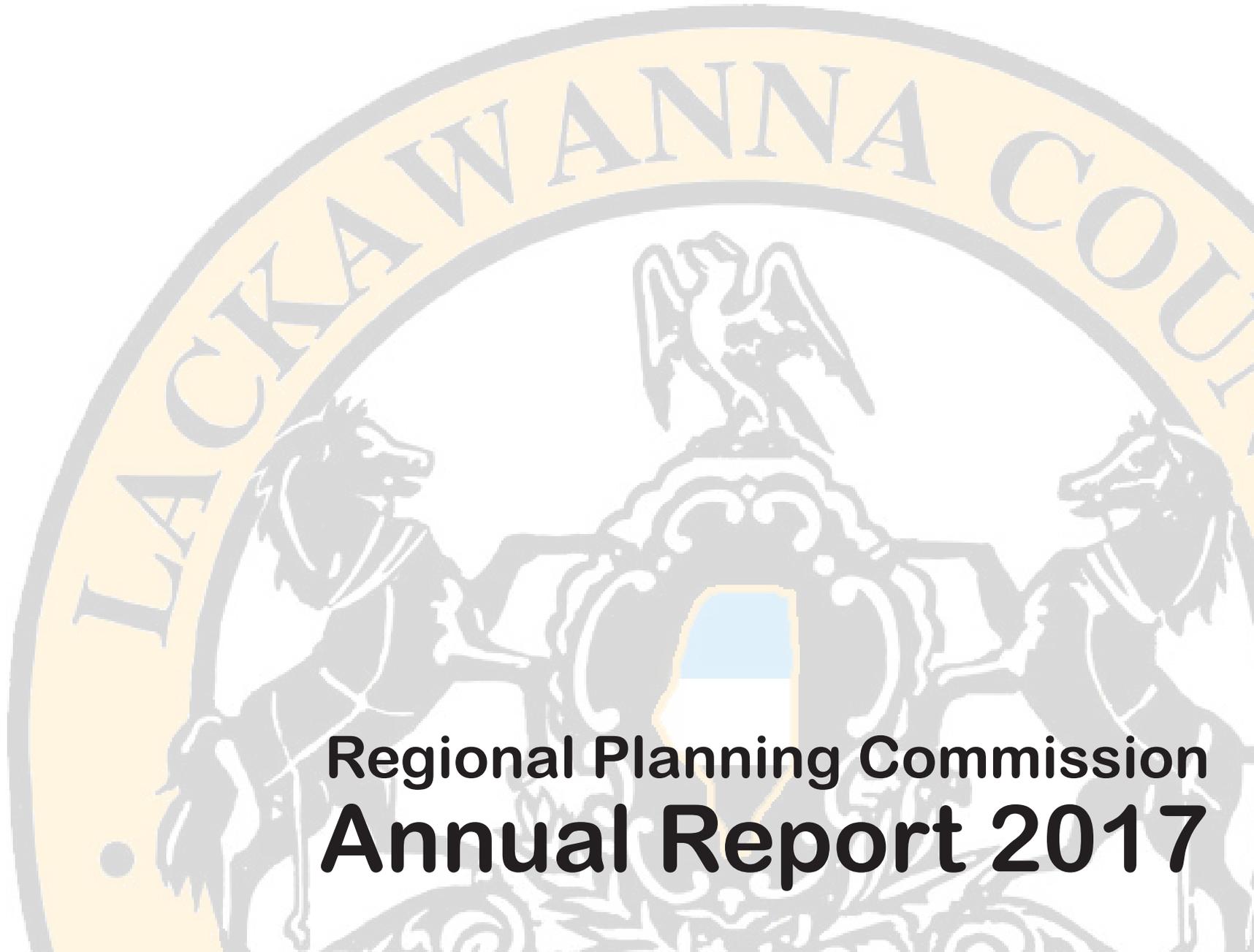


Investing in *Our* Future

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



Regional Planning Commission Annual Report 2017

Table of Contents

Planning Staff

Board & Staff Profiles.....	1
Land-Use Planning	2
Ordinance Summary.....	3
Planning Regions.....	4
Subdivision & Land Development Activity	
Summary	5-6
Region 1 - The Abingtons	7
Region 2 - North Pocono	8
Region 3 - Mid & Up Valley.....	9
Region 4 - City & Lower Valley.....	10
Five-Year Review Analysis.....	11
Ordinance Reviews.....	12
Transportation Planning	13
Environmental & Regional Planning	14
GIS & County Lines.....	15
Economic Development Initiatives ...	16-17
Letters of Support.....	18-19
APA - PA Planning Conference	19
2017 Subdivision & Land Development Plans by Municipality.....	20-25

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

Planning Commission Board

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

March 8, 2018

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 2017 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 housing, the sign of an aging population as the three largest developments in the county in 2017 were senior living facilities. The shift in overall development activity, from the outlying areas of the Abingtons and North Pocono regions back to Scranton and the lower-valley boroughs, continued in 2017.

In 2017, the planning staff reviewed 143 subdivision and land development submissions, 9 local ordinance amendments, and comprehensive updated zoning ordinances for Blakely Borough and Ransom Township . We proudly continue to support the Farmland Preservation Program, which celebrated 5,000 acres of conserved farmland on October 20th.

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, Land Development/Construction Fee Waiver, Business Improvement Grant, and Revolving Loan programs are promoted and administered through the planning office. GIS mapping and county statistics and information are also an integral part of the department. Our staff assisted the nine municipalities of the Scranton-Abingtons Planning Association with the preparation of a funding application to PA DCED and coordination of the Phase 2 implementation process to update the local zoning ordinances. In 2018, we look forward to continue working with the SAPA committee, and with FEMA as the finalization and adoption of new flood plain maps and ordinances comes to fruition and the county begins preparation for its second 5-year update of the hazard mitigation plan.

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 2018 as we strive to continue "Investing in Our Future."

Sincerely,

Patrick Dempsey
Chairman

2017 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

David Johns
Moosic, First appointed: 2013

Bruce Zero, Esq.
Moscow, First appointed: 2008

Germaine Carey
Clarks Summit, First appointed: 2013

Harry Lindsay
Moosic, First appointed: 2016

Vacant

2017 Planning Department Staff

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

Chris Chapman, Transportation Planning Manager
University of Scranton
Throop, On staff since 2014

Stephen Solon, GIS Coordinator
Riverside HS, Lackawanna Career Tech Center
Dunmore, On staff since 1982

Ann Slack, Assistant Planner
Lackawanna College
Scranton, On staff since 2016

John Petrini, Transportation Planner
Bloomsburg University
Old Forge, On staff since Dec 2017



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.

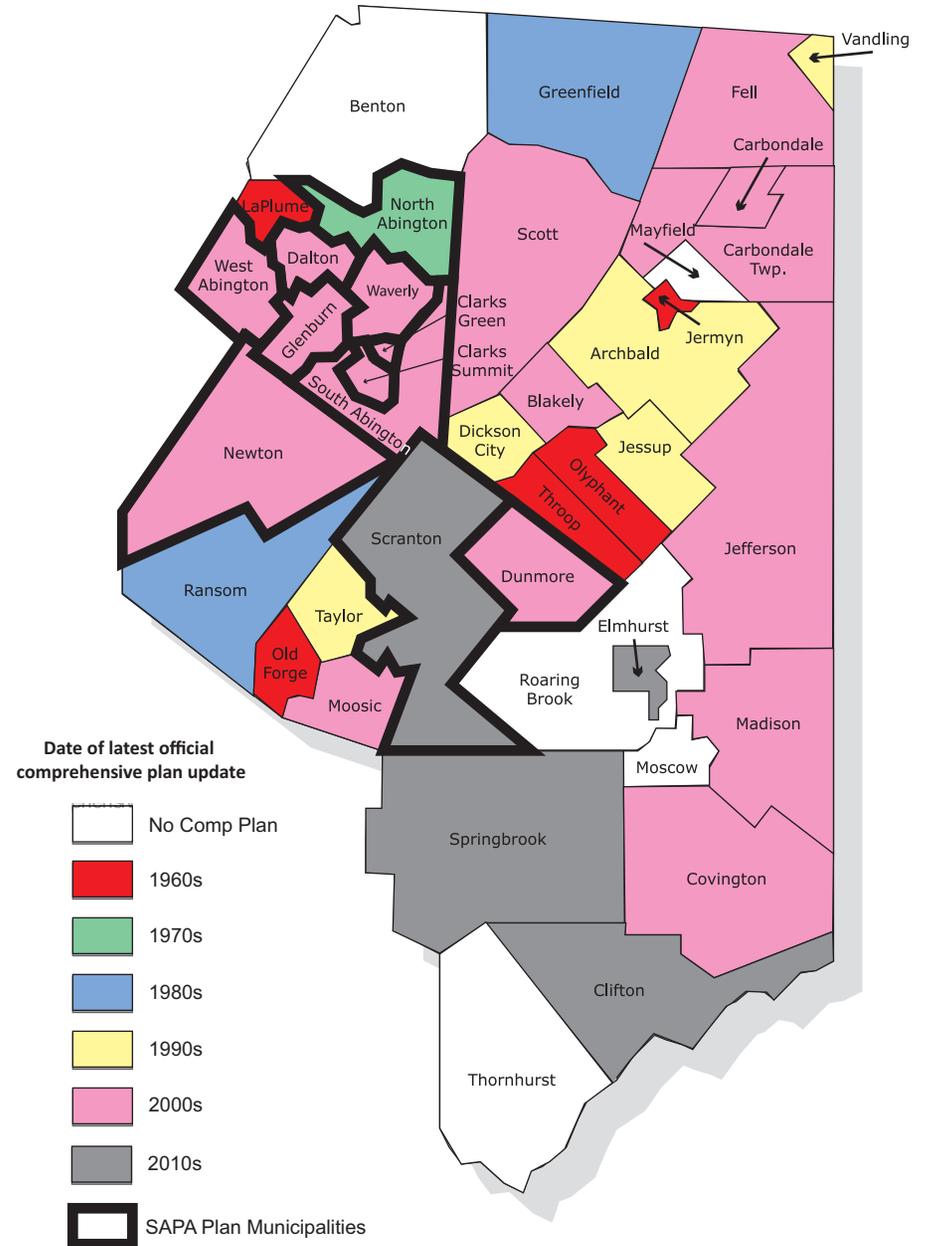
Local and Regional Comprehensive Plans

Thirty-five (35) of the county’s 40 municipalities have developed comprehensive plans. There were no updates or new comprehensive plans in 2017.

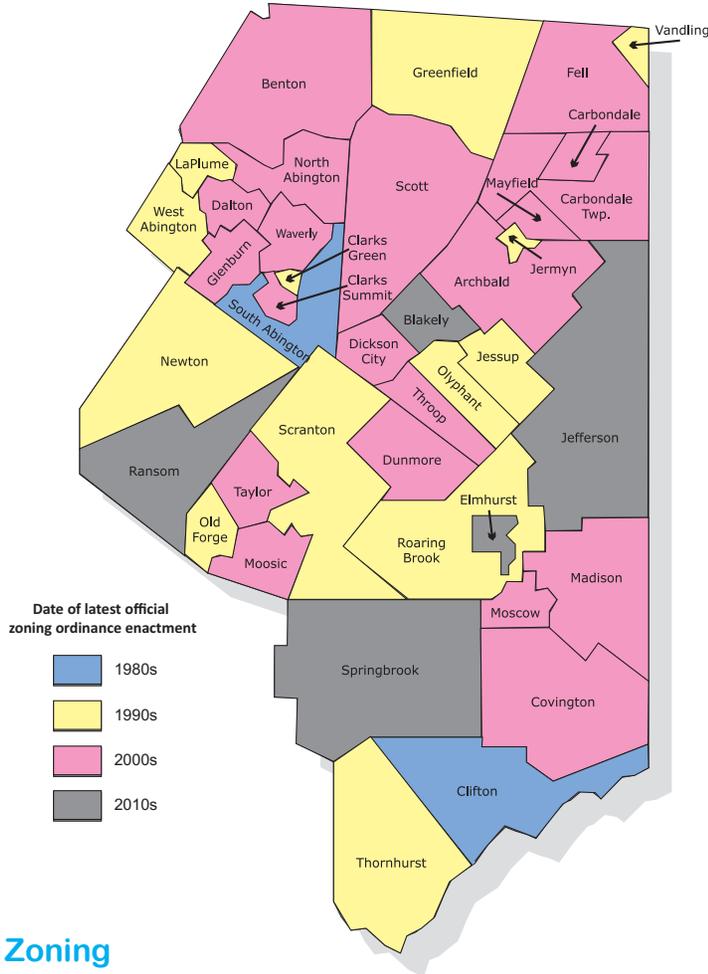
Scranton-Abingtons Planning Association

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. In 2017, nine (9) of the municipalities that had adopted the SAPA plan signed an Implementation Agreement to authorize the county to apply for PA DCED Municipal Assistance Program (MAP) funding on their behalf to update the local zoning ordinances. An application was submitted to DCED in September 2017. The status of the application is still pending.

Municipal Comprehensive Plans Adopted



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



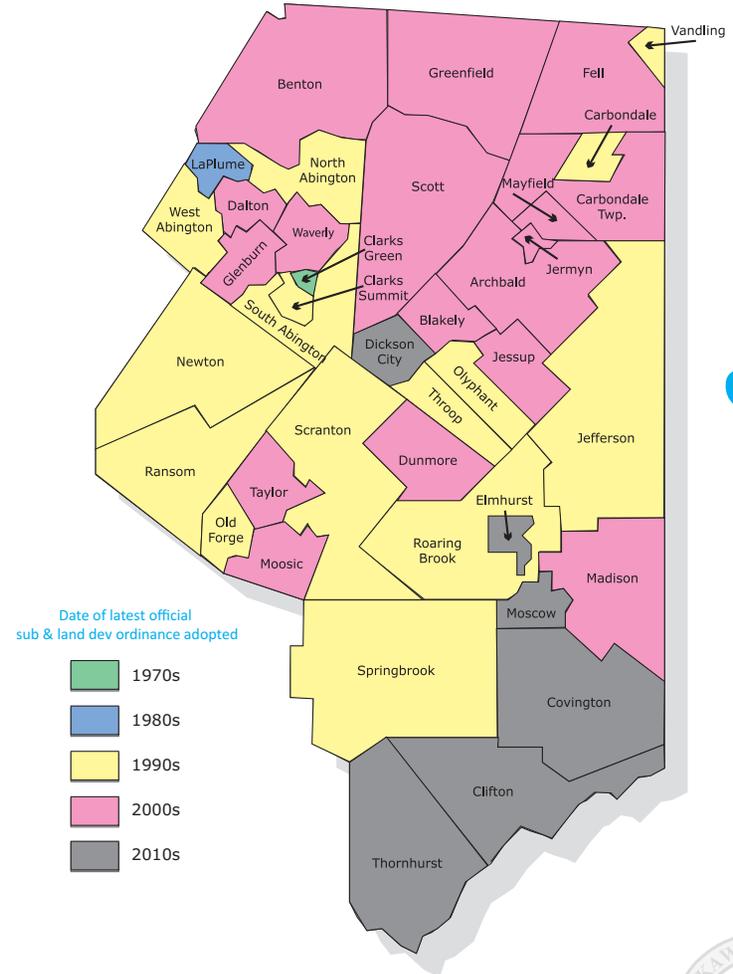
Zoning

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

Subdivision and Land Development

A subdivision and land development ordinance is a law requiring the review and approval of plot and site plans, and specifying criteria on how to develop land. Subdivisions entail the creation, re-location, or removal of property lines and the development of new roads and infrastructure, such as sewer, water, and other utility lines and facilities. Land developments involve the construction of multi-family dwellings; commercial, professional, or industrial facilities; schools; and other public buildings and community facilities, such as hospitals, fire stations, and government buildings. Article V of Act 247 governs the implementation of subdivision and land development ordinances in the Commonwealth. There is no county subdivision and land development ordinance. All forty (40) of the county's municipalities have local subdivision and land development ordinances in effect.

Municipal Subdivision & Land Development Ordinances Adopted
(Adoption of latest comprehensive revision;
subsequent amendments not included.)



Planning Regions

The LCRPC has designated four planning regions within the county for the analysis of subdivision and land development activity. These regions are based on socio-economic and physical-landscape similarities.

Region 1 (The Abingtons)

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

Region 2 (North Pocono)

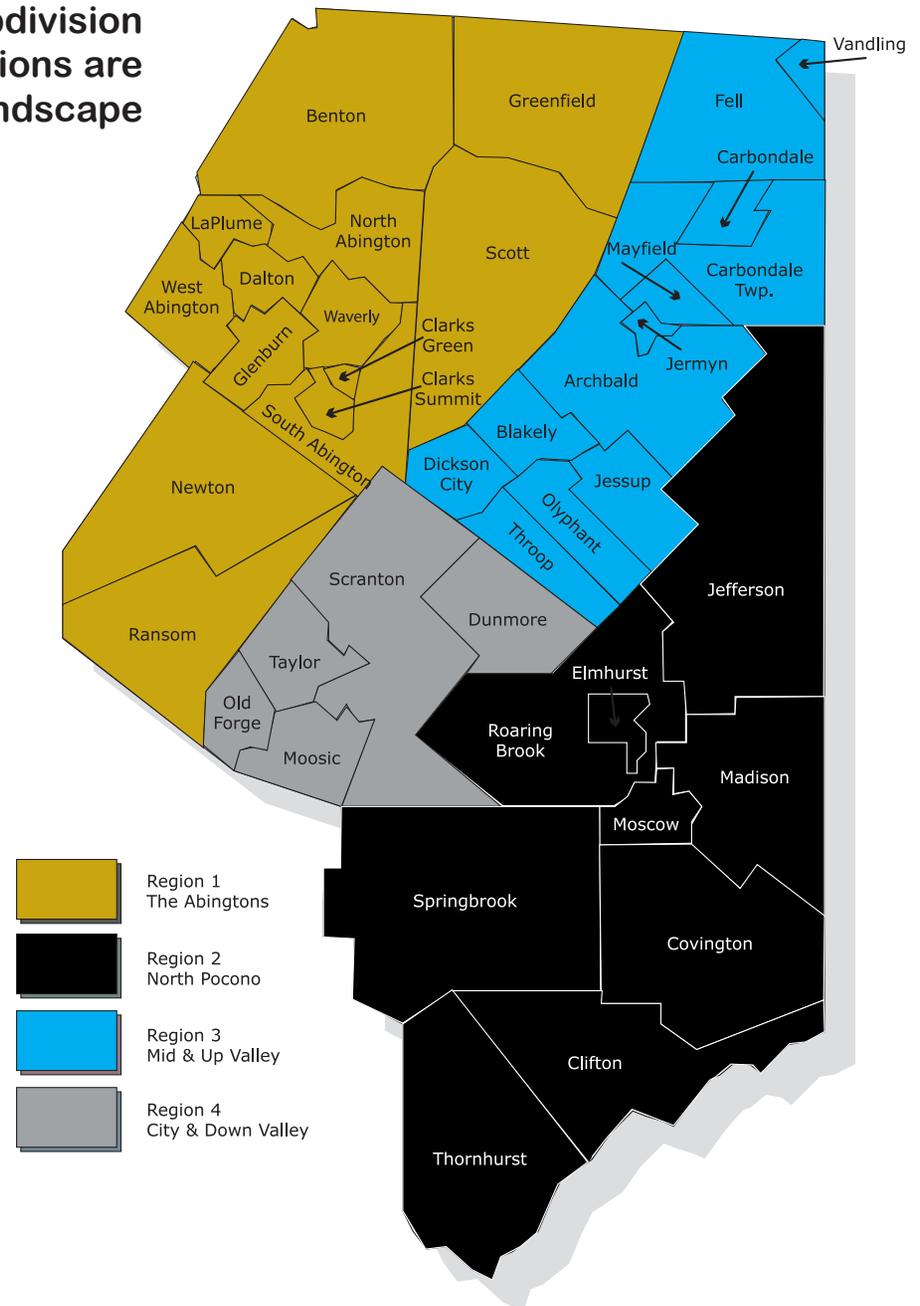
Municipalities: 9
School Districts: 1
2010 Population: 18,925
Square Miles: 179.2

Region 3 (Mid & Up Valley)

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

Region 4 (City & Down Valley)

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



Total Reviews	143
Lots Subdivided/Developed	592
Acres Subdivided/Developed	2,455
New Roads	0.76 miles
Review Fees	\$17,914

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 2017, the LCRPC reviewed 143 submittals, 7 more than 2016. Lots plotted or proposed for development numbered 592; nonresidential buildings created 365,225 square feet of new floor area; and 2,455 acres were affected.

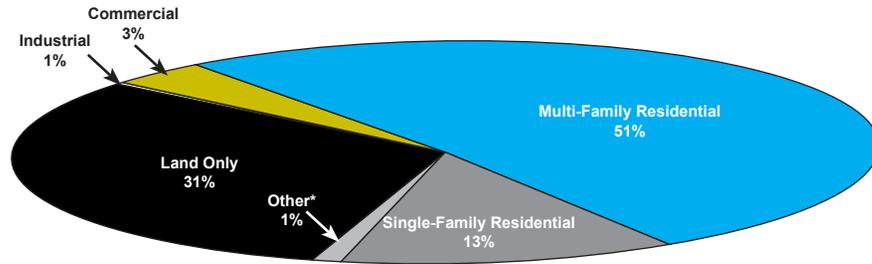
A breakdown by Planning Region showed that Region 4, the City/Down Valley, accounted for 52% of the lots/units created and Region 1, the Abingtons 51% of the acreage affected.

Of the 143 submittals, 110 were minor subdivisions (less than 5 lots), 5 major subdivisions, and 28 land developments. The following municipalities had no submissions: Carbondale City, Clarks Green, Dalton, LaPlume, Old Forge, Thornhurst, Vandling and Waverly.

Multi-family residential development accounted for 51% of the total lots/units, while land-only subdivisions accounted for 69% of the acreage. On the opposite end, other development types* accounted for 1% of the lots and 1% of the acreage.

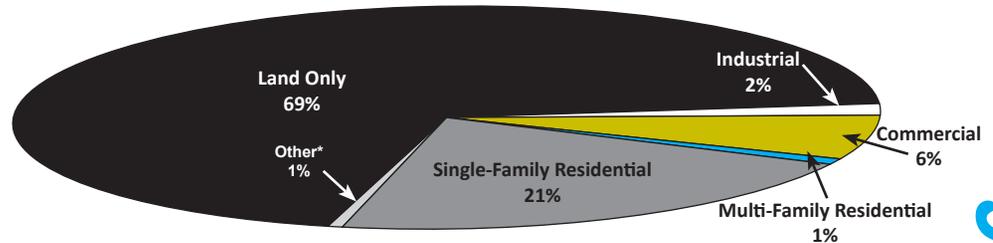
The largest developments in the county proposed in 2017 were Whispering Pines Senior Living (Taylor) 113 senior living apartments; Glenmaura Senior Living (Moosic) 112 senior living apartments; Moscow Senior Living (Moscow) 48 senior living apartments; and Clarks Summit University subdivision (South Abington) 18 residential lots.

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



Development by Lots/Units

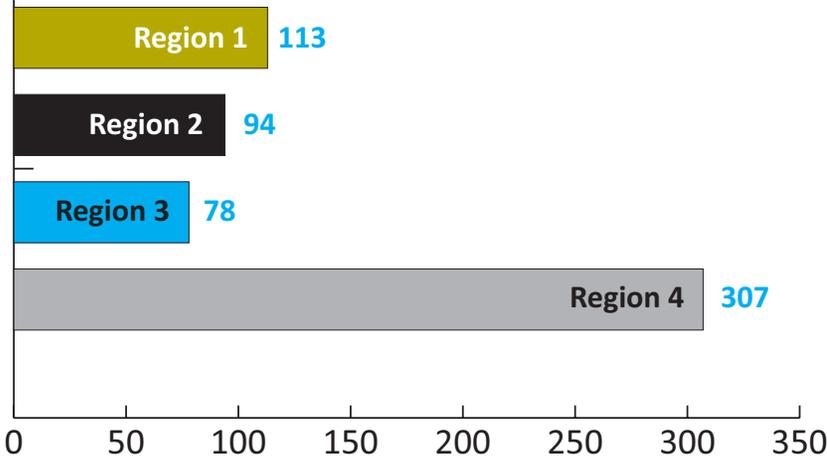
	Lots/Units	Percent
Single-Family Residential	74	13%
Multi-Family Residential	304	51%
Commercial/Office	20	3%
Industrial	3	1%
Land Only	186	31%
Other*	5	1%
Total	592	100%



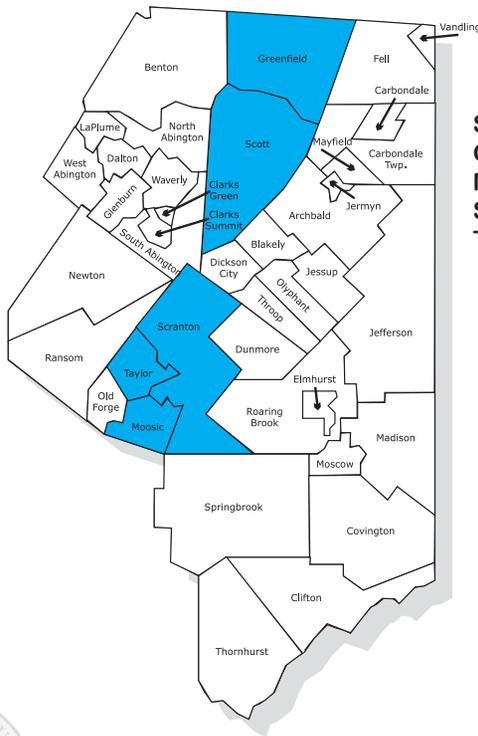
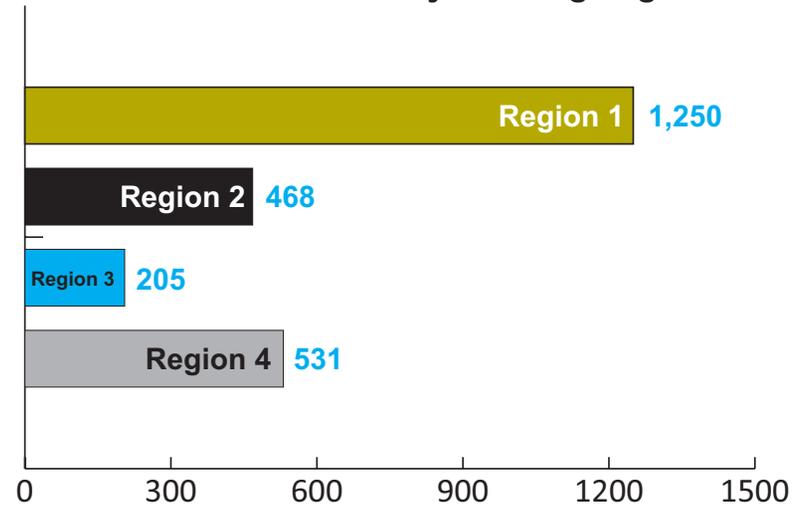
Development by Acres

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

Lots Proposed by Planning Region



Acres Affected by Planning Region

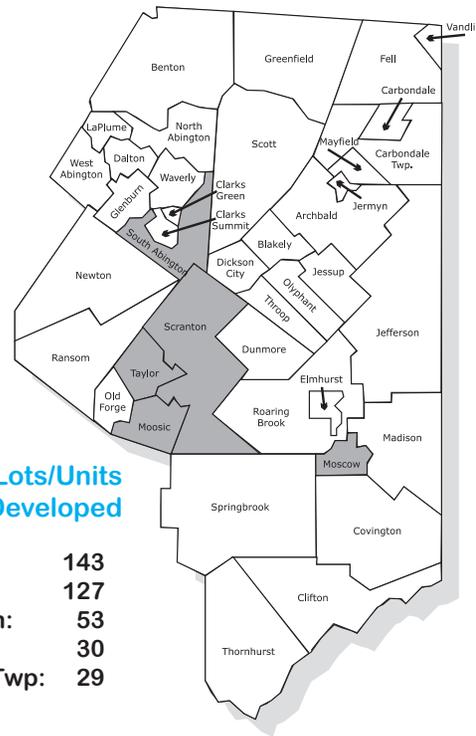


Most Submissions

- Scranton City: 20**
- Greenfield Twp: 12**
- Moosic Borough: 10**
- Scott Twp: 9**
- Taylor Borough: 8**

Most Lots/Units Subdivided/Developed

- Moosic Borough: 143**
- Taylor Borough: 127**
- Moscow Borough: 53**
- Scranton City: 30**
- South Abington Twp: 29**



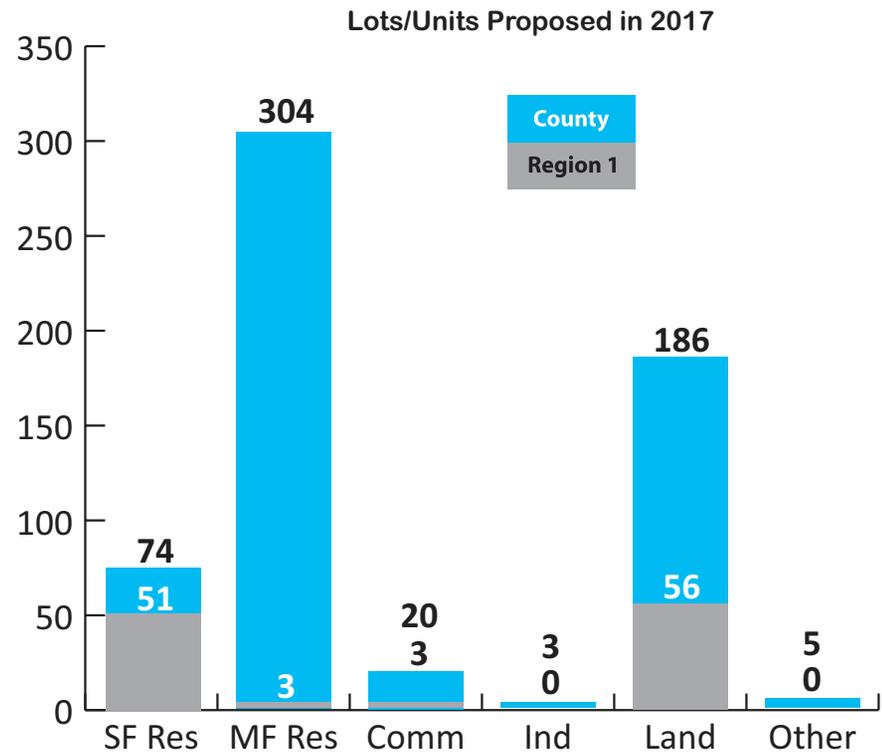
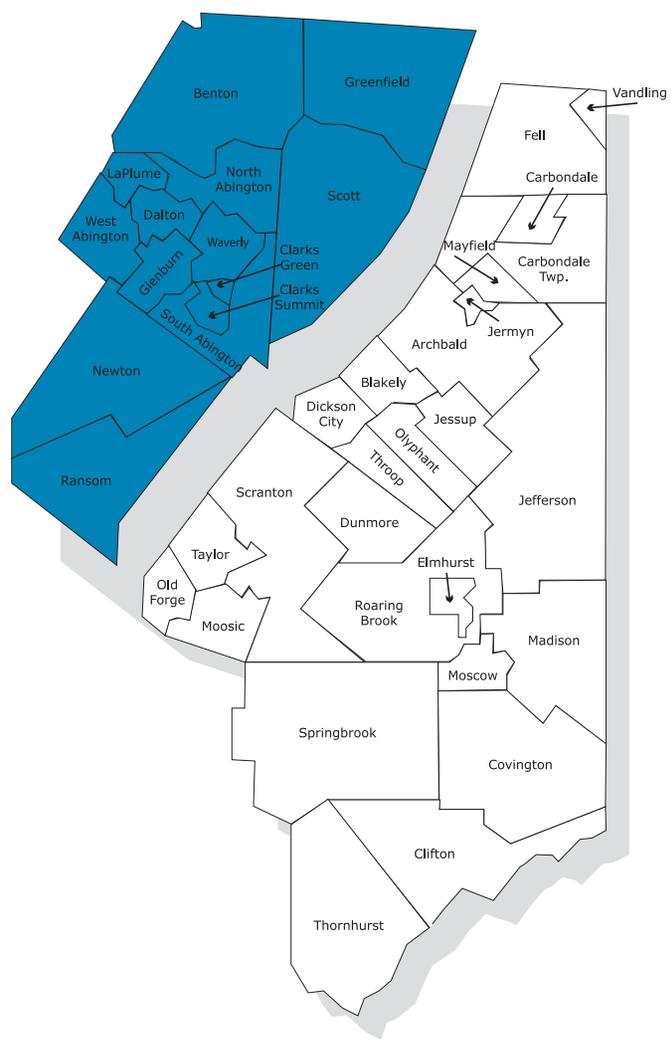
Most Acres Subdivided/Developed

- Greenfield Twp: 647**
- Taylor Borough: 277**
- Scott Twp: 208**
- Madison Twp: 143**
- Newton Twp: 127**
- Spring Brook Twp: 127**



Region 1 — Abingtons

Total Reviews48
 Lots Subdivided/Developed 113
 Acres Subdivided/Developed 1,250
 New Roads 0.44 miles

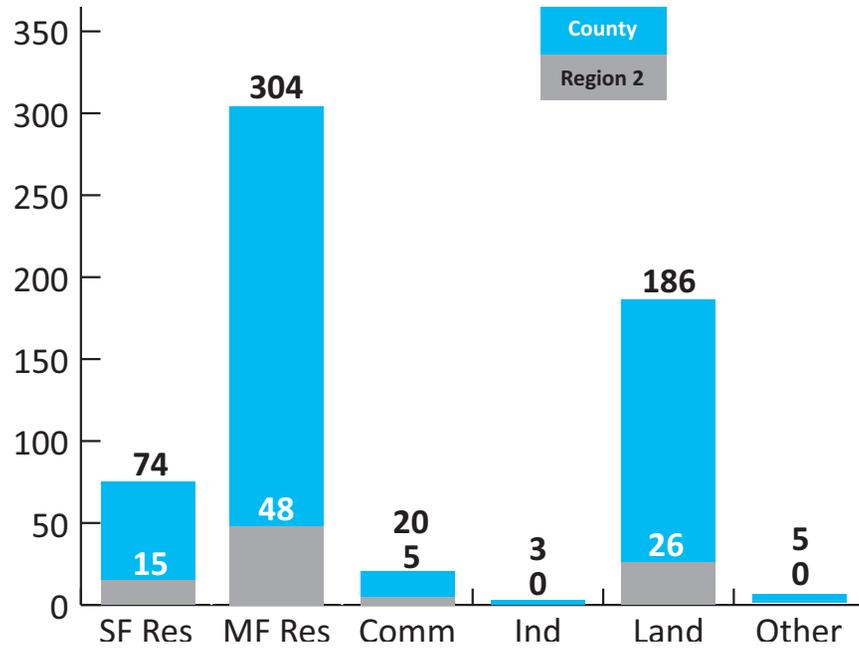


Township	Subs	Lots	Acres
Benton	2	3	101
Clarks Green	0	0	0
Clarks Summit	1	1	1
Dalton	0	0	0
Glenburn	2	5	14
Greenfield	12	25	647
LaPlume	0	0	0
Newton	7	14	127
North Abington	3	8	91
Ransom	3	6	20
Scott	9	19	203
South Abington	7	29	35
Waverly	0	0	0
West Abington	2	3	11
Totals	48	113	1,250



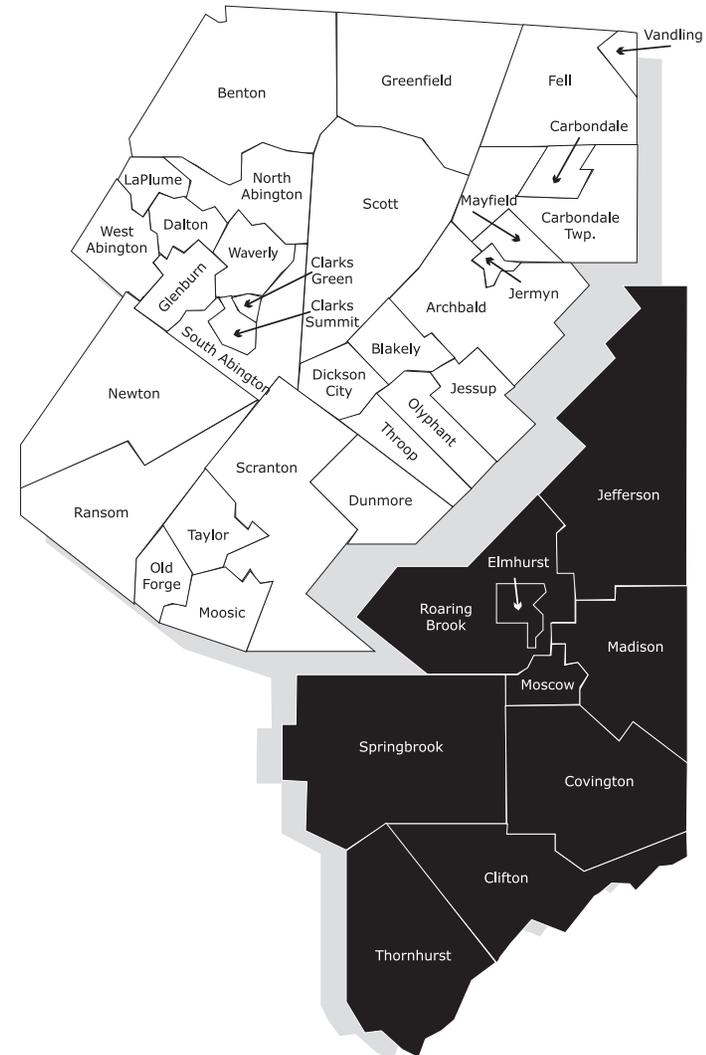
Region 2 — North Pocono

Lots/Units Proposed in 2017



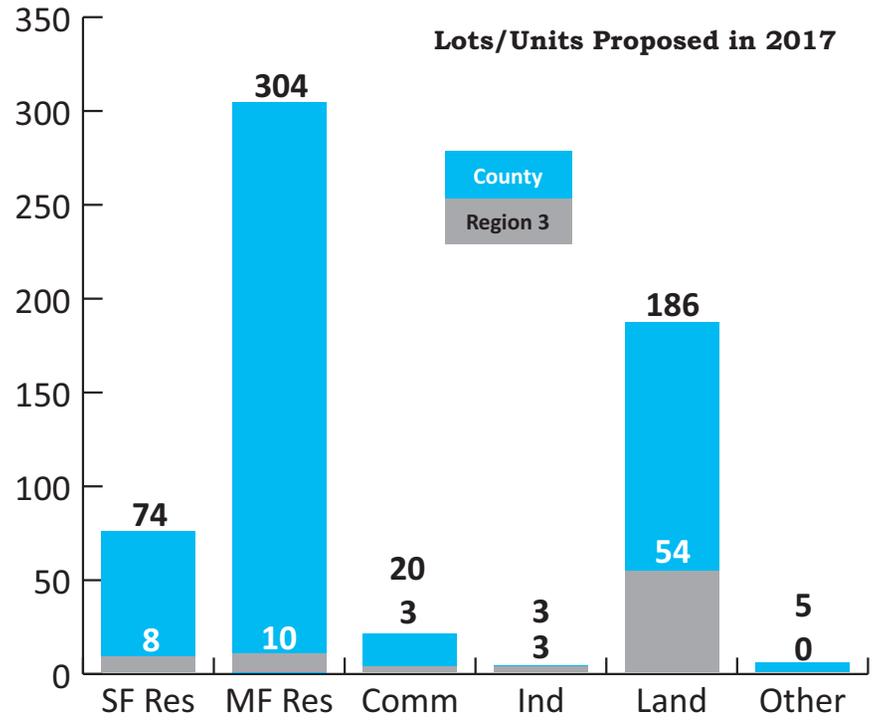
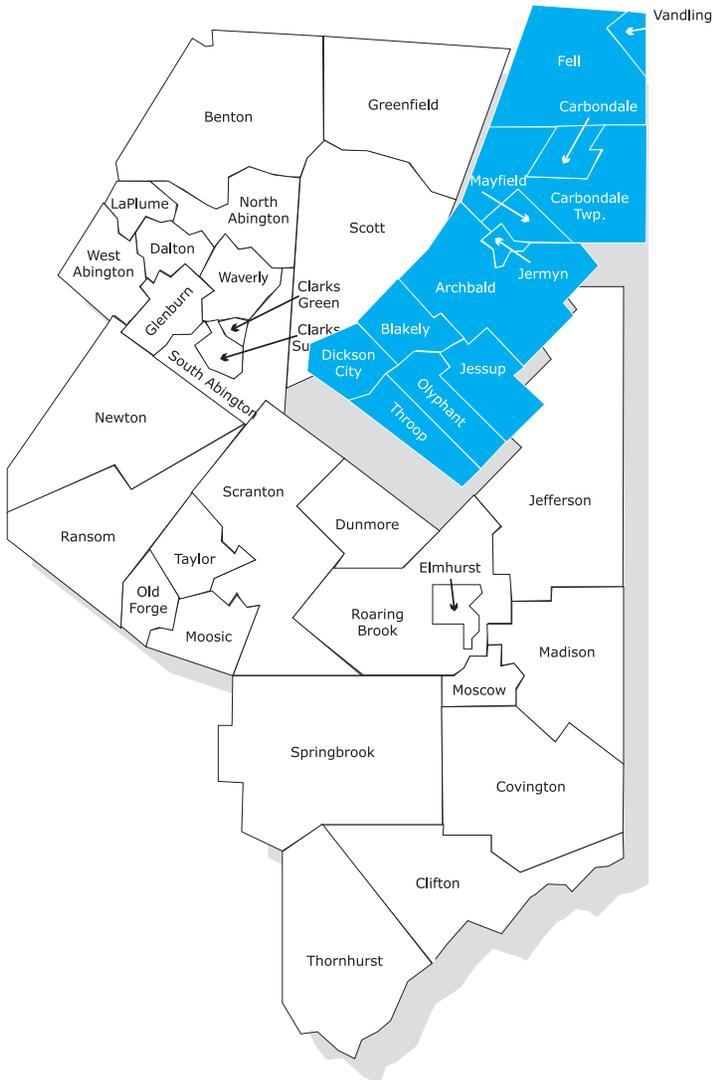
	Subs	Lots	Acres
Clifton	2	3	10
Covington	2	3	3
Elmhurst	1	1	2
Jefferson	1	2	13
Madison	6	18	143
Moscow	3	53	56
Roaring Brook	2	4	114
Spring Brook	4	10	127
Thornhurst	0	0	0
Totals	21	94	468

Total Reviews21
 Lots Subdivided/Developed94
 Acres Subdivided/Developed468
 New Roads0 miles



Region 3 — Mid & Up Valley

Total Reviews **33**
Lots Subdivided/Developed **78**
Acres Subdivided/Developed **205**
New Roads **0.16 miles**



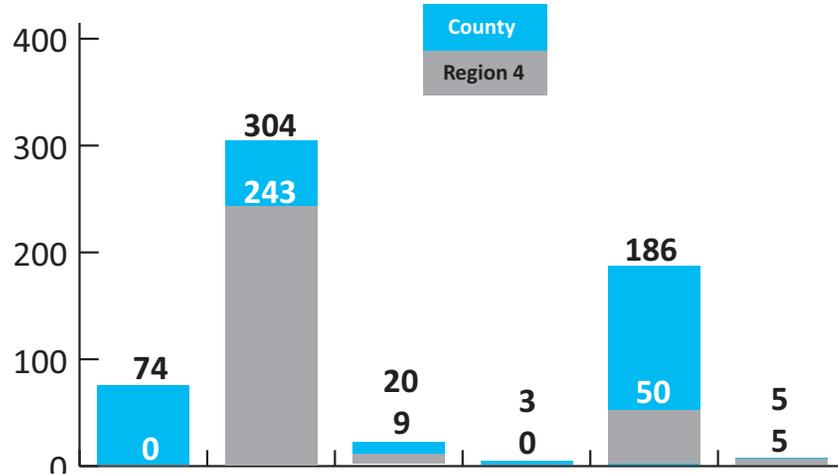
	Subs	Lots	Acres
Archbald	6	14	29
Blakely	2	9	1
Carbondale City	0	0	0
Carbondale Twp	2	10	94
Dickson City	4	5	12
Fell	4	10	5
Jermyn	2	3	1
Jessup	3	4	6
Mayfield	1	2	2
Olyphant	6	16	53
Throop	3	5	2
Vanding	0	0	0
Totals	33	78	205



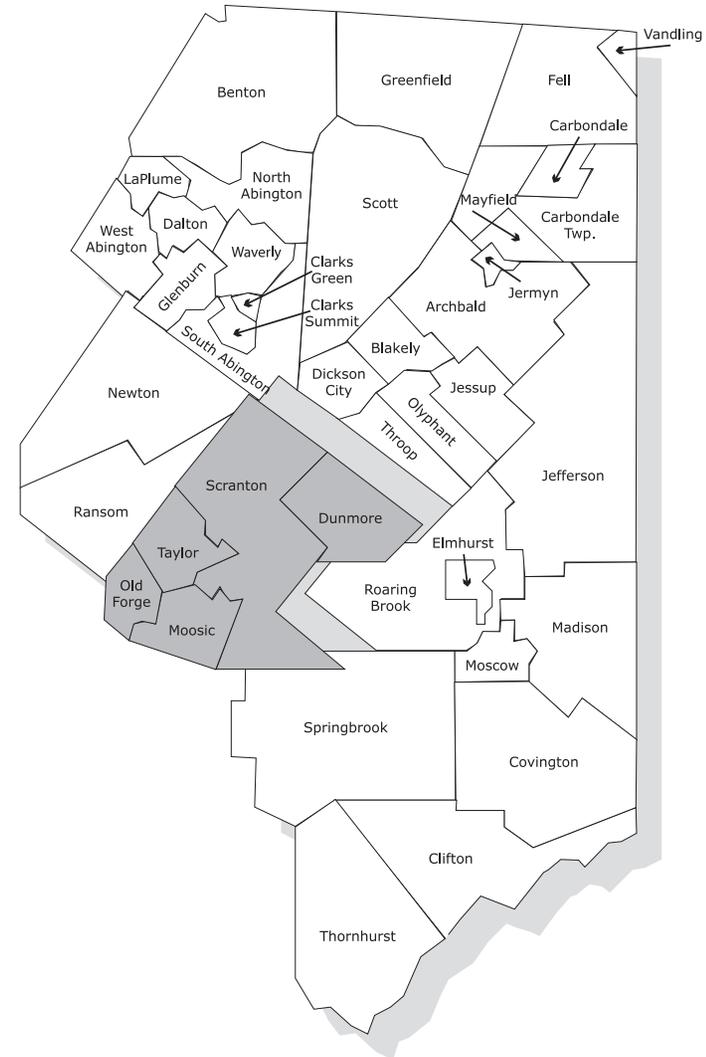
Region 4 — City & Down Valley

Total Reviews 35
 Lots Subdivided/Developed 307
 Acres Subdivided/Developed 531
 New Roads 0.16 miles

Lots/Units Proposed in 2017

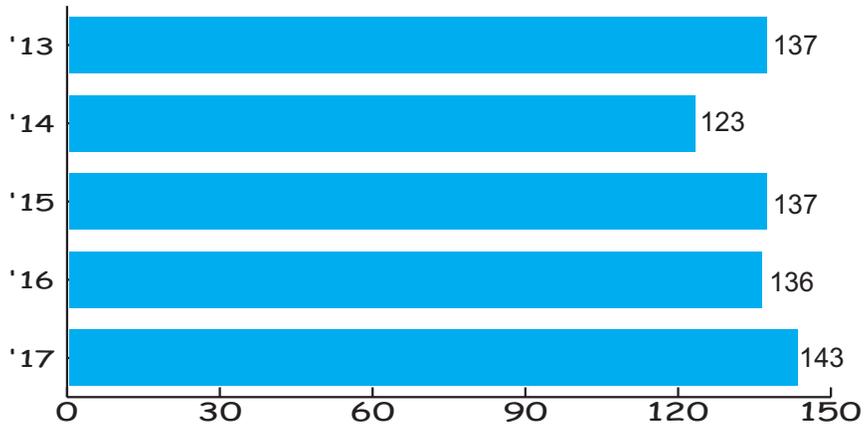


	Subs	Lots	Acres
Dunmore	3	7	28
Moosic	10	143	126
Old Forge	0	0	0
Scranton	20	30	100
Taylor	8	127	277
Totals	41	307	531

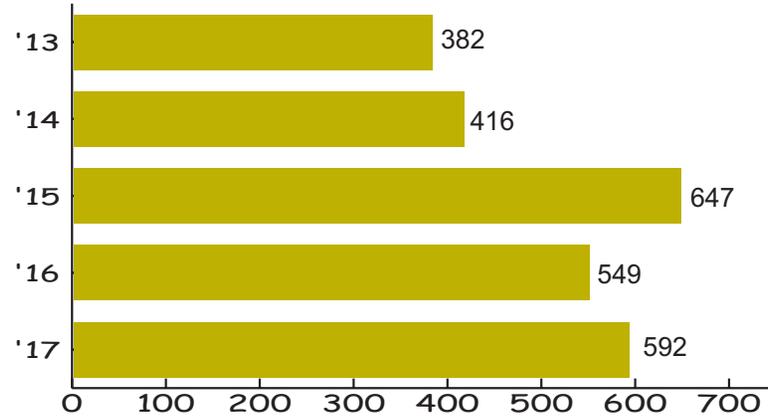


Five-Year Review Analysis

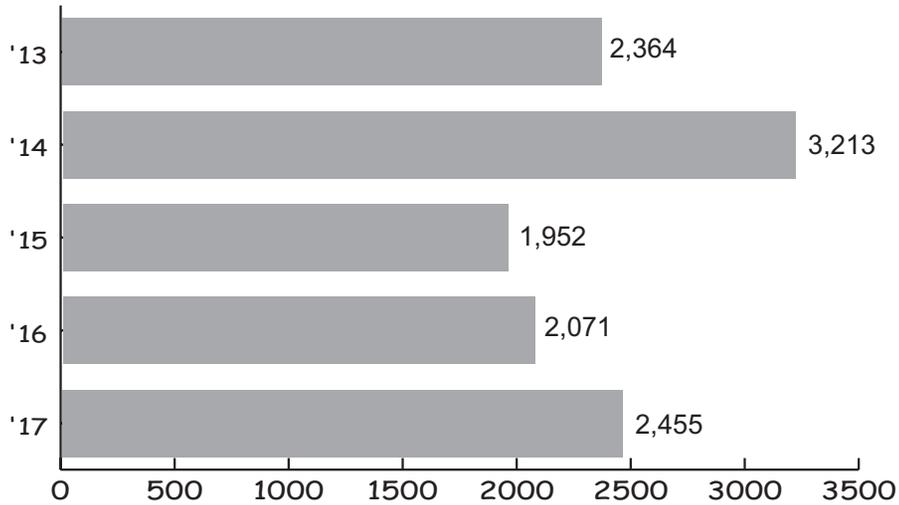
Submissions



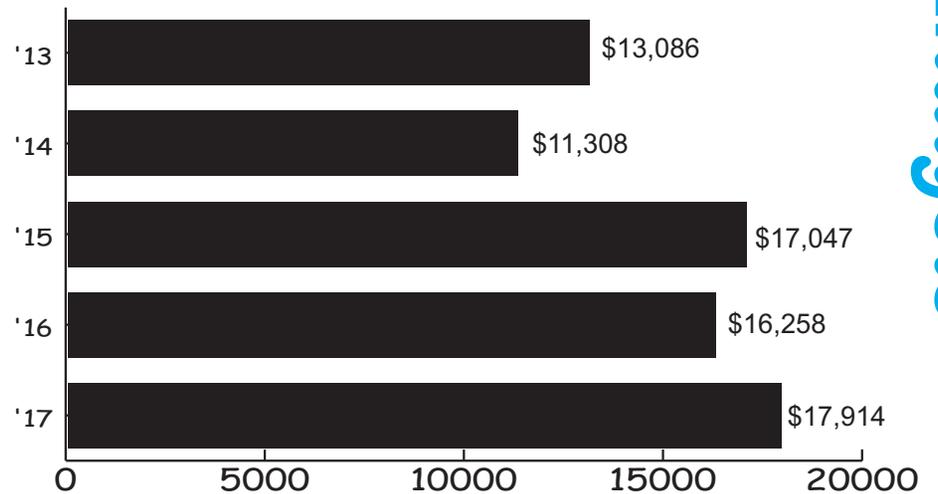
Lots/Units Proposed



Acres Affected



Review Fees



Ordinance Reviews

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

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

Within 30 days of enactment of any comprehensive plan or land-use ordinance, including amendments, the municipality must forward a certified copy of said plan, ordinance, or amendment to the county planning agency for public record.

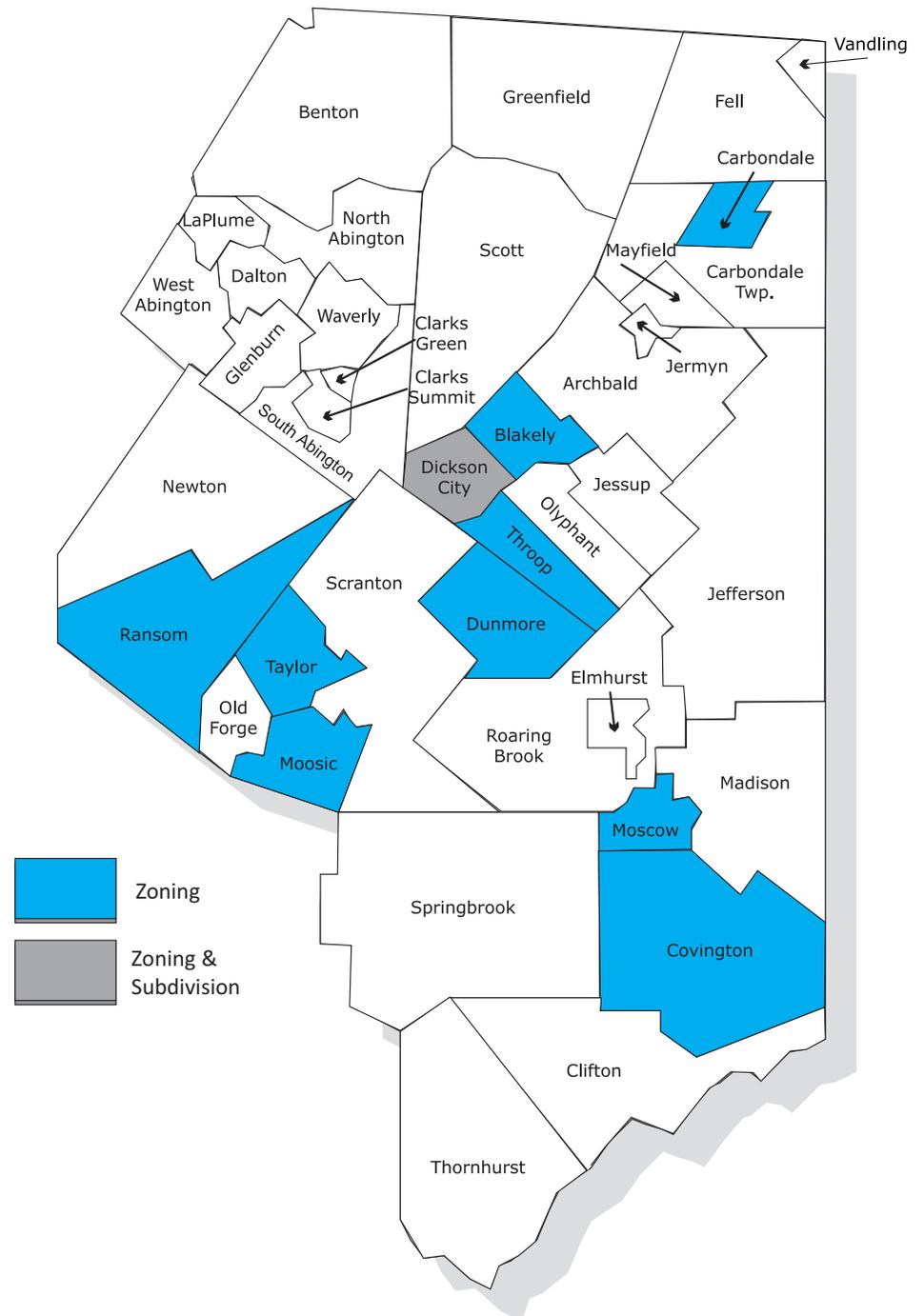
The MPC also mandates that county planning agencies offer mediation options to any municipality that believes its citizens will experience harm as a result of an ordinance or development plan in a contiguous municipality, if the contiguous municipality agrees.

ZONING ORDINANCES

- Moscow: **amendment** (Jan)
- Blakely: **new ordinance** (Feb)
- Carbondale: **amendment** (Feb)
- Taylor: **amendment** (Feb)
- Moosic: **amendment** (Mar)
- Dunmore: **amendment** (Jul)
- Dickson City: **amendment** (Sep)
- Throop: **amendment** (Sep)
- Covington: **amendment** (Dec)
- Ransom: **new ordinance** (Dec)

SUBDIVISION/LD ORDINANCES

- Dickson City: **amendment** (Sep)



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 2016/2017 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.

Transit Consolidation

The LCRPC assisted the PENNDOT Multi-modal Directorate, the consultants hired by PENNDOT and the transit agencies to implement an update to the study undertaken by PENNDOT a few years ago in regard to the possible consolidation of the County of Lackawanna Transit System, Luzerne County Transit Authority and Hazleton Public Transit into one agency. Although consolidation was not undertaken at that time, a number of cooperative efficiencies and route scheduling structures have been implemented. This study will review those items and determine the best course of action for public transit in the two counties.

Traffic Studies

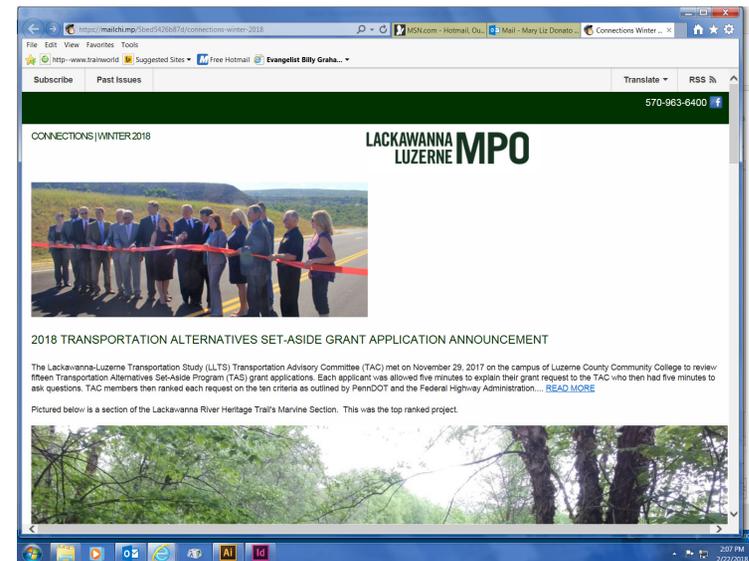
The staff undertook a number of studies of traffic signals in the area, including the City of Scranton where a complete inventory of the signal network was undertaken resulting in the City using the data to apply for grants to upgrade signals.

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, 2016. The plan is reviewed yearly for any required updates due to changing conditions of the transportation network.

Public Participation - The staff continues to update and add to the MPO website for transportation information which can be accessed at www.LLTSMPO.com. The LCRPC also received training as part of the PENNDOT Connects-Planning 360 to incorporate more public involvement in transportation planning.



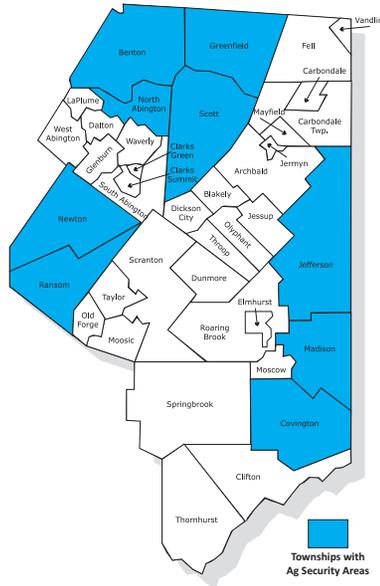
FARMLAND PRESERVATION

The LCRPC continued to support the Farmland Preservation Program in 2017 with printing and legal ad costs. Regional Planning Manager, Mary Liz Donato, continues to serve as Chairman of the five-member Farmland Preservation Board.

On October 20, 2017, the program celebrated the conservation of 5,000 acres at the Michael Hillebrand farm in Scott Township.

Acres in Ag Security

Benton	5,949
Covington	1,525
Greenfield	2,198
Jefferson	4,217
Madison	2,602
Newton	4,275
North Abington	1,503
Ransom	2,191
Scott	3,762
Total Acres	28,222



No. of Farms with Ag Easements: **64**
 Total Acres Protected by Easements: **5,000**
 Average Size of Protected Farm: **78 acres**
 Average Cost/Acre for Easement Purchase: **\$1,883**
 Total Purchase Price for Ag Easements in Lackawanna County as of December 2015: **\$8,753,117**

SAPA REGIONAL PLAN IMPLEMENTATION

In 2017, nine (9) of the municipalities that had adopted the SAPA plan signed an Implementation Agreement to authorize the county to apply for PA DCED Municipal Assistance Program (MAP) funding on their behalf to update the local zoning ordinances. An application was submitted to DCED in September 2017. The status of the application is still pending.

SAPA Plan Implementation Cost-Share

TOTAL COST ALLOCATION FORMULA METHOD **% Share (20% land area share + 30% population share + 50% assessed value share) + \$2000										
Municipality	Sq. Miles	%total	2010 Population	%total	2016 Assessed \$	%total	%share**	%Allocation	Fixed Cost	Total Cost Allocation*
Clarks Green	0.6	0.74%	1,476	1.32%	14,111,833	2.06%	1.57%	\$502.71	\$2,000.00	\$2,502.71
Clarks Summit	1.6	1.97%	5,116	4.57%	43,905,556	6.40%	4.96%	\$1,588.04	\$2,000.00	\$3,588.04
Dalton	3.2	3.93%	1,234	1.10%	9,736,025	1.42%	1.83%	\$584.39	\$2,000.00	\$2,584.39
Dunmore	8.8	10.81%	14,057	12.56%	87,419,042	12.73%	12.30%	\$3,935.44	\$2,000.00	\$5,935.44
Newton	22.7	27.89%	2,846	2.54%	23,784,019	3.46%	8.07%	\$2,583.28	\$2,000.00	\$4,583.28
Scranton	25.4	31.20%	76,089	68.01%	392,363,291	57.15%	55.22%	\$17,670.25	\$2,000.00	\$19,670.25
South Abington	9.0	11.06%	9,073	8.11%	89,067,728	12.97%	11.13%	\$3,561.94	\$2,000.00	\$5,561.94
Waverly	4.6	5.65%	1,743	1.56%	23,691,075	3.45%	3.32%	\$1,063.38	\$2,000.00	\$3,063.38
West Abington	5.5	6.76%	250	0.22%	2,432,187	0.35%	1.60%	\$510.57	\$2,000.00	\$2,510.57
TOTAL	81.4	100%	111,884	100%	686,510,756	100%	100%	\$32,000.00	\$18,000.00	\$50,000.00

\$160,000.00 Estimated Total Project Cost
 \$80,000.00 DCED MAP Grant
 \$30,000.00 Lackawanna Co. Economic Dev. Grant
 \$50,000.00 LOCAL SHARE

*Can be spread over two budget years by each municipality.

FEMA - NEW COUNTY FLOOD INSURANCE RATE MAPS

In August 2017, FEMA released the revised Preliminary Flood Insurance Rate Maps (FIRM) for Lackawanna County. Public informational meetings were held in November. In 2018, Letters of Final Determination will be sent to all jurisdictions in the county, and the new maps, together with updated flood plain management ordinances, will need to be adopted by the local jurisdictions. FEMA is forming a Community Working Group to help inform and educate residents on the impacts of the new maps. County planning staff will participate in the Working Group.



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
- County Bridges
- Recreational Facilities
- 100-year Flood plain areas
- Topography - 2-ft. 10-ft. 20-ft. intervals
- Agricultural Easements
- Zoning (24 municipalities) (other 16 municipalities in progress)
- Aerial photography (2005, 2008 and 2017 flyovers)

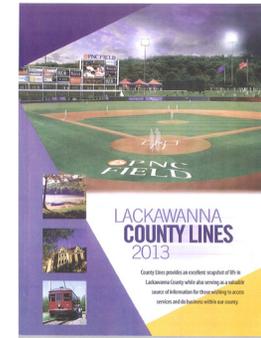
GIS Coordinator, Steve Solon, develops and processes several requests for GIS data on a daily basis. In addition, he frequently prepares maps for the DA's office that are used for DUI checkpoints, other law enforcement efforts, and criminal prosecution. He also works with local fire departments to create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

The county was flown in April 2017 to update aerial photography. The contract with Eagle View/Pictometry provides a number of layers, including aerial and bird's eye view, 20-ft contour lines, parcel information, streetlines, and address identification.

Eagle View/Pictometry is currently comparing 2008 aerials with the new 2017 photos to identify new structures build during the nine-year period.



2017 Pictometry - Waverly Community Center & vicinity



COUNTY LINES

There was no 2017 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).

A print publication is anticipated for 2018.



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 \$1.75 million through 2017 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 \$748,607.80 in SBA fee waiver requests to 68 applicants. Funding is provided through the county’s economic development budget. The program is ongoing and will continue in 2018.

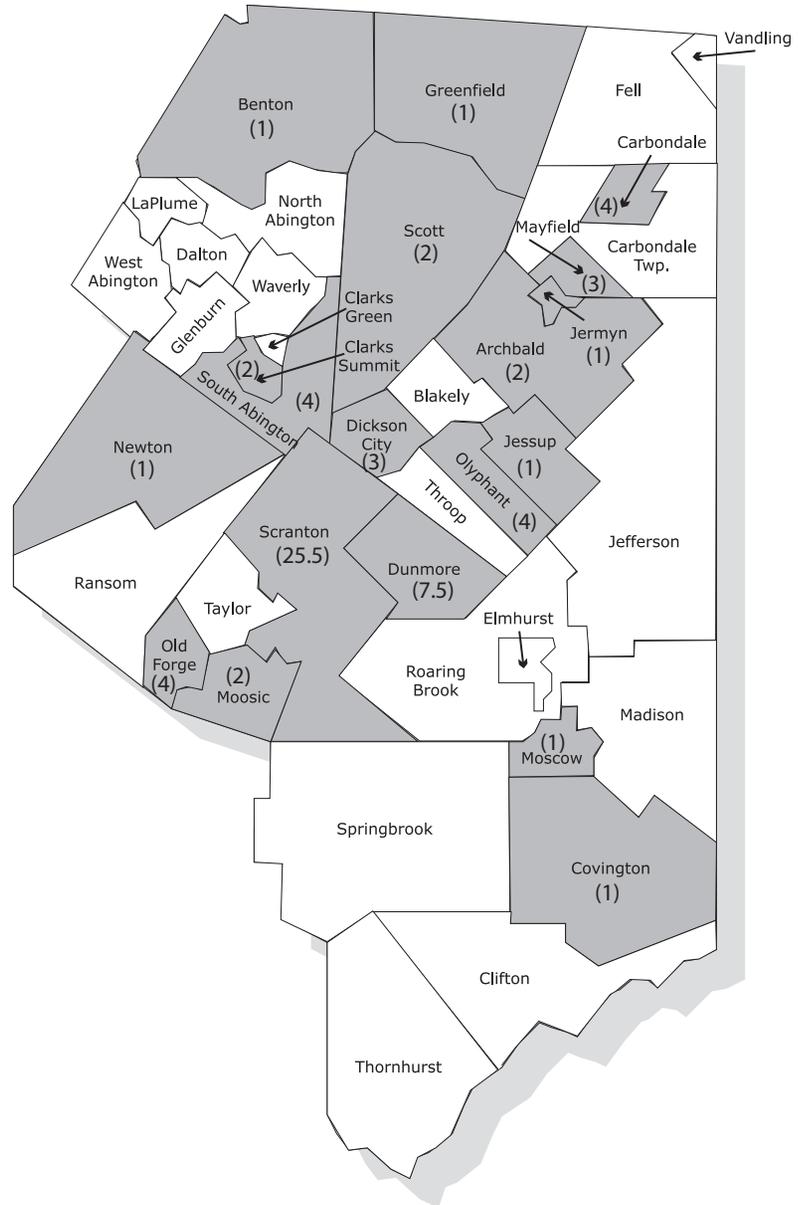
LAND DEVELOPMENT & CONSTRUCTION FEE WAIVER PROGRAM

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 2017 for a fee waiver program to companies relocating or expanding in Lackawanna County. The program reimburses or waives permit and review fees associated with the development project. To date, the commissioners awarded \$10,000 in fee reimbursements to 3 applicants (Gibbons Ford, Dickson City; Dempsey Uniform, Jessup; PPS Academy, Moscow). Funding is provided through the economic development budget. The program is ongoing and will continue in 2018.

BUSINESS IMPROVEMENT GRANT (BIG)

The County Commissioners established the Business Improvement Grant program in 2016 to promote economic development by encouraging the private sector to pursue facade improvements or purchase/install new equipment or improvements on an existing facility. To date, the county has awarded \$60,000 to 12 recipients (\$5,000 each). Funding is provided through the economic development budget. The program is ongoing and will continue in 2018.

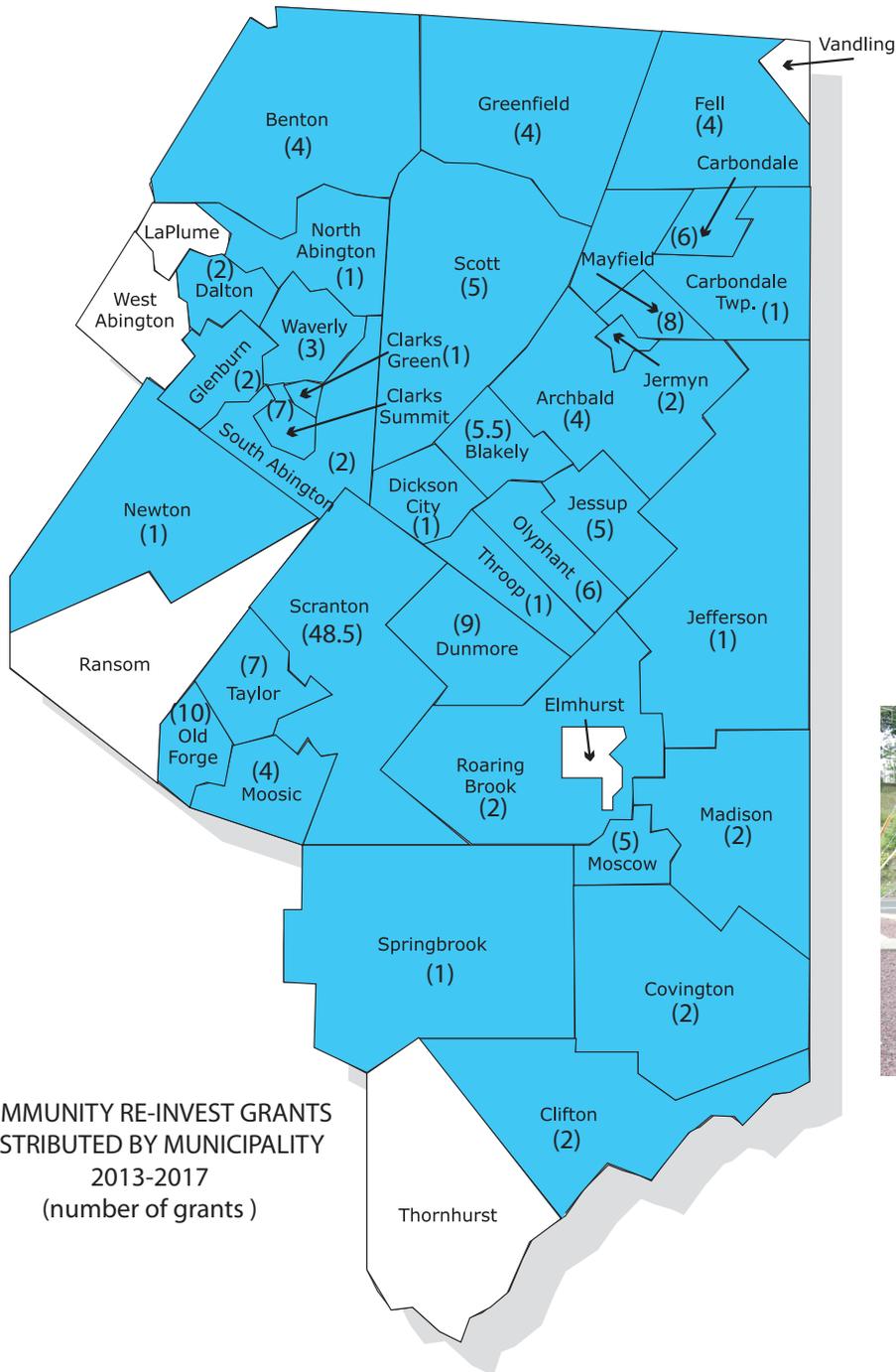
SBA FEE WAIVER PROGRAM GRANTS AWARDED BY MUNICIPALITY 2013-2017 (number of grants)



COMMUNITY RE-INVEST PROGRAM

Economic Development Initiatives

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 2017, the commissioners awarded \$2.2 million in CRP grants to 170 applicants. Funding is provided through the county's economic development budget. Funding has been eliminated for 2018, but will be continued with reserve funds of \$100,000 that caps the maximum grant amount awarded per recipient to \$5,000.



COMMUNITY RE-INVEST GRANTS DISTRIBUTED BY MUNICIPALITY 2013-2017 (number of grants)



A few of CRP projects completed to date: from top clockwise - Korean War Memorial (Dunmore); North Pocono Community Garden (Moscow); Spring Brook Twp Community Playground.

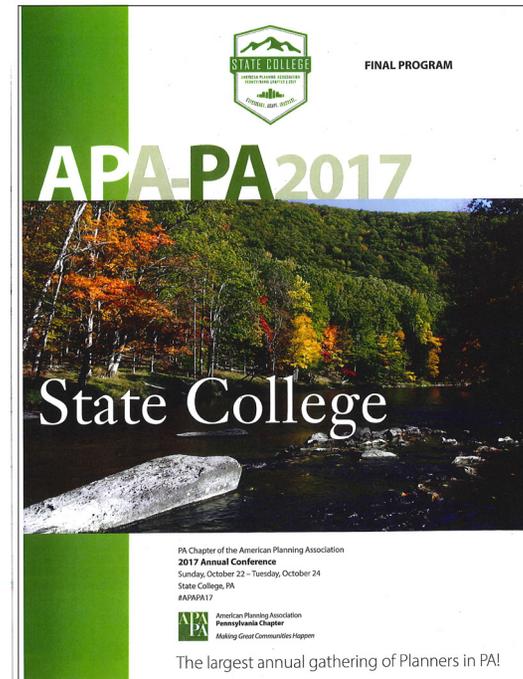


The planning staff issued the following letters of support during 2017:

- [Northeast Freight Taylor Yard Improvements](#), PennDOT Multimodal Transportation fund for improvements to the transloading facility in Taylor Borough.
- [Warehouse Adaptive Re-Use Project](#), PennDOT Multimodal Transportation fund for repurposing of a warehouse into a healthcare related facility in Scranton.
- [Lackawanna Heritage Valley Authority](#), PennDOT Multimodal Transportation fund for development of the Lackawanna River Heritage Trail - Marvine Connector in Scranton.
- [Spring Brook Township](#), PA Small Water & Sewer grant for improvements to the waste water treatment plant.
- [Greater Carbondale YMCA](#), PA DCED grant for acquisition of 3.5 acres of land in downtown Carbondale for a community park.
- [Keystone College](#), PA DCED grant for the Trolley Trail Connection project in LaPlume Twp.
- [Covington Twp Sewer Authority](#), PA DEP Sewage Facilities grant for expansion of the waste water treatment plant.
- [US Ecological Advanced Research & Conservation Hub](#), PA DCED Act 13 Greenway Trails & Recreation grant for a Riverwalk Open Air Amphitheater at the NEET Center in Mayfield.
- [Lackawanna Heritage Valley Authority](#), PA DCED Act 13 Greenway Trails & Recreation grant for development of the Lackawanna River Heritage Trail - Marvine Connector in Scranton.
- [Friendship House](#), PA DCED Multimodal grant for resurfacing of the outpatient clinic parking lot in Scranton.
- [Blakely Borough](#), PA DCED Multimodal grant for the Main Street Sidewalk project.
- [Lackawanna County obo Archbald Borough](#), PA DCED Multimodal grant for the Columbus Drive Sidewalk project.
- [Lackawanna County](#), PA DCED Multimodal grant for the Stauffer Industrial Park repaving project.
- [Lackawanna County](#), PA DCED Multimodal grant for Courthouse Square curb and sidewalk replacement.
- [Lackawanna Heritage Valley Authority](#), PA DCED Multimodal grant for connection of the Lackawanna River Heritage Trail to downtown Scranton and Scranton High School.
- [Covington Township](#), PA DCED Multimodal grant for Langan Road bridge/culvert replacement.
- [Lackawanna County obo SAPA](#), PA DCED Municipal Assistance Program for the Phase II implementation of the SAPA Regional Plan.
- [Olyphant Borough](#), PA DCED Monroe County Local Share for a downtown revitalization project.
- [Carbondale Technology Transfer Center](#), PA DCED Monroe County Local Share for facility improvements.
- [Clifton Township](#), PA DCED Monroe County Local Share for parking lot replacement at the municipal building.
- [Archbald Borough](#), PA DCED Monroe County Local Share for reconstruction of the Valley View Access Road.
- [Fell Township](#), PA DCED Monroe County Local Share for improvements to Jefferson Street Park.
- [Scranton Tomorrow](#), PA DCED Keystone Communities grant for the development of the Wyoming Avenue Pocket Park.
- [Covington Township](#), PA DCED Monroe County Local Share for improvements to the Moffat Estate pavilion.
- [Taylor Borough](#), PA DCED Monroe County Local Share for the police department traffic safety initiative.
- [Bluestone Real Estate Management Group](#), PA DCED Monroe County Local Share for a community and agricultural market at the NEET center in Mayfield.
- [Jefferson Township](#), PA DCED Monroe County Local Share for construction of Jefferson Park access road.
- [Lackawanna County obo Olyphant American Legion](#), PA DCED Monroe County Local Share for building upgrades.
- [Lackawanna County obo Archbald American Legion](#), PA DCED Monroe County Local Share for fire safety improvements and parking lot resurfacing.
- [Lackawanna County obo Boys and Girls Club of NEPA](#), PA DCED Monroe County Local Share for exterior building renovations.
- [Lackawanna County obo Children's Advocacy Center](#), PA DCED Monroe County Local Share for exterior building renovations.
- [Lackawanna County obo Cougar Kick-off Club](#), PA DCED Monroe County Local Share for locker room renovations.
- [Lackawanna County obo Dunmore Little League](#), PA DCED Monroe County Local Share for sports complex renovations.
- [Lackawanna County obo Goodwill Industries](#), PA DCED Monroe County Local Share for the purchase of 5 passenger vans.



- [Lackawanna County obo Greenhouse Project](#), PA DCED Monroe County Local Share for the renovation of the existing greenhouse.
- [Lackawanna County obo Lackawanna County Land Bank](#), PA DCED Monroe County Local Share for a Blight to Bright program.
- [Lackawanna County obo Scranton Educational Improvement Organization](#), PA DCED Monroe County Local Share for an educational training and awareness center at the Marketplace at Steamtown.
- [Lackawanna County obo Throop Borough](#), PA DCED Monroe County Local Share for Pearl Street sanitary sewer service.
- [Lackawanna County obo Tripp Park Miss-E Softball](#), PA DCED Monroe County Local Share for field improvements.
- [Lackawanna County obo Electric City Trolley Museum](#), PA DCED Monroe County Local Share for the renovation of a vintage trolley car.
- [Lackawanna County obo United Community Outreach Food Pantry](#), PA DCED Monroe County Local Share for the installation of a fire suppression system.
- [Thornhurst Township](#), nonspecific funding and support of the conversion of former historic church into a community center.
- [Lackawanna County obo Friends of Connors Park](#), PA DCED Monroe County Local Share for improvements to the park facilities.



APA - PENNSYLVANIA CHAPTER ANNUAL CONFERENCE THE PENN STATER, STATE COLLEGE

Planning staffers, Steve Pitoniak, Mary Liz Donato, Chris Chapman, and Ann Slack attended the annual APA - PA on October 22-24. The Central Section hosted the 2017 event, which drew 400+ planners from across the commonwealth to Centre County. The 2018 conference will be held in Erie.



2017 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
Archbald					
	Lands of D & L/Andrews-Rev.	Single-Family Residential	2	22.17	0
	Lands of Hanyon	Land Only	1	1.3	0
	Lands of McConnell	Land Only	2	0.86	0
	Lands of Merli	Land Only	2	0.11	0
	Lands of Zielinski	Land Only	3	3.01	0
	Mariani Lot Consolidation	Land Only	4	1.73	0
Municipality Totals:			14	29.18	0
Benton					
	Lands of Gardner	Land Only	2	93.49	0
	Lands of Skyline Estates	Land Only	1	7.31	0
Municipality Totals:			3	100.8	0
Blakely					
	Land Development of Capezio	Multi-Family Residential	8	0.61	0
	Lands of Abbott	Land Only	1	0.25	0
Municipality Totals:			9	0.86	0
Carbondale Township					
	Lands of Vito	Land Only	2	2.09	0
	Mroczka Estate Subdivision	Land Only	8	92.57	0
Municipality Totals:			10	94.66	0
Clarks Summit					
	Cherry Hill Commercial Building	Commercial/Office	1	0.87	0
Municipality Totals:			1	0.87	0
Clifton					
	Big Bass Lake Lots 1879 & 1880	Land Only	1	1	0
	Lands of Lindner & Rouse	Single-Family Residential	2	8.59	0
Municipality Totals:			3	9.59	0
Covington					
	BNT Movers Building Addition	Commercial/Office	1	1.15	0
	Lands of Butler	Land Only	2	2.32	0
Municipality Totals:			3	3.47	0
Dickson City					
	Arby's Plaza	Commercial/Office	1	1.93	0
	Dickson City Mavis Discount Tire	Commercial/Office	1	0.94	0
	Lands of Rutkowski	Land Only	2	0.52	0



2017 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
	Lands of TSE Corporate Office	Commercial/Office	1	8.63	0
Municipality Totals:			5	12.02	0
Dunmore					
	Dunmore Warehouse Addition	Commercial/Office	1	24.36	0
	Lands of Habeeb/Raynov Realty	Land Only	2	1.87	0
	Lands of Swinick Trust-2nd Rev.	Land Only	4	1.58	0
Municipality Totals:			7	27.81	0
Elmhurst					
	Lands of D & L Realty/Smart Rec.	Commercial/Office	1	1.8	0
Municipality Totals:			1	1.8	0
Fell					
	Lands of Brennan	Single-Family Residential	2	2.16	0
	Lands of Gorel	Single-Family Residential	4	1.01	0
	Lands of Roche	Land Only	2	1.4	0
	Osborne Lot Line Adjustment	Land Only	2	0.06	0
Municipality Totals:			10	4.63	0
Glenburn					
	Lands of Malinowski	Land Only	1	1.49	0
	Lands of Stracham & Tunis	Land Only	4	12.4	0
Municipality Totals:			5	13.89	0
Greenfield					
	Decker Estate Subdivision	Land Only	2	8.11	0
	Greenfield Dollar General	Commercial/Office	1	1.34	0
	Lands of Frezzolini	Single-Family Residential	2	11.02	0
	Lands of Gaughan	Land Only	4	24.21	0
	Lands of Leh	Single-Family Residential	3	41.38	0
	Lands of Lynch	Land Only	1	4.5	0
	Lands of Marino	Land Only	1	4.06	0
	Lands of Scientific Living Inc.	Land Only	3	338.18	0
	Lands of Shust & Deffler	Land Only	2	1.72	0
	Lands of Telep	Land Only	2	98.73	0
	Lands of Wells	Land Only	1	1.44	0
	Lands of Wierzbicki	Single-Family Residential	3	112.52	0
Municipality Totals:			25	647.21	0
Jefferson					
	Lands of Cummings	Single-Family Residential	2	13.52	0



2017 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
Municipality Totals:			2	13.52	0
Jermyn					
	Lands of Davis	Land Only	1	0.39	0
	Lands of Reeves	Multi-Family Residential	2	0.51	0
Municipality Totals:			3	0.9	0
Jessup					
	Lands of Pasqualichio Brothers	Industrial	1	4.91	0
	Lands of Walsh	Land Only	2	0.69	0
	Matisko Lot Consolidation	Land Only	1	0.34	0
Municipality Totals:			4	5.94	0
Madison					
	Aulio Estate Subdivision	Single-Family Residential	4	33.48	0
	Bacinelli-Cobb Lot Reconfig.	Land Only	6	30.72	0
	Burns Land Development	Commercial/Office	1	9.89	0
	Claussion Estate Subdivision	Land Only	4	64.76	0
	Lands of Wheeler	Commercial/Office	1	0.07	0
	Lands of Zaffino	Single-Family Residential	2	4.14	0
Municipality Totals:			18	143.06	0
Mayfield					
	Lands of Pettinato/Costa	Land Only	2	1.94	0
Municipality Totals:			2	1.94	0
Moosic					
	Glenmaura Commons S5 P1 Rev	Multi-Family Residential	12	1.81	841
	Glenmaura Senior Living	Multi-Family Residential	112	5.72	0
	Hilton Garden Inn & Banquet Hall	Commercial/Office	1	11.5	0
	Lands of Butts	Land Only	2	0.69	0
	Lands of Duda & Calpin	Land Only	1	0.15	0
	Lands of Gilbro Realty	Commercial/Office	4	1.17	0
	Lands of Hemingway Devel.	Land Only	3	103.15	0
	Lands of Kobilinski	Multi-Family Residential	6	1.42	0
	Moosic Verizon Wireless	Other*	1	0.09	0
	Palmax Realty Used Car Sales	Commercial/Office	1	0.61	0
Municipality Totals:			143	126.31	841
Moscow					
	Acedemy II-Senior Housing	Multi-Family Residential	48	3.44	0
	Edwards Lot Consolidation	Land Only	1	0.61	0



2017 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of McAndrews Trust	Land Only	4	52.03	0
Municipality Totals:			53	56.08	0
Newton					
	Lands of Bedell	Single-Family Residential	2	15.63	0
	Lands of Beier	Single-Family Residential	2	47.71	900
	Lands of CB/FB Development Co.	Single-Family Residential	2	2.68	0
	Lands of Heller	Land Only	2	21.06	0
	Lands of Jamison	Land Only	2	26.49	0
	Lands of Lehnert & Mickle	Land Only	2	2.96	0
	Twiss Lot Line Adjustment	Land Only	2	10.5	0
Municipality Totals:			14	127.03	900
North Abington					
	Lands of Avery	Land Only	2	38.82	0
	Lands Of Kaufman	Single-Family Residential	4	50.05	0
	Lands of Manning	Land Only	2	2.07	0
Municipality Totals:			8	90.94	0
Olyphant					
	Geoffroy Lot Line Adjustment	Land Only	2	0.67	0
	Lands of Canada Dry Bottling Co.	Land Only	2	6.8	0
	Lands of D & L Realty Company	Industrial	2	41.95	0
	Lands of Fidati	Land Only	2	0.88	0
	Lands of Washo & Cucura	Land Only	1	0.91	0
	Park Ridge Subdivision-Lot Revis.	Land Only	7	1.82	825
Municipality Totals:			16	53.03	825
Ransom					
	Lands of Barletta	Single-Family Residential	2	4.17	0
	Lands of Neishell	Single-Family Residential	2	8.74	0
	Lands of Pagnotti Enterprises	Land Only	2	7.06	0
Municipality Totals:			6	19.97	0
Roaring Brook					
	Lands of Bilyk	Land Only	2	109.12	0
	Lands of Galka	Single-Family Residential	2	4.65	0
Municipality Totals:			4	113.77	0
Scott					
	Popovich Estate Subdivision	Land Only	3	6.34	0
	Danziger & Smith Sub - Rev	Single-Family Residential	4	33.26	0



2017 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
	Danziger Subdivision Parcel 3A	Single-Family Residential	2	3.64	0
	Lands of Grayek	Land Only	2	1.02	0
	Lands of Matechak	Land Only	2	60.85	0
	Lands of Rarrick - Revised	Single-Family Residential	2	15.84	0
	Lands of Rutkowski	Land Only	2	2.55	0
	Lands of Scientific Living Inc.	Land Only	1	69.09	0
	Lands of Trojanowicz	Land Only	1	10.89	0
Municipality Totals:			19	203.48	0
Scranton					
	Fidati Lot Line Adjustment	Land Only	2	1.02	0
	Gilman Lot Consolidation	Land Only	1	0.27	0
	Jordan Lot Consolidation	Land Only	1	0.2	0
	Kafchinski Lot Line Adjustment	Land Only	2	0.14	0
	Lands of Abrahamsen	Land Only	1	0.79	0
	Lands of Astro Equipment Co.	Land Only	1	0.6	0
	Lands of C. I. L. Associates	Land Only	2	0.15	0
	Lands of Castagnaro	Land Only	3	0.48	0
	Lands of Community Medical Ctr.	Land Only	2	80.71	0
	Lands of DiMare Florida Realty	Land Only	2	0.12	0
	Lands of Main & Swetland LLC	Land Only	1	0.43	0
	Lands of Piccotti & Jadick	Land Only	2	0.32	0
	Pasonick Realty Lot Consolidation	Land Only	1	0.16	0
	Penn East Federal Credit Union	Land Only	1	1.39	0
	S. Scranton Xpress Marts Inc.	Land Only	1	0.58	0
	Shipman Lot Consolidation	Land Only	1	0.49	0
	The Congregational Church	Other*	2	0.33	0
	U of S South Side Complex	Other*	1	11.39	0
	Verizon Wireless Prep Site	Other*	1	0.03	0
	Walsh Lot Line Adjustment	Land Only	2	0.31	0
Municipality Totals:			30	99.91	0
South Abington					
	Gravel LLC Lot Consolidation	Single-Family Residential	1	1.32	0
	Lands of Clarks Summit Univ.	Single-Family Residential	18	17.71	1430
	Lands of One To Build, LLC	Single-Family Residential	2	7.42	0
	Lands of R.D. Noto & Son	Land Only	3	3.73	0
	Lands of Toth	Land Only	1	2.51	0
	Millett - Dairy Queen & Bank	Commercial/Office	1	2.18	0
	South Abington Woods Ph II-Rev.	Multi-Family Residential	3	0	0

2017 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
<i>Municipality Totals:</i>			29	34.87	1430
Springbrook					
	Kausmeyer, Edward & Donna	Single-Family Residential	3	57.3	0
	Lands of Benjamin	Land Only	3	6.45	0
	Rollison Estate Subdivision	Land Only	3	59.87	0
	Weidow Pallet and Recycling	Commercial/Office	1	3.25	0
<i>Municipality Totals:</i>			10	126.87	0
Taylor					
	Lands of NEPA Partnership LLC	Land Only	2	52.94	0
	Lands of Taylor Colliery Parcel 1	Land Only	3	94.57	0
	Meredick Lot Line Adjustment	Land Only	2	0.26	0
	Northeast Auto Auction -2nd Rev	Commercial/Office	1	64.03	0
	Stocki Land Development	Commercial/Office	1	20.75	0
	Taylor Feltsville Parcel 1	Land Only	3	3.16	0
	Whispering Pines Phase I	Land Only	2	33.34	0
	Whispering Pines Sr Housing-Rev	Multi-Family Residential	113	8.25	0
<i>Municipality Totals:</i>			127	277.3	0
Throop					
	Kelly Lot Line Adjustment	Land Only	2	0.56	0
	Lively Lot Line Adjustment	Land Only	2	0.8	0
	Umiya Lot Consolidation	Land Only	1	0.35	0
<i>Municipality Totals:</i>			5	1.71	0
West Abington					
	Lands of James	Land Only	1	10.18	0
	Lands of Hurlbert & Lanton	Land Only	2	0.96	0
<i>Municipality Totals:</i>			3	11.14	0
Annual Totals:			592	2454.56	3996

Plans by Municipality

