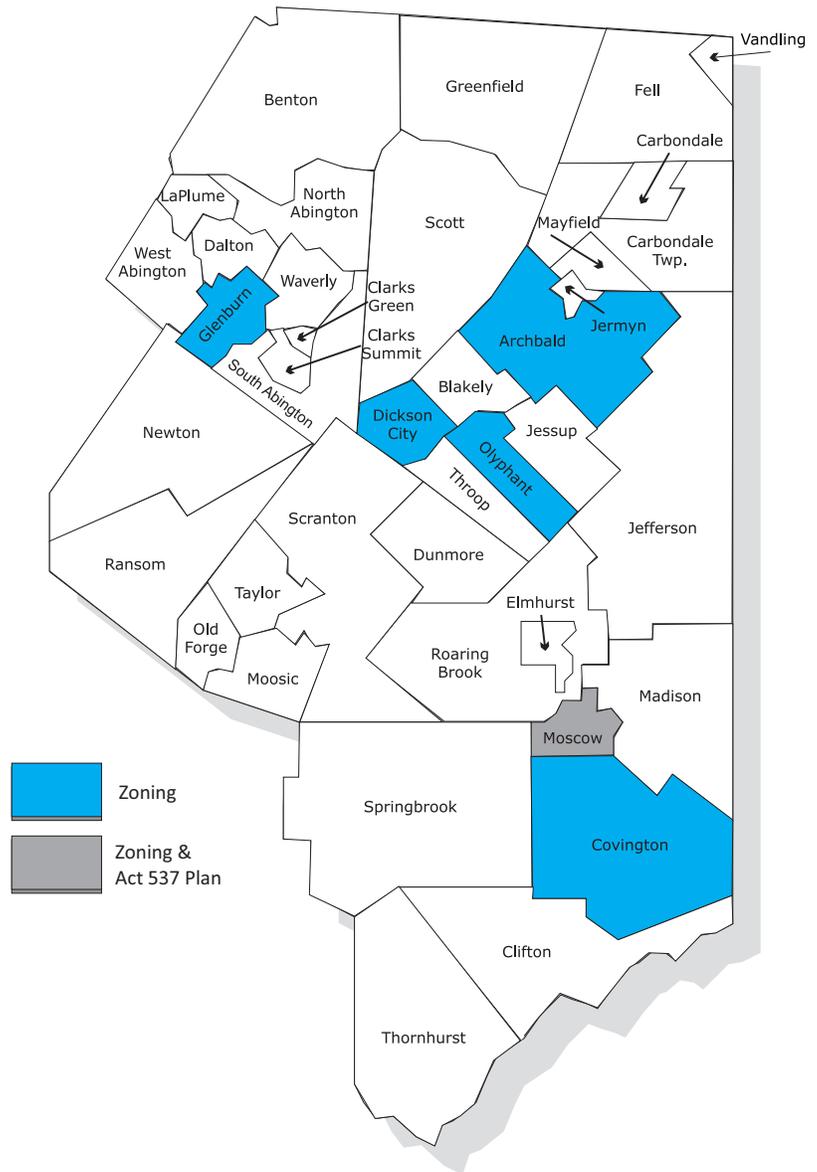
Covington: amendment (Jun)

Glenburn: amendment (Sep)

Olyphant: amendment (Nov)

ACT 537 PLAN

Moscow: update/revision (Aug)



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

The county planning agency has 45 days to review and comment on initial ordinances or comprehensive replacements, 30 days to review and comment on amendments.

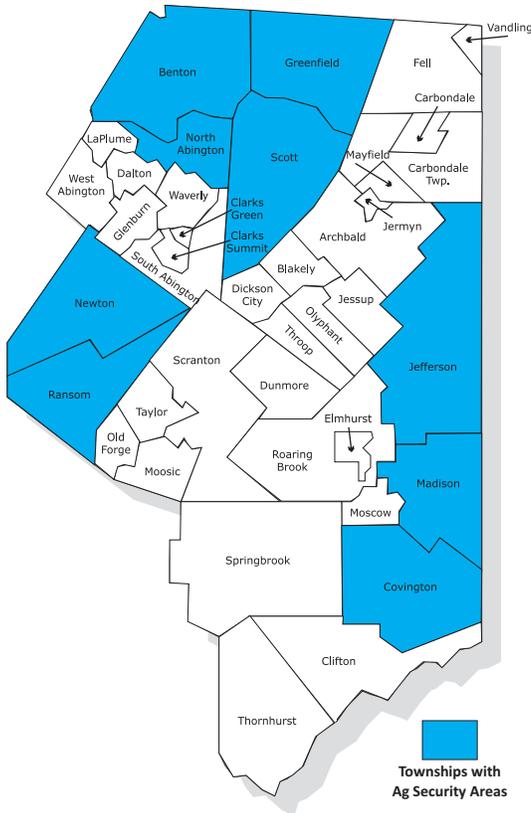
Within 30 days of enactment of any comprehensive

plan or land-use ordinance, including amendments, the municipality must forward a certified copy of said plan, ordinance, or amendment to the county planning agency for public record.

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

FARMLAND PRESERVATION

The LCRPC continued to support the Farmland Preservation Program in 2016 with printing and legal ad costs. Regional Planning Manager, Mary Liz Donato, continues to serve as Chairman of the five-member Farmland Preservation Board.



Acres in Ag Security

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

No. of Farms with Ag Easements: **61**
 Total Acres Protected by Easements: **4,933**
 Average Size of Protected Farm: **81 acres**
 Average Cost/Acre for Easement Purchase: **\$1,779**
 Total Purchase Price for Ag Easements in Lackawanna County as of December 2016: **\$8,775,662**

HAZARD MITIGATION PLAN

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 and early 2016 to have the plan adopted on the local level in order for the county to be 100% compliant with the Disaster Mitigation Act. By April of 2016, all 40 municipalities had adopted the plan.

Lackawanna County
Hazard Mitigation Plan 2014 Update



Prepared for:
Lackawanna County Planning Commission
135 Jefferson Avenue
Scranton, PA 18501

October 2014

Prepared by:
Vision Planning and Consulting, LLC
7572 Morris Street
Fulton, MD 20759



Transportation Planning

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 2015/2016 the LCRPC received funding in the amount of \$132,630 from the Federal Highway Administration, \$8,042 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 2016 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 by the MPO in February. The LCRPC and Luzerne County Planning Commission worked with PENNDOT'S budget office and contracted with McCormick Taylor to undertake the update of the plan.

Congestion Management Plan - This plan had not been updated since 1997 and the consultants undertook an update to the plan as part of the Long Range Transportation Plan update process. The new study updated parameters for study along with choosing new locations that experience congestion to determine actions to be taken to improve traffic flow.

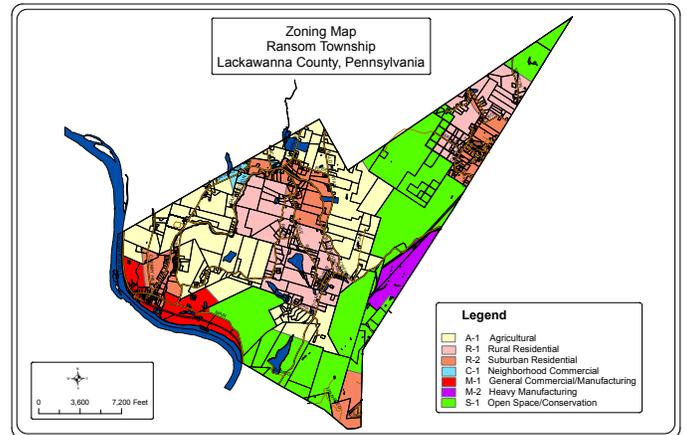
Public Participation Plan - The PPP for the MPO had not been updated in a few years and at the request of the Federal Highway Administration it was included with the update of the LRP and CMP plans. A highlight of the document is the development of a website for the MPO which can be accessed at www.LLTSMPO.com.

Environmental Justice/Title VI and Limited English Proficiency Plans - The EJ/Title VI plan had not been updated since the last update to the LRP and was also included in the planning process for that update. The LLTS has never had a Limited English Proficiency Plan which is a new requirement under the Federal Highway Legislation. It was also completed by McCormick Taylor as part of the overall planning process updates.

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 photograhly (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.

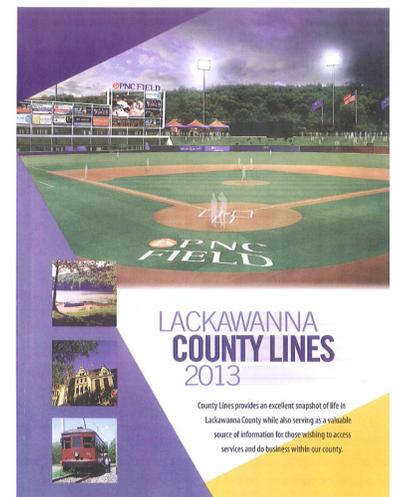
In December 2016, the county commissioners approved a contract with Eagle View/Pictometry to fly the county for updated aerial photography. Previous fly-overs were completed by PA Mapping in 2002, 2005, and 2008. The flyover will take place in the spring of 2017, with preliminary data available by the end of the year.

COUNTY LINES

As the county opts to move away from printing and associated costs, there was no 2016 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.

The 2013 *County Lines* is available for viewing on the homepage of the county’s website - www.lackawannacounty.org (See Lackawanna County Lines link) Updated municipal and school district officials are also available on the homepage of county’s website (About Lackawanna County footnotes).

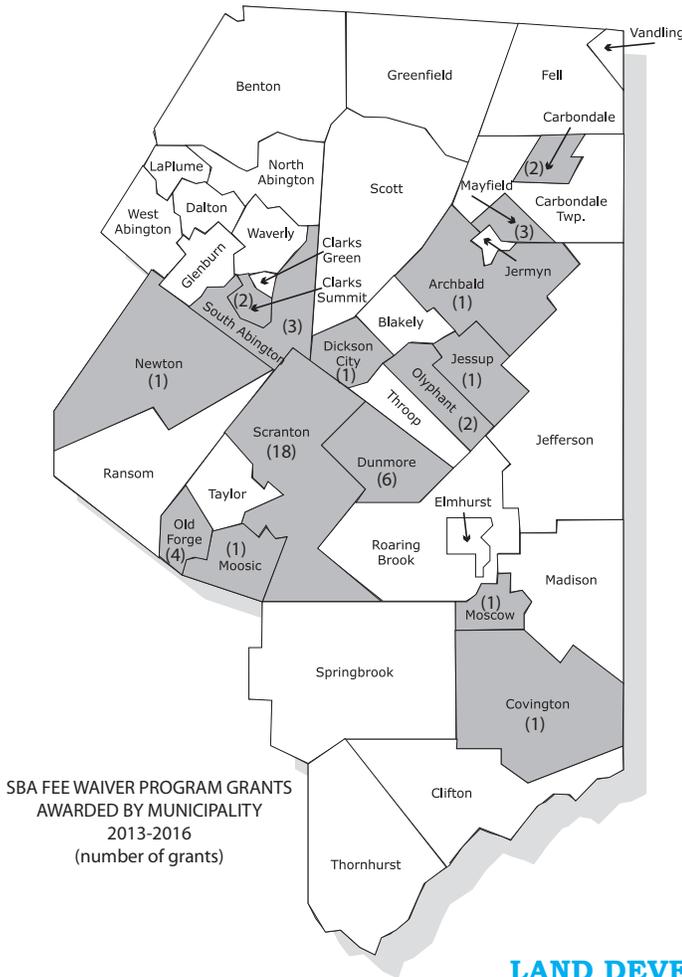
An updated electronic version of the entire document is currently under design and is targeted to be online in 2017.



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 \$1.5 million through 2016 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 have awarded \$510,018.05 in SBA fee waiver requests that have leveraged \$26,498,967 in total loans to 47 applicants. Funding is provided through the county’s economic development budget. The program is ongoing and will continue in 2017.

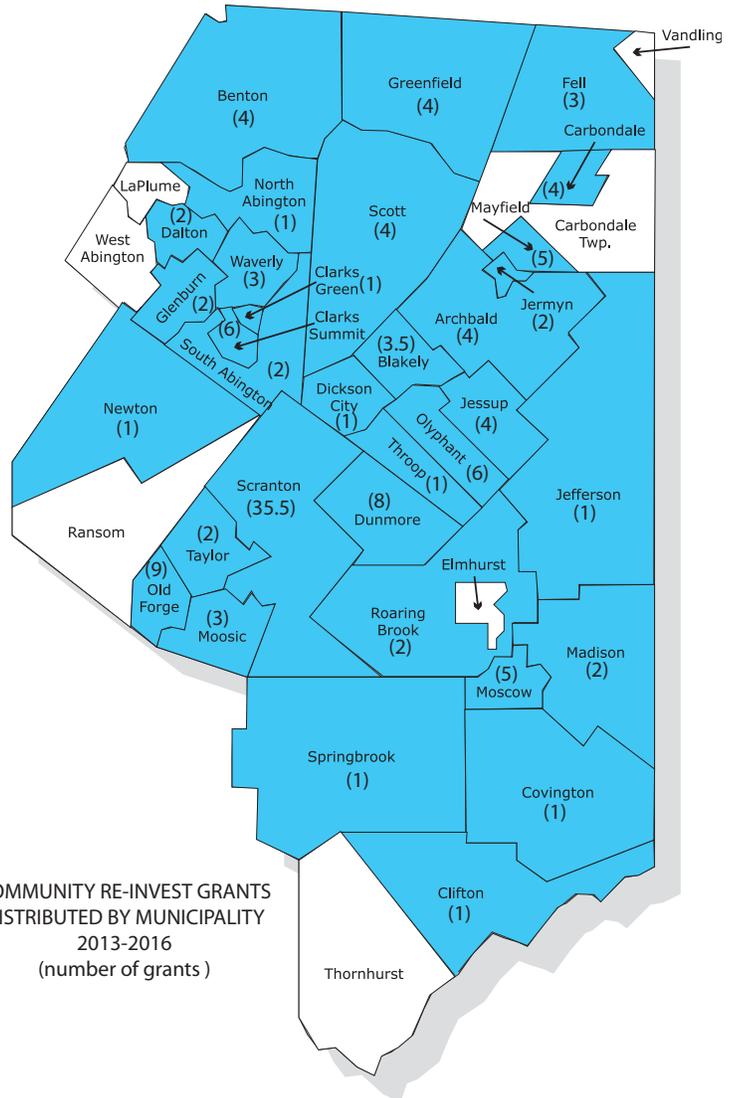


LAND DEVELOPMENT & CONSTRUCTION FEE WAIVER PROGRAM

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 2016 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 \$20,000 in fee reimbursements to 2 applicant (Gibbons Ford, Dickson City; Dempsey Uniforms, Jessup). Funding is provided through the economic development budget. The program is ongoing and will continue in 2017.

Economic Development Initiatives

COMMUNITY RE-INVEST PROGRAM



COMMUNITY RE-INVEST GRANTS
DISTRIBUTED BY MUNICIPALITY
2013-2016
(number of grants)

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 2016, the commissioners awarded \$1,824,000 in CRP grants that have leveraged \$10,496,501 in local investments to 134 applicants. Funding is provided through the county's economic development budget. The program is ongoing and will continue in 2017, with an additional \$400,000.

Letters of Support

The planning staff issued the following letters of support during 2016:

- Olyphant Borough, PennDOT Multi-modal Grant for business district streetscape improvements.
- University of Scranton, PennDOT Multi-modal Grant for Monroe Ave pedestrian circulation improvements.
- Lackawanna Heritage Valley Authority, PennDOT Multi-modal Grant for safety connection to Lackawanna Ave project.
- Carbondale Technology Transfer Center, USDA Rural Development Grant for a youth entrepreneur training program.
- Olyphant Borough, DCNR grant for Wargo Park consession stand update.
- Dimes from Heaven, DCED C2P2 grant for trail construction at the new community park in Fell Twp.
- Countryside Conservancy, DCED C2P2 grant for Trolley Trail construction in LaPlume Twp.
- Lackawanna Valley Conservancy, DCNR grant for NYO&W parcel acquisition in Scranton.
- Lackawanna Heritage Valley Authority, DCNR grant for trail construction in Dickson City.
- City of Scranton, DCNR grant for rehabilitation of Novembrino Park.
- Lackawanna Heritage Valley Authority, Transportation Alternatives Grant for the Lackawanna Heritage Trail project.
- Lackawanna River Basin Sewer Authority, PA Infrastructure Investment Authority for improvements to the Archbald Treatment Plant.
- Bluestone Real Estate Management Group, Our Sites Loan for the Life Sciences Technology Park in Mayfield/Carbondale Twp.
- Bluestone Real Estate Management Group, Our Sites Loan for a NEPA Wellness Center in Blakely.
- Countryside Conservancy, DCED Act 13 grant for Trolley Trail construction in LaPlume Tw.
- Pure Water Techology Inc, PA Abandoned Mine Drainagae Treatment grant for a small treatment plant/education center in Blakely.
- Lackawanna Heritage Valley Authority, DCED Act 13 grant for trail development in Fell Twp.
- Lackawanna Heritage Valley Authority, DCED Act 13 grant for trail development in Mayfield.
- NEPA Alliance, USDA Rural Development Grant for a loan application for Constantino's Catering in Dunmore.
- Covington Township, DCED Multi-modal transportation grant for improvements to Bochicchio Blvd.
- Keystone College, DCED Multi-modal transportation grant for pedestrian and streetscape improvements along College Ave.
- University of Scranton, DCED Multi-modal transportation grant for Monroe Ave pedestrian circulation improvement project.
- Madison Township, DCED Local Share grant for Howe Road and Becks Crossing paving project.
- Lackawanna County, DCED Multi-modal transportation grant for improvements to upper Lackawanna Ave near the Radisson Hotel.
- Olyphant Borough, DCED Local Share grant for downtown revitalization project.
- Covington Township, DCED Local Share grant for air conditioning and outdoor lighting at Moffat Estate pavilion.
- Jefferson Township, DCED Local Share grant for township park access road extension.
- Blakely Borough, DCED Local Share grant for Main Street sidewalk project.
- Moscow Sewer Authority, DCED Local Share grant for Church Street sewer extension project.
- City of Scranton, DCED Local Share grant for surveillance cameras in city parks.
- City of Scranton, DCED Local Share grant for Oakwood and White Birch drives paving project.
- City of Scranton, DCED Local Share grant for Mc-Lain park improvements.
- Bluestone Real Estate Management Group, DCED Local Share grant for a NEET environmental and agricultural education center in Mayfield.
- Lackawanna County obo Greater Scranton YMCA, DCED Local Share grant for pool renovations.
- Lackawanna County obo SLHDA, DCED Local Share grant for vehicle purchase for weatherizaiton program.
- Lackawanna County obo Scranton Veterans Memorial Park Committee, DCED Local Share grant for a veterans park on SSD property.

- Lackawanna County obo University of Scranton, DCED Local Share grant for South Side Athletic Complex improvements.
- Lackawanna County obo United Community Outreach Food Bank, DCED Local Share grant for equipment and materials to organize and distribute food products.
- Lackawanna County obo Blakely Coal Miners Remembered Committee, DCED Local Share grant for a memorial for coal miners.
- Lackawanna County obo Everhart Museum, DCED Local Share grant for renovations and safety enhancements.
- Lackawanna County obo Center for Independent Living, DCED Local Share grant for a disabled residents program.
- Archbald Borough, DCED Local Share grant for improvements to Valley View School District access road.
- Archbald Borough, DCED Local Share grant for the purchase of a 4-wheel drive police vehicle.
- Carbondale Technology Transfer Center, DCED Local Share grant for facilities' renovations.
- Lackawanna Heritage Valley Authority, DCED Local Share grant for trail improvements in Scranton.
- Taylor Borough, DCED Local Share grant for the purchase of police-car computers, license plate readers, and fire hydrant adapters.
- Keystone College, DCED Small Water and Sewer Program for stormwater improvements along College Road in LaPlume Twp.
- Lackawanna County obo Scranton Farmers' Market, DCED Local Share grant for upgrades at the market facilities.
- Lackawanna County obo Jessup Borough, DCED Local Share grant for renovation to the borough building and relocation of the police department.
- Lackawanna County obo Keyser Valley Community Center, DCED Local Share grant for drainage work and parking lot paving.
- City of Scranton, DCED Local Share grant for a fire marshall vehicle.
- Lackawanna County obo Carbondale Area School District, DCED Local Share grant for building upgrades at the Mount Carmel preschool center.
- Lackawanna County obo Scranton Primary Center, DCED Local Share grant for facility renovations.
- Lackawanna County obo Scranton Tomorrow, DCED Local Share grant for improvements to the central business district and Mulberry Street corridor.
- Lackawanna County obo Scanton Transit Trolley, DCED Local Share grant for the retoration of a vintage trolley.
- Lackawanna County obo Verrastro/CNG Project, DCED Local Share grant for upgrading the existing CNG fueling capacity.
- Lackawanna County obo Scranton School District, DCED Local Share grant for equipment purchases and weight room renovations at West Scranton High School.

S/LD Plans by Municipality

2016 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
Archbald					
	Cardinal NELG	Industrial	1	34.13	0
	Lands of Morgan & Yeselavage	Single-Family Residential	2	0	0
	Power Generation Facility	Industrial	1	44.47	0
	Valley View Business Park Ph. II- Lot Line	Land Only	3	83.25	0
Municipality Totals:			7	161.85	0
Benton					
	Lands of Antoine	Land Only	2	10.72	0
	Lands of Murphy	Single-Family Residential	2	2.65	0
	Lands of Seamans	Land Only	2	15.8	0
	Lepri Lot Consolidation	Land Only	1	0.48	0
	Winters/Ardan Lot Consolidation	Land Only	1	0.52	0
Municipality Totals:			8	30.17	0
Blakely					
	Dubas Enterprises Minor Subdivision	Single-Family Residential	2	25.6	0
	Land Development for Thomas Capezio	Multi-Family Residential	4	0.53	235
	Lands of Lucas	Single-Family Residential	3	2.23	0
	Ledmoncelli and Hansler	Land Only	2	0.25	0
	Mill Street Minor Subdivision	Single-Family Residential	2	0.15	0
	Rowker Minor Subdivision	Land Only	2	1.01	0
Municipality Totals:			15	29.77	235
Carbondale					
	Cottage Hose Co Lot Cons	Land Only	1	0.89	0
	Cottage Hose Lot Combination	Land Only	1	0.55	0
	Rite Aid Lot Cons/Redevelopment	Commercial/Office	1	0.94	0
Municipality Totals:			3	2.38	0
Carbondale Township					
	Lands of D&L Realty/Bomba	Single-Family Residential	2	10.88	0
	Lands of D&L Realty/Brownell	Land Only	2	1.02	0
	Lands of D&L Realty/Fitch	Land Only	3	9.11	0
	Lands of D&L Realty/Miller	Land Only	2	12.48	0
Municipality Totals:			9	33.49	0
Clifton					
	Lands of Lavelle & Lindner	Single-Family Residential	5	81.21	0
	Lands of Porter	Single-Family Residential	2	22.81	0
	Tanfield/Stefanski Subdivision	Land Only	2	100	0
Municipality Totals:			9	204.02	0
Covington					
	Bill's Car Wash	Commercial/Office	1	1.1	0
	Covington Lakes Lot Line Adj	Land Only	2	2.04	0
	Pocono Transportation Expansion	Commercial/Office	1	6.97	0
Municipality Totals:			4	10.11	0
Dickson City					
	Lands of Kuchwara	Land Only	2	0.67	0
	S.K.M. Koroneos Real Estate-Revised	Commercial/Office	1	1.29	0
Municipality Totals:			3	1.96	0
Dunmore					

2016 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Kenowski/Albert Subdivision revised	Single-Family Residential	3	2.61	0
	Margaret Swinick Revocable Living Trust	Land Only	2	0.68	0
	Moffitt/Miles Subdivision	Land Only	3	0.35	0
	Various Valvano Properties	Single-Family Residential	3	0.44	0
Municipality Totals:			11	4.08	0
Elmhurst					
	Elmhurst Roaring Brook/Egner	Land Only	2	0.49	0
Municipality Totals:			2	0.49	0
Fell					
	Lands of Davlisa Enterprises	Land Only	2	10	0
	M.E.M. Investments Inc.	Industrial	2	7.08	0
	Toolan Lot Line Adjustment	Land Only	2	0.08	0
Municipality Totals:			6	17.16	0
Glenburn					
	Pasqualichio 2016 Subdivision	Single-Family Residential	5	19.49	1400
	Syal/Blackledge Subdivision/Lot Consolid	Land Only	2	4.4	0
Municipality Totals:			7	23.89	1400
Greenfield					
	Lands of Karosus et al	Single-Family Residential	2	3	0
	Lands of Pacanowski	Single-Family Residential	4	44.04	0
	Lands of Pruden	Land Only	2	18.9	0
	Lands of Spedding	Land Only	2	1.73	0
Municipality Totals:			10	67.67	0
Jefferson					
	Happy Acres- well lot	Land Only	2	11.17	0
	Kuranda Minor Subdivision	Land Only	2	29.56	0
	Lands of Cummings	Land Only	3	20.31	0
	Nancy B Ceresko Trust	Land Only	4	113.25	0
	Roger Foster Minor Subdivision	Land Only	2	22.44	0
Municipality Totals:			13	196.73	0
Jessup					
	Lackawanna Energy Center Land Develop	Industrial	1	121.63	0
	Lackawanna Energy Center Lot Consolida	Land Only	1	0	0
	Lands of Pompey Coal Company	Land Only	3	222.42	0
	Settler's View- Second Revision	Multi-Family Residential	38	19.29	2400
Municipality Totals:			43	363.34	2400
LaPlume					
	Lands of Nolan	Single-Family Residential	2	2.95	0
Municipality Totals:			2	2.95	0
Madison					
	Frey/Boruta Minor Subdivision	Land Only	2	67.84	0
	Lands of Brown	Single-Family Residential	2	1.4	0
	Lands of Howe	Land Only	2	0.22	0
	Lands of Mead	Land Only	2	18.71	0
Municipality Totals:			8	88.17	0
Mayfield					
	Lands of Trichilo	Single-Family Residential	2	0.39	0

2016 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Mussari Lot Combination	Land Only	1	0.28	0
Municipality Totals:			3	0.67	0
Moosic					
	Archer Lot Combination	Single-Family Residential	1	0.35	0
	Glenmaura Commons Sec III LLA	Land Only	8	4.52	0
	Hemingway Parcel 3/3B LLA	Land Only	2	5.68	0
	Lands of Thomas	Land Only	2	0.45	0
	Minooka Motor Sales Exp - Rev	Commercial/Office	1	4.28	0
	Minooka Motor Sales Lot Con Rev	Land Only	1	0	0
Municipality Totals:			15	15.28	0
Moscow					
	Harmony Hills Twin Homes	Multi-Family Residential	4	1.05	192
	Harmony Hills Twin Homes Subdivision	Land Only	5	3.33	0
Municipality Totals:			9	4.38	192
Newton					
	CB/FB Development Co.- Shirtz	Land Only	2	63	0
	Dennis Kile Estate 2016	Single-Family Residential	3	20.1	0
	Lands of Martenson	Single-Family Residential	3	4.9	0
	Twiss/Dixon Subdivision	Land Only	3	44.57	0
Municipality Totals:			11	132.57	0
North Abington					
	Avery/Suaimhneas Lot Line Rev	Land Only	2	2.12	0
	Lands of Manning	Land Only	2	2.21	0
	Lands of Sverduk	Single-Family Residential	2	20	0
Municipality Totals:			6	24.33	0
Old Forge					
	Birchwood Estates - Revised	Multi-Family Residential	142	22.19	2780
	Lutkowski Lot Combination	Single-Family Residential	1	0.37	0
	Mamera/Cherundolo Lot Line Rev	Land Only	2	0.37	0
	Marlee Valley Estates Subdivision	Land Only	4	64.56	0
	Stull Lot Combination	Land Only	1	0.34	0
Municipality Totals:			150	87.83	2780
Olyphant					
	Lands of Pedmar, Inc.	Land Only	3	23.66	0
	Lincoln Business Solutions LLC	Commercial/Office	1	0.32	0
	Proposed Development- Eric Pusey	Commercial/Office	1	0.32	0
Municipality Totals:			5	24.3	0
Ransom					
	Lands of Connie DeGilio	Land Only	3	54.5	0
	Ralph Metzgar 2016 Subdivision	Single-Family Residential	2	48.93	0
Municipality Totals:			5	103.43	0
Roaring Brook					
	Lands of Trygar	Land Only	2	4.59	0
Municipality Totals:			2	4.59	0
Scott					
	Keating Lot Combination	Land Only	1	0.32	0
	Lands of DeLeo/Grzenda	Land Only	3	11.72	0

2016 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
	Lands of Keen-Phillips	Land Only	3	26.22	0
	Lands of Killiany	Land Only	2	1.55	0
	Lands of Novitsky	Single-Family Residential	2	4	0
	Lands of Rarrick	Single-Family Residential	3	15.8	0
	Lands of Rosar/Stine	Single-Family Residential	2	1.57	0
	Lands of Wnuk	Single-Family Residential	4	7.16	0
	Lands of Yurkanin	Single-Family Residential	2	2.49	0
	Rappaport Lot Consolidation	Land Only	1	3.75	0
	Raymond Smith Estate	Land Only	2	2.98	0
	Scientific Living/Kazmierski	Land Only	2	3	0
Municipality Totals:			27	80.56	0
Scranton					
	Apartments at Nichols Street	Multi-Family Residential	3	0.18	0
	First United Church of Christ	Other*	2	0.19	0
	Lands of Lackawanna Junior College	Land Only	2	0.28	0
	Lands of Allegrucci	Land Only	2	0.12	0
	Lands of Bharucha	Single-Family Residential	2	0.3	0
	Lands of Davies	Single-Family Residential	2	0.95	0
	Lands of Hovan	Land Only	2	0.15	0
	Lands of M Hickory LLC	Land Only	2	0.23	0
	Lands of Magnotta	Single-Family Residential	3	0.34	
	Lands of Michael Burke	Single-Family Residential	2	0.15	0
	Lands of Pugh and Fishel	Commercial/Office	2	0.7	0
	Lands of Rozell (David/Gina)	Land Only	2	0.24	0
	Lands of Rozell (Richard/Marilyn)	Land Only	2	0.38	0
	Nammo Pocal New Warehouse	Industrial	1	3.76	0
	Proposed Dialysis Center	Commercial/Office	1	1.33	0
Municipality Totals:			30	9.3	0
South Abington					
	Baptist Bible College Subdivision	Land Only	2	3.86	0
	Chinchilla Well 2 & Storage Tank	Other*	1	1.73	0
	Hampton Estates	Single-Family Residential	18	13.77	1580
	Lands of Reynolds	Land Only	2	37.11	0
	Millett Commercial Building	Commercial/Office	1	2.18	0
	Sisters of St. Gabriel	Land Only	2	30.82	0
	Toth Lot Consolidation	Land Only	2	13.97	0
	Verizon Wireless Clks Grn Tower	Other*	1	0.23	0
Municipality Totals:			29	103.67	1580
Springbrook					
	Lands of DeMarco	Land Only	2	10.22	0
	Lands of Murray and JBAS Realty	Land Only	2	3.33	0
	Lands of Richard Morgan	Land Only	2	16.76	0
	Subdivision of Lands of Kenosky	Single-Family Residential	3	74.73	0
Municipality Totals:			9	105.04	0
Taylor					
	Bruno Lot Consolidation	Land Only	1	0.7	0
	Northeast Auto Auction - Rev	Commercial/Office	1	64.03	0

2016 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Ratuszny Lot Combination	Single-Family Residential	1	0.4	0
	Taylor Colliery Subdivision #1	Land Only	3	1.26	0
<i>Municipality Totals:</i>			6	66.39	0
Throop					
	Burke Stone Storage Buildings	Industrial	1	2.22	0
	Oneill Subdivision	Single-Family Residential	2	0.5	0
	Schoolside Estates- Recreation Area	Land Only	2	5.71	0
<i>Municipality Totals:</i>			5	8.43	0
Vandling					
	Maple Ridge Estates - 2nd Rev	Single-Family Residential	71	41.04	6187
<i>Municipality Totals:</i>			71	41.04	6187
Waverly					
	Lands of Perry	Land Only	2	1.89	0
<i>Municipality Totals:</i>			2	1.89	0
West Abington					
	Diocese of Scranton/Pius X Sub	Land Only	2	16.61	0
	Lands of Trovato	Land Only	2	2.5	0
<i>Municipality Totals:</i>			4	19.11	0
Annual Totals:			549	2071.04	14774