



Regional Planning Commission Annual Report 2018



Prepared by the
Lackawanna County Department of Planning & Economic Development
Government Center at The Globe
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570-963-6400
www.lackawannacounty.org



Lackawanna County Regional Planning Commission Board

Harry Lindsay, Chair
Rosemary Broderick, Vice-Chair
Cindy Campbell, Secretary
Joe Lorince, Treasurer
Germaine Carey
Bruce Zero, Esq.
John Pocius
David Johns
Vacant

Lackawanna County Planning Staff

Brenda Sacco, Planning & Economic Development Director
Steve Pitoniak, Planning Department Manager
Mary Liz Donato, Regional Planning Manager
Stephen Solon, GIS Coordinator
Matthew Jones, AICP, Transportation Planning Manager
Justin Pekarovsky, Transportation Planning Technician

Table of Contents

Board & Staff Profiles 1
Land-Use Planning 2
Summary of Municipal Ordinances 3
Planning Regions 4

Subdivision & Land Development Submissions

Summary 5
Region 1 - The Abingtons 7
Region 2 - North Pocono 8
Region 3 - Mid & Upper Valley 9
Region 4 - City & Lower Valley 10
Five-Year Review Analysis 11

Regional Planning Activities

Municipal Ordinance Reviews 12
Environmental & Regional Planning 13
Transportation Planning 15
GIS & County Lines Publication 16
Economic Development Initiatives 17
Letters of Support 19
APA-PA Chapter Annual Conference 20

Board Members' Message

March 1, 2019

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 2018 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.

Residential development trends in Lackawanna County in 2018 were equally projected between single-family residential lots and multi-family townhouse units. This trend away from the predominance of large-lot single-family subdivisions is a continuing indicator of an aging population - and an inclination of young professionals and families seeking quality housing in traditional neighborhood settings. We have also seen significant planning for warehousing/distribution centers and employment opportunities. A record 3.1 million square feet of commercial and industrial facilities were proposed in 2018.

In 2018, the planning staff reviewed 134 subdivision and land development submissions and 26 local ordinance amendments. We are also pleased to inform you that our staff has begun assisting the Scranton-Abingtons Planning Association with implementation of the 9-municipality regional plan and zoning ordinances updates through the administration of an \$80,000 DCED grant and coordination of meetings between the municipalities and the planning consultant chosen for the project.

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. We are proud to acknowledge that preliminary engineering is underway for the reestablishment of passenger rail service to New York City, as well as a study for bicycle and pedestrian improvements and routes in the city centers of Scranton and Wilkes-Barre.

The county's ongoing Economic Development Initiatives, including the Community Re-Invest, SBA Fee Waiver, Business Improvement Grant, 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. We are also playing lead roles in important environmental initiatives such as the updating of the County's Hazard Mitigation Plan, participation in a County Flood Risk Coalition, and support of the County Farmland Preservation program.

Finally, we would be remiss if we did not acknowledge the retirement of our long-time chairman, Patrick Dempsey, in October 2018. Mr. Dempsey has tirelessly served as a member of the regional planning commission board since 1969. We are honored to have served alongside him for the past several years, and we are forever indebted to his dedication to the citizens of Lackawanna County.

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 2019 as we strive to continue "Investing in Our Future."

Sincerely,
Harry Lindsay
Chairman



Board & Staff Profiles

2018 Planning Commission Board

Patrick Dempsey, Chairman
Jefferson Twp., First appointed: 1969
Resigned October 2018

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

Cindy Campbell
Peckville, First appointed 2018

2018 Planning Commission Staff

George Kelly, Executive Director
Marywood University, MBA
Dunmore, On staff since 2013
Resigned February 2019

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 Planning Manager
University of Scranton
Throop, On staff from Mar 2014 to Oct 2018

John Petrini, Transportation Planner
Bloomsburg University
Old Forge, On staff from Jan 2018 to Aug 2018

Ann Slack, Assistant Planner
Lackawanna College
Scranton, On staff from Dec 2016 to Apr 2018



Planning Commission board members honor Chairman Patrick Dempsey with a plaque acknowledging his 50 years of service to the board at the December 2018 meeting.

Members from left to right: front row, Harry Lindsay, Germaine Carey, Rosemary Broderick, Patrick Dempsey; second row, Cindy Campbell, Joe Lorince; back row, David Johns, Bruce Zero, Esq.

Land-Use Planning



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

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

Comprehensive Plans

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

County Comprehensive Plan

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

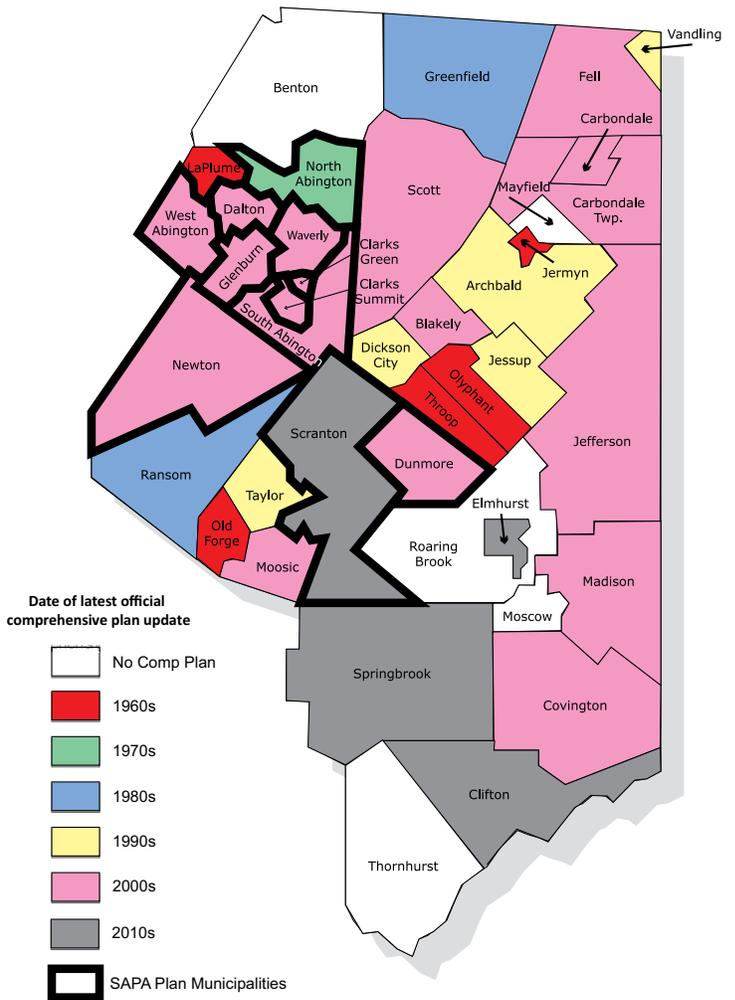
Local and Regional Comprehensive Plans

Thirty-five (35) of the county’s 40 municipalities have developed comprehensive plans. There were no updates or new comprehensive plans in 2018.

Scranton-Abingtons Planning Association

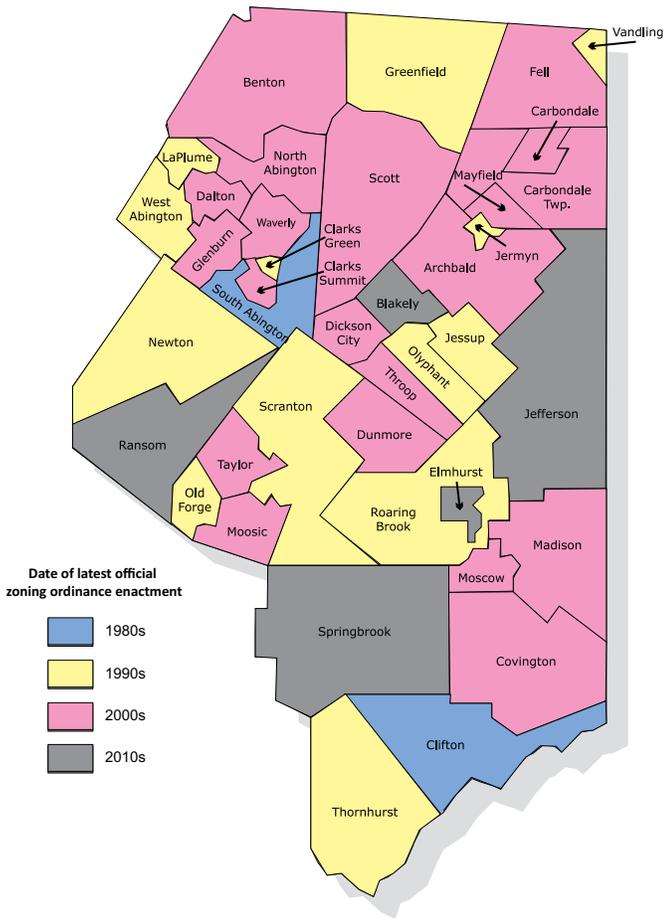
Originally, eleven (11) county municipalities were members of the Scranton-Abingtons Planning Association (SAPA). Together, these municipalities comprised 50% of the county’s population and 20% of the land area. The SAPA Regional Comprehensive Plan was finalized in 2009. The plan was initially adopted 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 and a contract approved between the county and DCED for \$160,000 (\$80,000 reimbursed), running from July 1, 2018 to June 30, 2020. An RFP for a project consultant was advertised, interviews were conducted with four consultants and the SAPA Steering Committee chose Environmental Planning & Design of Pittsburgh to undertake the project. The project officially kicked-off in February 2019.

Municipal Comprehensive Plans Adopted



Ordinance Summary

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



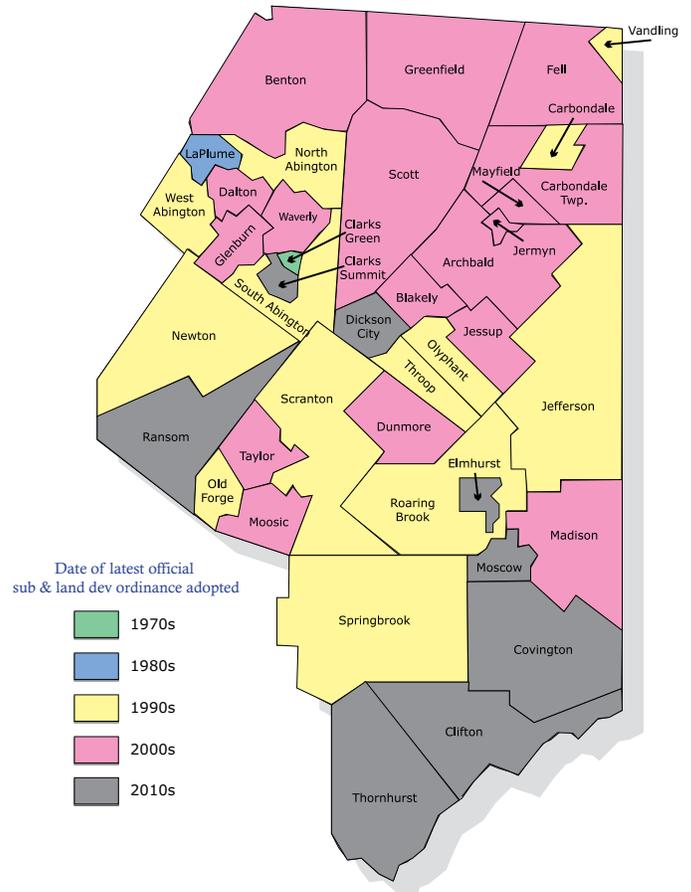
Zoning

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. In 2018, Ransom Township adopted a comprehensive revision to its zoning ordinance.

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. In 2018, Ransom Township adopted a comprehensive revision to its subdivision and land development ordinance.

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)

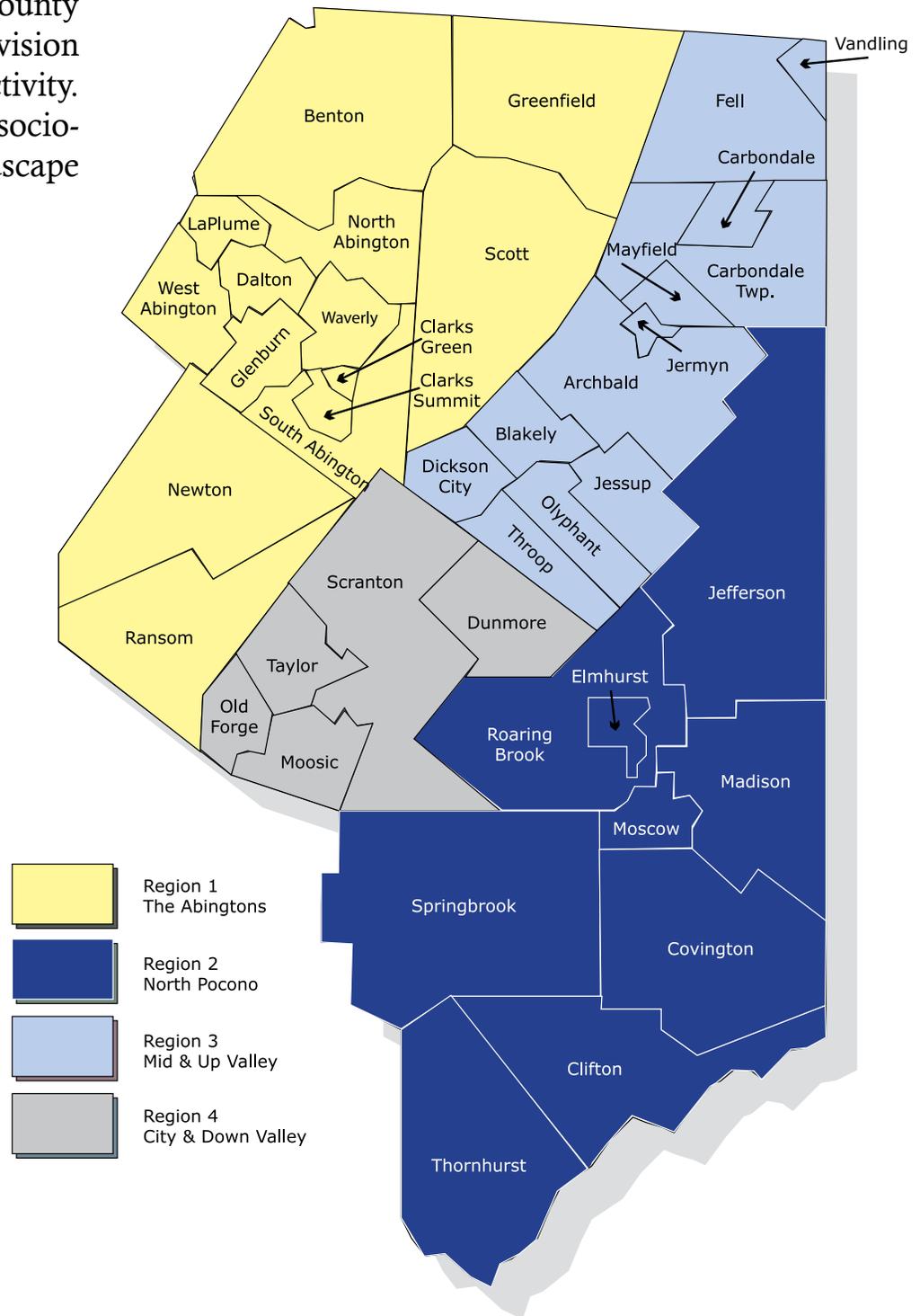
Municipalities: 9
 School Districts: 1
 2010 Population: 18,925
 Square Miles: 179.2

Region 3 (Mid & Up Valley)

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

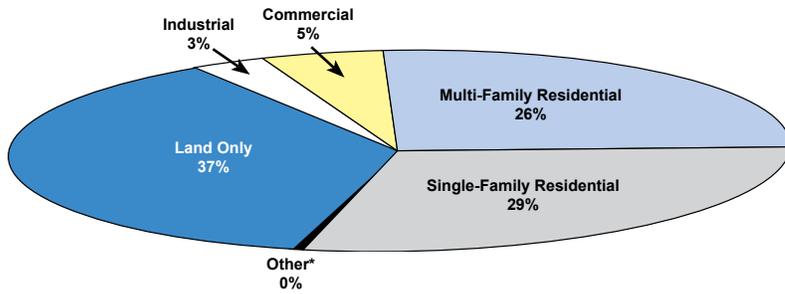
Region 4 (City & Down Valley)

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



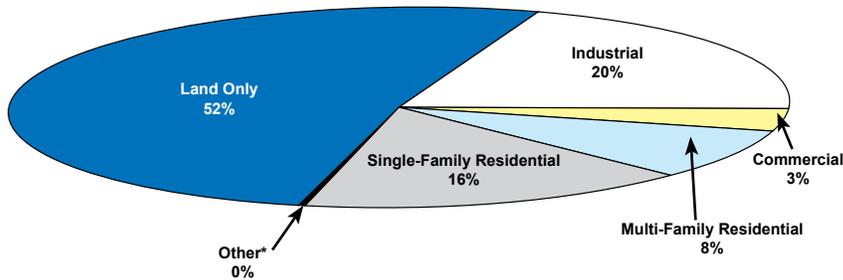
Development Summary

Total Reviews	134
Lots Subdivided/Developed	401
Acres Subdivided/Developed	1,595
New Roads	1.2 miles
Review Fees	\$32,120



Development by Lots/Units

	Lots/Units	Percent
Single-Family Residential	115	29%
Multi-Family Residential	104	26%
Commercial/Office	20	5%
Industrial	12	3%
Land Only	148	37%
Other*	2	0%
	401	100%



Development by Acres

	Acres	Percent
Single-Family Residential	261	16%
Multi-Family Residential	128	8%
Commercial/Office	55	3%
Industrial	326	20%
Land Only	821	52%
Other*	4	0%
	1,595	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 2018, the LCRPC reviewed 134 submittals, 9 less than 2017. Lots plotted or proposed for development numbered 401; nonresidential buildings created a record-breaking 3,143,822 square feet of new floor area; and 1,595 acres were affected.

A breakdown by Planning Region showed that Region 1, the Abingtons, accounted for 35% of the lots/units created and Region 2, North Pocono, 37% of the acreage affected.

Of the 134 submittals, 99 were minor subdivisions (less than 5 lots), 6 major subdivisions, and 29 land developments. The following municipalities had no submissions: Carbondale Twp, Elmhurst, Glenburn, LaPlume, Mayfield, Ransom, and Thornhurst.

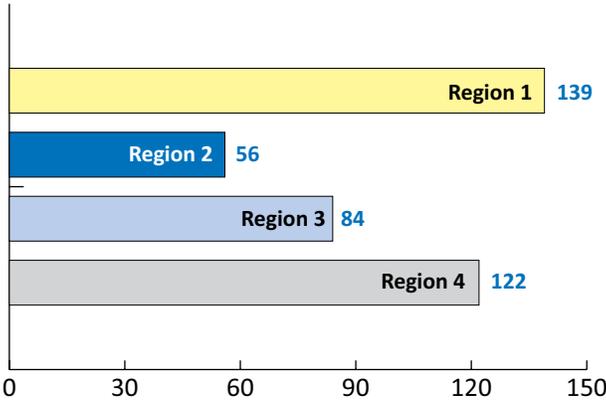
Land-only subdivisions accounted for 37% of the total lots/units and 52% of the acreage. On the opposite end, other*-type development accounted for less than 1% of the lots acreage.

The largest developments in the county proposed in 2018 were Townhouses at Sterling Way (South Abington) 50 townhouse units; Jefferson Avenue Commons (Scranton) 48 apartment units; and Woodbury Estates - Phase 1 (Archbald), 28 residential lots.

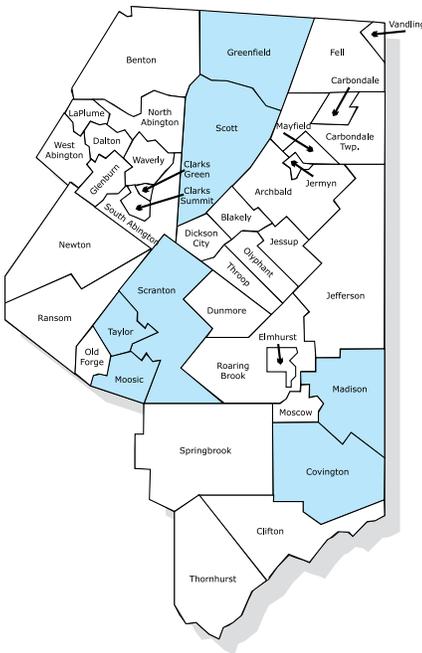
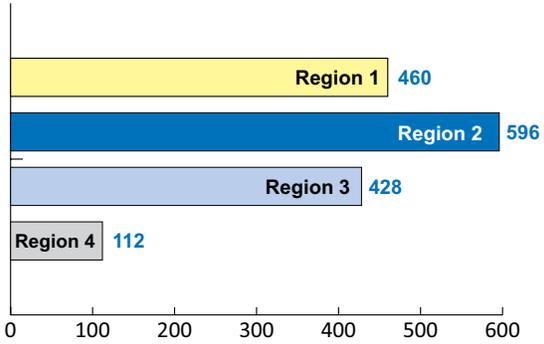
*Other development types include institutional, educational, public municipal & non-municipal, religious, and public services & utilities.

Development Summary

Lots/Units Proposed by Planning Region

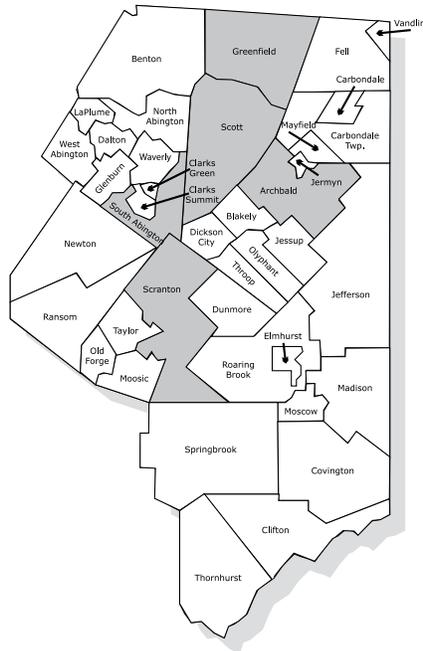


Acres Affected by Planning Region



Most Lots/Units Subdivided/Developed

- Scranton City: 69
- South Abington Twp: 60
- Archbald Borough: 35
- Scott Twp: 25
- Greenfield Twp: 22



Most Submissions

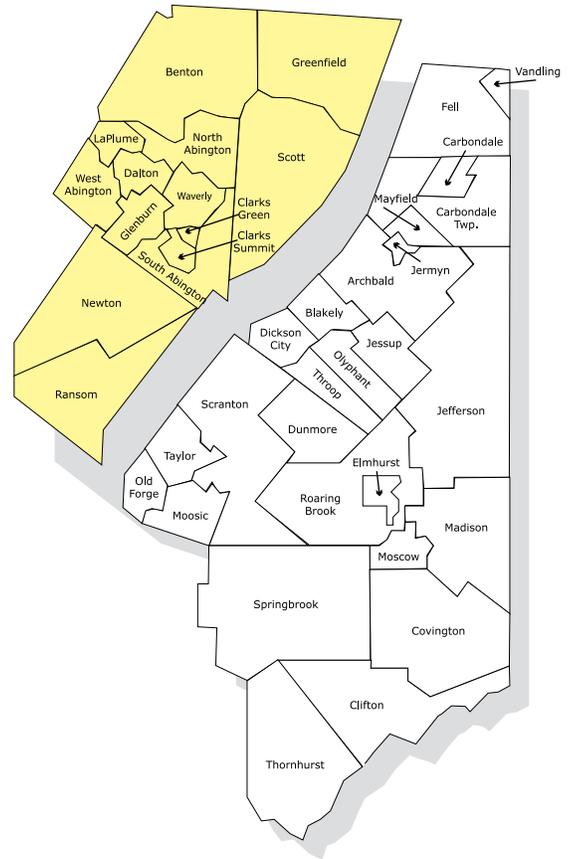
- Scranton City: 16
- Taylor Borough: 8
- Moosic Borough: 6
- Covington Twp: 6
- Greenfield Twp: 6
- Madison Twp: 6
- Scott Twp: 6

Most Acres Subdivided/Developed

- Archbald Borough: 208
- Clifton Twp: 196
- Madison Twp: 170
- South Abington Twp: 129
- Covington Twp: 127

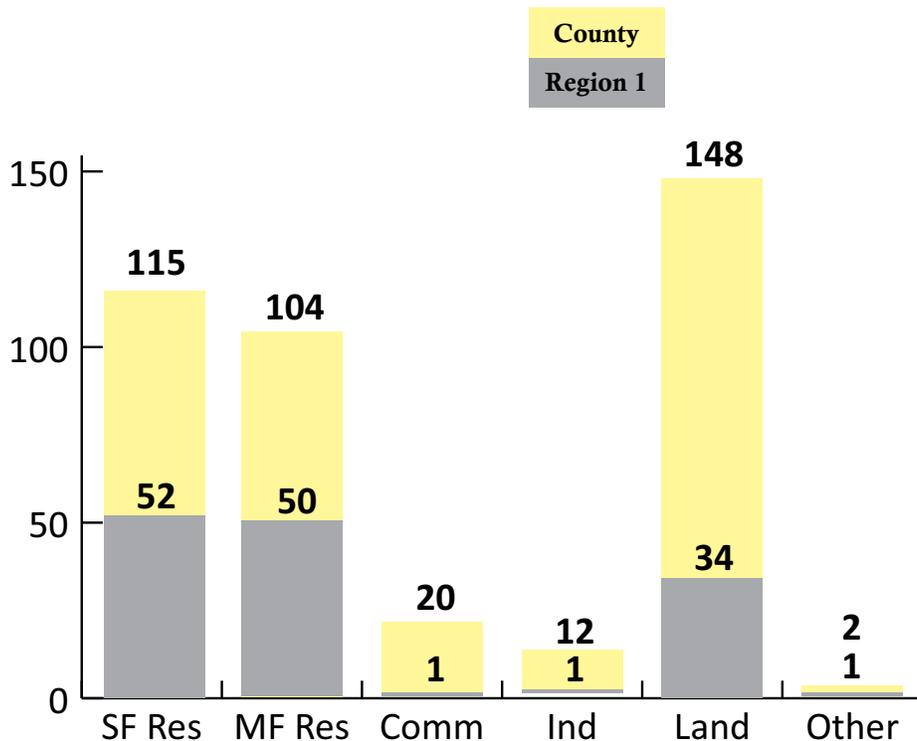
Region 1 - Abingtons

Total Reviews34
Lots Subdivided/Developed 139
Acres Subdivided/Developed 460
New Roads0.82 miles

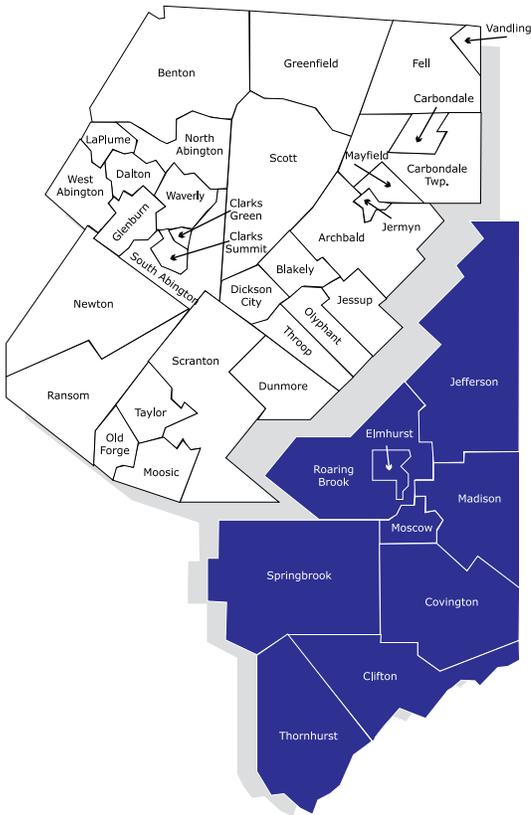


	Subs	Lots	Acres
Benton	3	6	21
Clarks Green	2	2	7
Clarks Summit	1	1	1
Dalton	1	2	<1
Glenburn	0	0	0
Greenfield	6	22	109
LaPlume	0	0	0
Newton	4	8	38
North Abington	2	5	19
Ransom	0	0	0
Scott	6	25	87
South Abington	5	60	129
Waverly	2	5	4
West Abington	2	3	45
Totals	34	139	460

Lots/Units Proposed in 2018



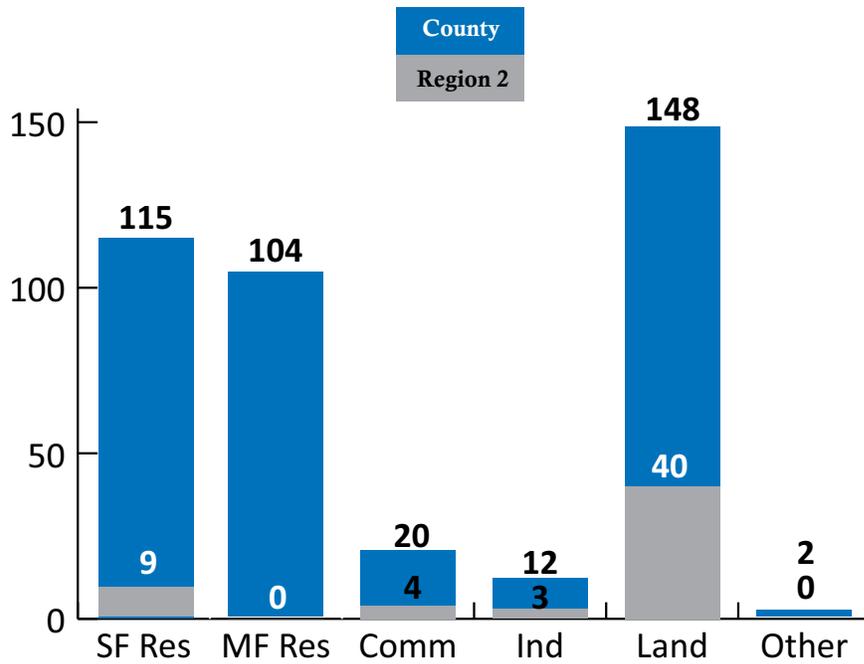
Region 2 - North Pocono



Total Reviews31
Lots Subdivided/Developed56
Acres Subdivided/Developed 596
New Roads0 miles

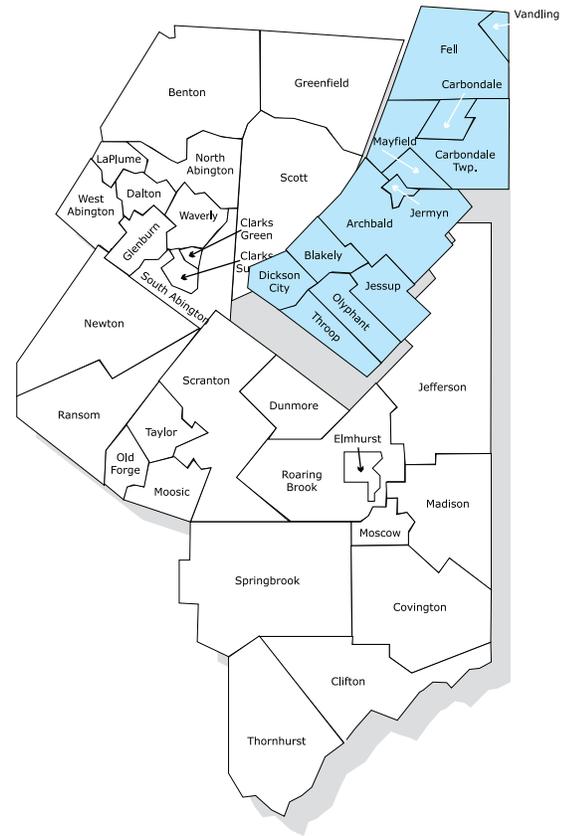
	Subs	Lots	Acres
Clifton	3	6	196
Covington	6	9	127
Elmhurst	0	0	0
Jefferson	4	5	34
Madison	6	12	170
Moscow	3	5	6
Roaring Brook	4	7	12
Spring Brook	5	12	51
Thornhurst	0	0	0
Totals	31	56	596

Lots/Units Proposed in 2018



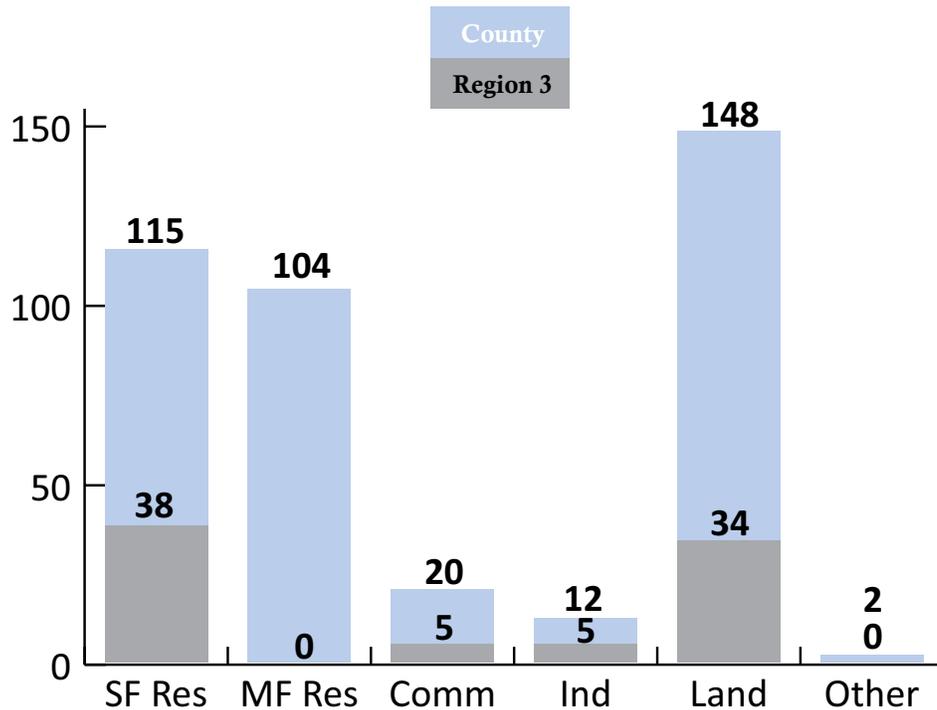
Region 3 - Mid & Up Valley

Total Reviews30
Lots Subdivided/Developed84
Acres Subdivided/Developed 428
New Roads0.40 miles

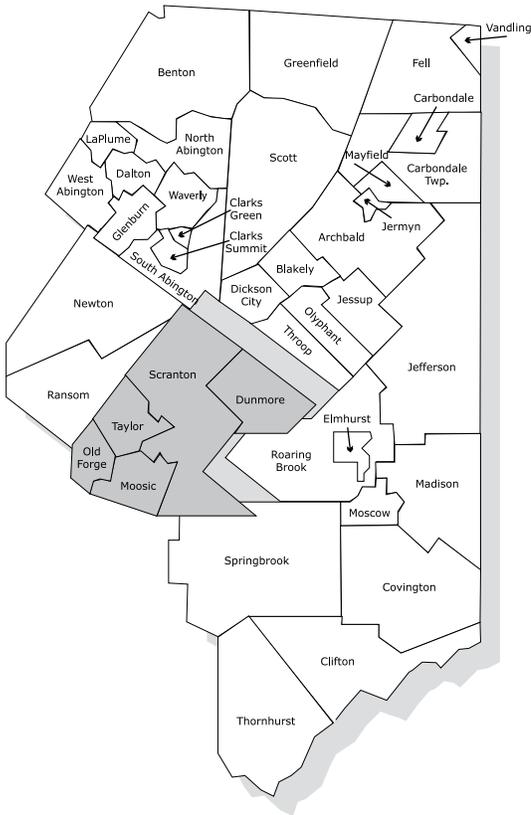


	Subs	Lots	Acres
Archbald	5	35	209
Blakely	3	6	1
Carbondale City	4	6	3
Carbondale Twp	0	0	0
Dickson City	1	2	9
Fell	2	4	8
Jermyn	1	2	3
Jessup	4	10	102
Mayfield	0	0	0
Olyphant	5	8	22
Throop	4	10	68
Vandling	1	1	2
Totals	30	84	428

Lots/Units Proposed in 2018



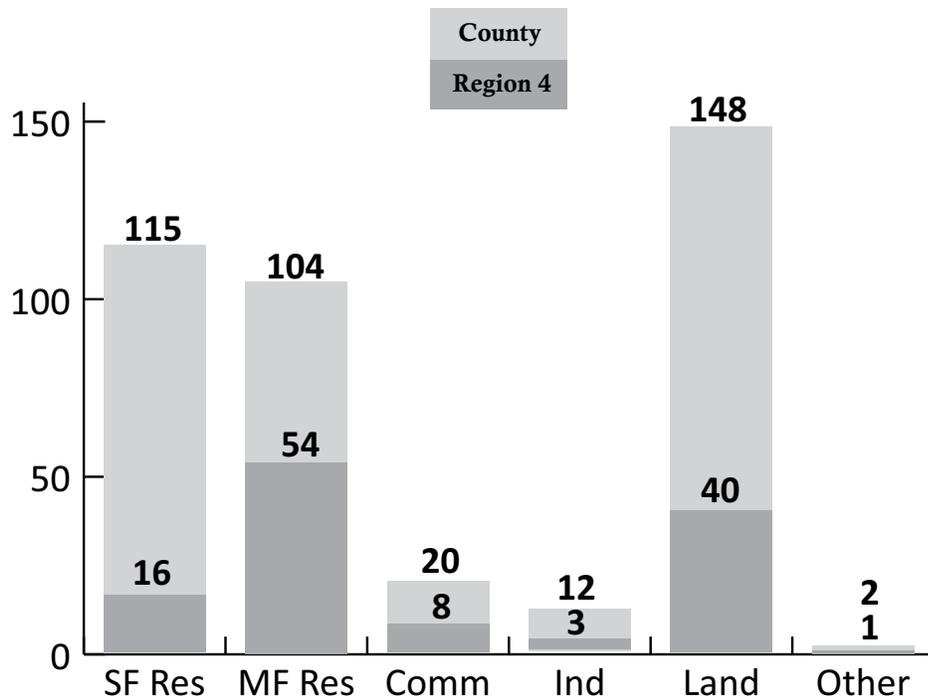
Region 4 – City & Down Valley



Total Reviews39
Lots Subdivided/Developed 122
Acres Subdivided/Developed 112
New Roads0 miles

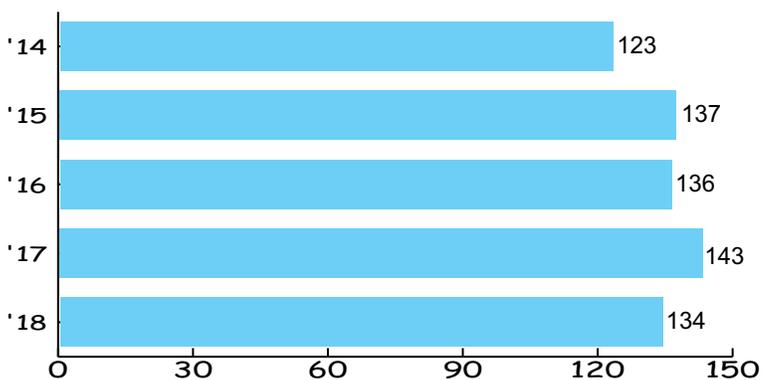
	Subs	Lots	Acres
Dunmore	5	8	40
Moosic	6	9	9
Old Forge	4	21	15
Scranton	16	69	32
Taylor	8	15	16
Totals	39	122	112

Lots/Units Proposed in 2018

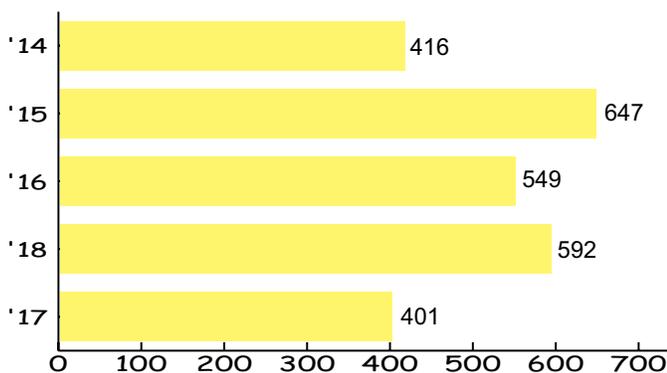


Five-Year Review Analysis

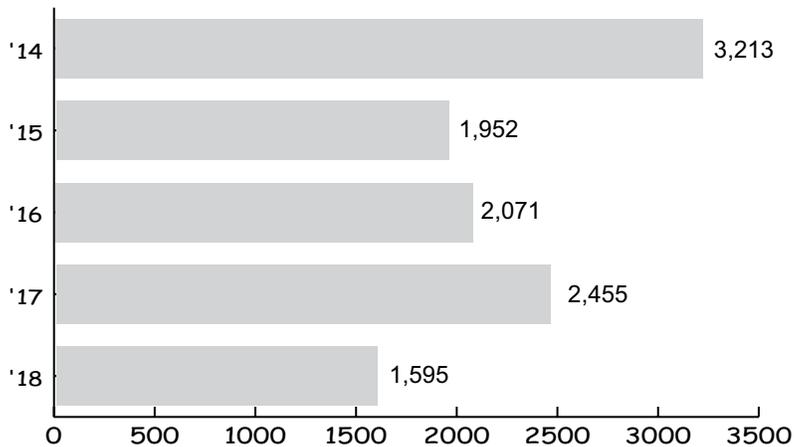
Submissions



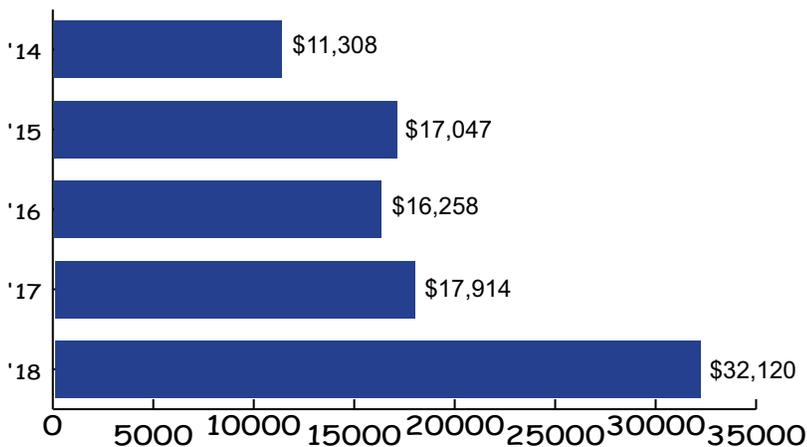
Lots/Units Proposed



Acres Affected



Review Fees



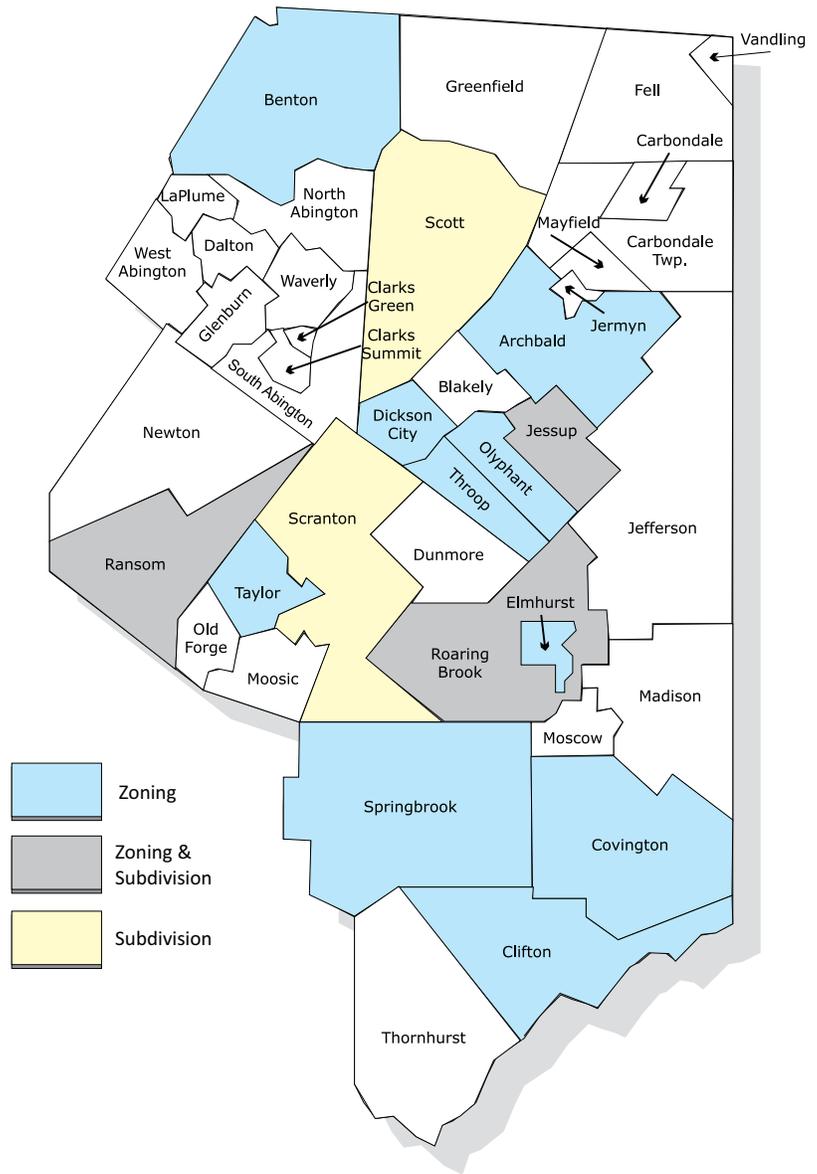
Ordinance Reviews

ZONING ORDINANCES

- Taylor:** amendments (Mar/Jun)
- Roaring Brook:** amendment (Mar)
- Clifton:** amendments (Mar/Oct)
- Benton:** amendments (Apr/Dec)
- Throop:** amendments (Apr/Sep/Oct)
- Elmhurst:** amendment (Apr)
- Jessup:** amendments (Jun/Aug/Sep)
- Dickson City:** amendment (Jul)
- Spring Brook:** amendment (Oct)
- Covington:** amendments (Nov/Dec)
- Archbald:** amendment (Dec)
- Ransom:** amendment (Dec)
- Olyphant:** amendment (Dec)

SUBDIVISION/LD ORDINANCES

- Roaring Brook:** amendment (Mar)
- Scranton:** amendment (Apr)
- Ransom:** new ordinance (May)
- Jessup:** amendment (Aug)
- Scott:** amendment (Oct)



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 compre-

hensive 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.

Environmental & Regional Planning

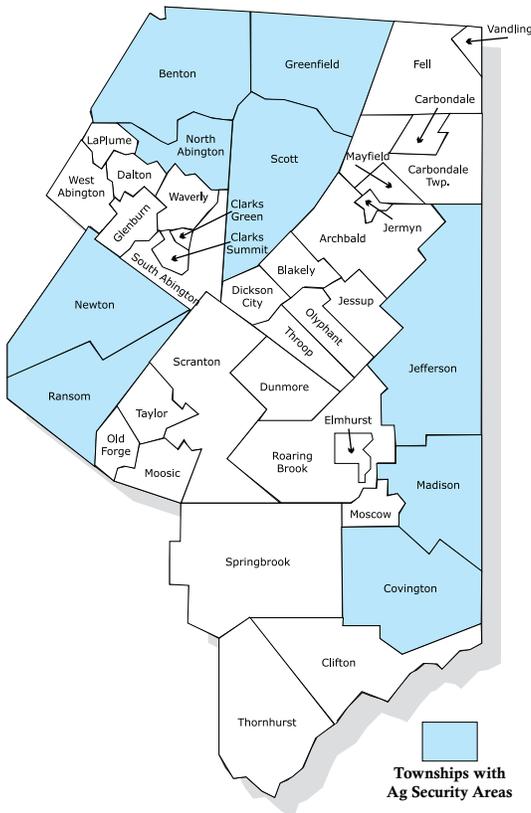
FARMLAND PRESERVATION

The LCRPC continued to support the Farmland Preservation Program in 2018 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	1,525
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: **67**
 Total Acres Protected by Easements: **5,223**
 Average Size of Protected Farm: **78 acres**
 Average Cost/Acre for Easement Purchase: **\$1,912**
 Total Purchase Price for Ag Easements in Lackawanna County as of December 2018: **\$9,309,692**



HAZARD MITIGATION PLAN

The LCRPC successfully submitted an e-grant to FEMA/PEMA in December 2018 for the mandatory five-year update to the Lackawanna County Hazard Mitigation Plan. The current plan expires in July 2020. The total estimated cost for the update is \$52,000. FEMA will reimburse the county 75% or \$39,000. As there was no state funding for the project this time around, the county is responsible for 25% or \$13,000, which will be split evenly between the planning and emergency management departments. FEMA approval of the e-grant should be forthcoming in August 2019.

Lackawanna County
Hazard Mitigation Plan 2014 Update




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

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

October 2014

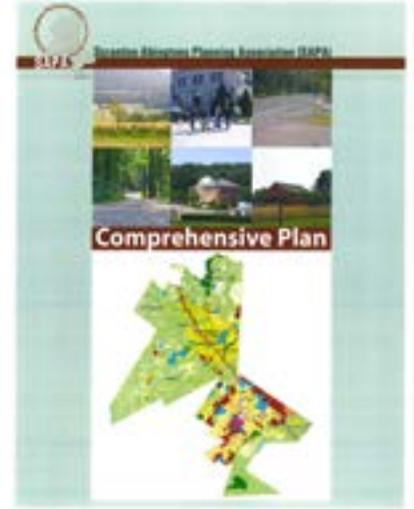


Environmental & Regional Planning

SAPA REGIONAL PLAN IMPLEMENTATION



In 2017, nine (9) of the municipalities that had adopted the SAPA plan (see page 2) 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 and a contract approved between the county and DCED for \$160,000 (\$80,000 reimbursed), running from July 1, 2018 to June 30, 2020. An RFP for a project consultant was advertised, interviews were conducted with four consultants and the SAPA Steering Committee chose Environmental Planning & Design of Pittsburgh to undertake the project. The project officially kicked-off in February 2019.



LACKAWANNA COUNTY FLOOD RISK COALITION NEW FEMA D-FIRM MAPS

The Lackawanna County Flood Risk Coalition convenes a group of influencers to help provide guidance in communicating the flood map changes as part of FEMA's Risk Mapping, Assessment, and Planning Program (RiskMAP). The Coalition is comprised of individuals from several county organizations and municipalities representing floodplain management, insurance, surveyors/land development, community relations, county planning, and community preservation and conservation. The new FEMA D-FIRM maps are anticipated to be in effect in mid-2020. The coalition aims to increase awareness about flood risk and the new maps to homeowners and municipal officials. New regulations will need to be in place to protect property and prosperity from natural disasters in the county.



Transportation Planning

TRANSPORTATION

HIGHWAYS

Unified Planning Work Program - The LCRPC has an on-going contract with the Pennsylvania Department of Transportation to conduct a planning program for highway, bridge and transit related projects in Lackawanna County. There are a number of different emphasis areas that the Department of Transportation requires to be studied each year, including 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 2018/2019 the LCRPC received funding in the amount of \$237,725 from the Federal Highway Administration, \$35,000 from the Pennsylvania Department of Transportation and \$48,926 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. The study is awaiting action by both counties.

RAIL STUDY

In cooperation with the Northeast Pennsylvania Railroad Authority, the county planning commission contracted with Greenman-Pedersen to conduct studies of the Delaware River and Paulins Kill Viaducts along the system to determine if the structures could be rehabilitated to carry passenger traffic and if so at what cost. The engineering findings were that the Delaware River Viaduct could be upgraded for \$54 million and the Paulins Kill Viaduct for \$16 million. These structures are the lynch pins to restoration of the rail line between Scranton and Hoboken. With this information, the study was expanded to include the Slateford Road Bridge, the Slateford Yards and the Delaware Water Gap station site. In addition to the previously approved Appalachian Regional Commission and PENNDOT funding matched by the counties, Lackawanna and Monroe Counties each applied for Local Share Account Grants through the Pennsylvania Department of Economic and Community Development and were each awarded \$200,000 to take the study to the next level to show ridership and infrastructure and operating costs related to operating the system.



DOWNTOWN BICYCLE STUDY

Lackawanna and Luzerne Counties were awarded grants from the Pennsylvania Department of Conservation and Natural Resources and Department of Economic and Community Development to conduct a bicycle study for the downtowns of Scranton and Wilkes-Barre. The study will determine routes and improvements that may be needed to connect the downtowns with surrounding points of interest and attractions, including other trail systems, colleges and universities, hospitals, hotels, shopping areas and other facilities for both alternative transportation for work trips and recreation. The study will be interactive asking the public for information using Wiki mapping to find out hazardous areas or areas of other impediments, routes currently used and places people need to travel to and from among other data.

GIS & County Lines

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)
- Aerial photography (2005, 2008 and 2017 flyovers)

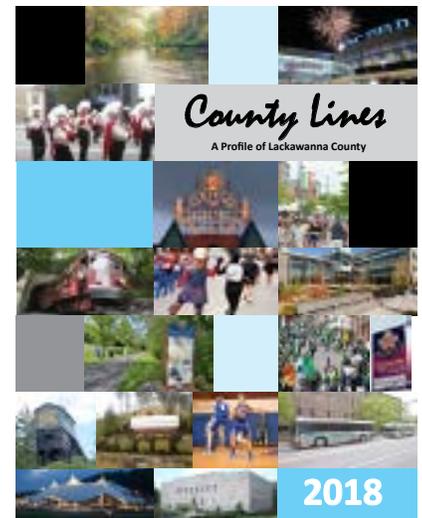
GIS Coordinator, Steve Solon, develops and processes several requests for GIS data on a daily basis. In addition, he frequently prepares maps for the DA's office that are used for DUI checkpoints, other law enforcement efforts, and criminal prosecution. He also works with local fire departments to create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

COUNTY LINES

County Lines provides information and statistics on the county, its 40 municipalities and 12 school districts. The planning commission has published the document since 1990.

The 2018 *County Lines* is available for viewing on the homepage of the county's website - www.lackawannacounty.org (See County Lines link)

Electronic and print versions of the document are anticipated for 2019.

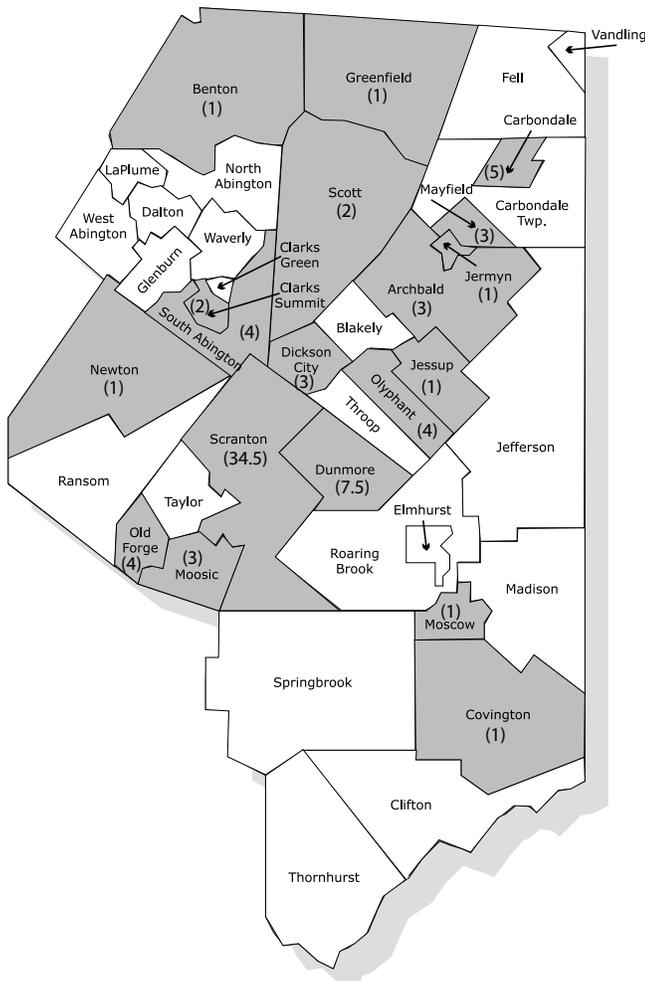


Economic Development Initiatives

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 \$2 million through 2018 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 \$871,779 in SBA fee waiver requests to 78 applicants. Funding is provided through the county’s economic development budget. The program is ongoing and will continue in 2019.

**SBA FEE WAIVER PROGRAM GRANTS
AWARDED BY MUNICIPALITY
2013-2018
(number of grants)**



LAND DEVELOPMENT & CONSTRUCTION FEE WAIVER PROGRAM

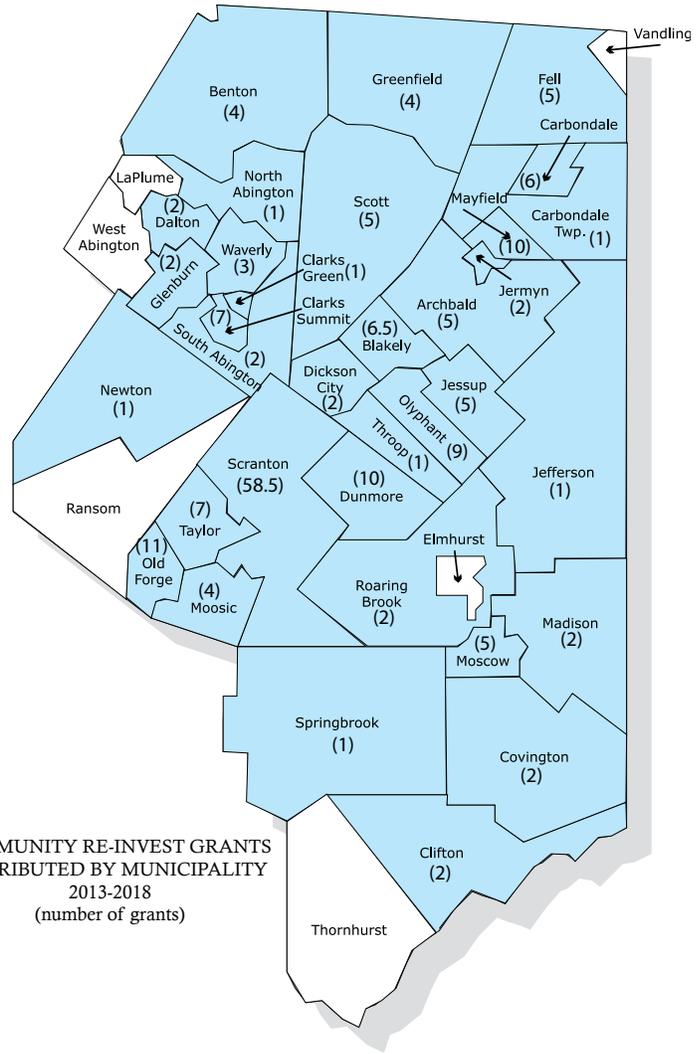
The County Commissioners established the Lackawanna County Land Development and Construction Fee Waiver Program in 2013 to promote economic development, spur local economic growth, and encourage the private sector to create family-sustaining jobs in Lackawanna County. The County has allocated \$100,000 through 2018 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 \$40,000 in fee reimbursements to 4 applicants. Funding is provided through the economic development budget. The program is ongoing and will continue in 2019.

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 \$107,246 to 22 recipients (max. \$5,000 each). Funding is provided through the economic development budget. The program is ongoing and will continue in 2019.

Economic Development Initiatives

COMMUNITY RE-INVEST PROGRAM



COMMUNITY RE-INVEST GRANTS
DISTRIBUTED BY MUNICIPALITY
2013-2018
(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 2018, the commissioners have awarded \$2.3 million in CRP grants to 193 applicants that have leveraged \$13.4 million in local investments. Funding is provided through the county's economic development budget. The program is ongoing and will continue in 2019, with an additional \$400,000.

Letters of Support

The planning staff issued the following letters of support during 2018:

- Waverly Township, DCED Small Water & Sewer grant for upgrades to the township's pump station.
- Moosic Borough, DCED Small Water & Sewer grant for sanitary sewer improvements on Church St, Snyder Ct, and Rear Birney Ave.
- South Abington Township, DCED Small Water & Sewer grant for Edella Road sewer project.
- Clarks Green Borough, DCED Small Water & Sewer grant for sewer line investigation and rehabilitation project.
- Dickson City Borough, DCED Small Water & Sewer grant for Dundaff Street sewer project.
- Scott Township, DCED Small Water & Sewer grant for upgrades to the sanitary sewer system.
- Fell Township, DCED Park, Rehab and Development grant for Jefferson St. Park improvements.
- Fell Township, DCED Park, Rehab and Development grant for Monkey Run Park improvements.
- Vandling Borough, DCED Small Water & Sewer grant for Peterlin Street sewer line replacement.
- Clifton Township, DCNR grant for Clifton Acres Park trail construction.
- NEP Sno Trails Inc, DCNR trail program grant for D&H/O&W Trail System maintenance equipment (Fell Twp/Vandling).
- Carbondale City, PennDOT Multi-Modal grant for Meredith Street crosswalk connector on the LHVA Heritage Trail.
- Throop Borough, PennDOT Multi-Modal grant for Dunmore/Sanderson streets pedestrian improvements.
- Greater Carbondale YMCA, DCNR grant for Phase I development of Zazzera Park.
- Archbald Veterans Monument Committee, DCNR grant for development of the Archbald Veterans Monument Park.
- Lackawanna County Commissioners, DCNR grant for the North Pocono Trail project.
- LHVA, DCNR grant for the Marvine Trail connector and trailhead.
- Spring Brook Township, DCED grant for the wastewater treatment plant SAGR project.
- Valley View Golf Committee, DCED grant for a golf practice facility at the athletic complex in Blakely.
- West Scranton Community Center, DCED grant for renovations to the West Scranton Community Center.
- Archbald Veterans Monument Committee, DCED grant for development of the Archbald Veterans Monument Park.
- Dunmore Little League, DCED grant for renovations to the Dunmore Little League field.
- Scranton Veterans Memorial Park Committee, DCED for the development of a Scranton Veterans Memorial Park adjacent to Scranton HS and Memorial Stadium.
- Jessup Borough, DCED for the rehabilitation of playground equipment at Kids Corner Playground.
- Olyphant Borough, DCED Multi-Modal grant for a downtown revitalization project.
- Moosic Borough, DCED Multi-Modal grant for municipal building improvements.
- Greenfield Township, DCED grant for development of the Greenfield Twp Veterans Park on SR 106.
- Dickson City Borough, PennDOT ARLE grant for new and updated traffic signals at four Main Street intersections.
- Covington Township, DCED Multi-Modal grant for the Langan Road improvements project.
- Wildlands Conservancy, DEP Growing Greener grant for the Klondike Dam removal and stream restoration along the Lehigh River in Clifton Township.
- Spring Brook Township, DEP Growing Greener grant for the wastewater treatment plant SAGR project.
- Scranton City, DCED Multi-Modal grant for a traffic management system.
- Blakely Borough, DCED Multi-Modal grant for the Main Street sidewalks project.
- Old Forge Borough, DCED Multi-Modal grant for the Main Street sidewalks project.
- Scranton Tomorrow, DCED Multi-Modal grant for retaining wall reconstruction along Lackawanna Ave near the Radisson Hotel.
- Carbondale City, DCED Multi-Modal grant for the Carbondale Streetscape improvement project.

- Dickson City Borough, DCED Multi-Modal grant for the Main Street improvement project.
- Madison Township, LSA grant for the purchase of a new fire truck.
- Scranton City, LSA grant for street paving in the Fawnwood development.
- Olyphant Borough, LSA grant for the downtown revitalization project.
- Jefferson Township, LSA grant for an access drive extension at the Jefferson Municipal Park.
- Dalton Sewer Authority, LSA grant for upgrades to the sewage treatment plant.
- Mayfield Borough, LSA grant for construction of a storage garage for borough equipment and vehicles.
- Covington Township, LSA grant for an HVAC system and outdoor lighting at the Moffat Estate Pavilion.
- Spring Brook Township, LSA grant for the wastewater treatment plant SAGR project.
- Old Forge Borough, LSA grant for renovations to the borough building/police station.
- Blakely Borough, LSA grant for the purchase of a new police command vehicle.
- Moscow Sewer Authority, LSA grant for the Church Street sewer extension project.
- NeighborWorks NEPA, LSA grant for the Home Ownership Center and headquarters.
- South Abington Township, LSA grant for the purchase of a new police SUV and snow removal vehicle.
- Archbald Borough, LSA grant for upgrades to the Pike Street Playground.
- Glenburn Township, LSA grant for Glenview and Old Trail road improvements.
- Lackawanna County obo Veterans Resource Coalition, LSA grant for a new housing facility.
- Lackawanna County obo Holy Rosary Center, LSA grant for renovations to the basketball court and gymnasium.
- Lackawanna County obo Jessup Hose Co. #2, LSA grant for a building addition and paving.
- Lackawanna County Commissioners, LSA grant for the Central Court Annex project.

- Lackawanna County obo Scranton Veterans Committee, LSA grant for the development of Veterans Memorial Park near Scranton HS and Memorial Stadium.
- Lackawanna County obo Greater Carbondale YMCA, LSA grant for Phase I renovations to the facility's lower level.
- Lackawanna County obo Waverly Township, LSA grant for improvements to the Abington Area Recreation Board Hillside Park.
- Lackawanna County obo Scranton Civic Ballet Company, LSA grant for roof replacement.
- Lackawanna County obo Dunmore Little League, LSA grant for renovations to the little league field.
- Lackawanna County obo Minooka Athletic Association, LSA grant for renovations to their athletic fields.
- Lackawanna County obo Queen City Hose Co, LSA grant for a building addition and paving.
- Lackawanna County obo NEPA Regional Rail Authority, LSA grant for preliminary engineering on the rail line between Scranton and Port Morris, NJ, to re-establish passenger service to NYC.
- Lackawanna County obo Victor Alfieri Society, LSA grant for roof repair and replacement.
- Lackawanna County obo Discovery Preschool, LSA grant for building renovations.
- Scranton City, PennDOT Multi-Modal grant for Myrtle Street bridge rehabilitation.

**APA-PA CHAPTER
ANNUAL CONFERENCE
SHERATON ERIE BAYFRONT HOTEL**



Steve Pitoniak and Mary Liz Donato attended the annual APA-PA State Planning Conference on October 14-16. The Northwest Section hosted the 2018 event, which drew 350+ planners from across the Commonwealth to Erie County. The 2019 conference will be held in Reading.

S/LD Plans by Municipality

2018 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
Archbald					
	Lands of Speicher	Land Only	2	1.21	0
	NFI at Valley View	Industrial	1	70.21	0
	Valley View Bus Park L37-43 Cons	Land Only	1	70.21	0
	Woodbury Estates Ph 1 - Rev	Single-Family Residential	28	62.37	2000
	Zipay Lot Re-configuration	Single-Family Residential	3	4.46	0
Municipality Totals:			35	208.46	2000
Benton					
	Lands of Atkinson	Land Only	2	12.34	0
	Lands of Stuble	Single-Family Residential	2	2.67	0
	Lands of Thomas	Single-Family Residential	2	6.45	0
Municipality Totals:			6	21.46	0
Blakely					
	Archer/Smolko Lot Line Adj	Land Only	2	0.02	0
	Lands of Denzal Construction Co.	Single-Family Residential	2	0.29	0
	Lands of Magnot & Verrastro	Land Only	2	0.27	0
Municipality Totals:			6	0.58	0
Carbondale					
	Business Park at Carbondale Yd.	Land Only	2	0.3	0
	Carbondale Auto Zone Store	Commercial/Office	1	0.99	0
	Liuzzo Land Development	Commercial/Office	2	0.77	0
	Wallis Electric Equipment Storage	Commercial/Office	1	1.23	0
Municipality Totals:			6	3.29	0
Clarks Green					
	Saint Gregory Ministry Expansion	Other*	1	2.89	0
	St. Gregory's Lot Consolidation	Land Only	1	4.11	0
Municipality Totals:			2	7	0
Clarks Summit					
	KFC	Commercial/Office	1	0.87	0
Municipality Totals:			1	0.87	0
Clifton					
	Barnes Lot Consolidation	Land Only	1	1.66	0
	Lands of NLMS, Inc.	Land Only	3	96.98	0
	Lands of Trapper	Land Only	2	97.16	0
Municipality Totals:			6	195.8	0
Covington					
	Covington Ind Park Lot 5	Industrial	1	35.94	0
	Exeter Property Bldg Expansion	Industrial	1	60.52	0
	Kuehner Lot Consolidation	Land Only	1	2.19	0
	Lands of Beavers	Land Only	3	5.55	0
	Lands of Legg	Land Only	2	2.92	0
	Naro Truck Stop	Commercial/Office	1	20.04	0
Municipality Totals:			9	127.16	0
Dalton					
	Lands of Kline & Botscheller	Land Only	2	0.26	0
Municipality Totals:			2	0.26	0
Dickson City					

2018 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Siniawa VII Subdivision	Land Only	2	9.23	0
Municipality Totals:			2	9.23	0
Dunmore					
	FNCB Bank	Commercial/Office	1	0.44	0
	Lackawanna Co Housing Auth.	Multi-Family Residential	4	11.68	0
	M&K Truck Center Expansion	Commercial/Office	1	6.86	0
	R. McGregor Land Development	Industrial	1	5.92	0
	Renewable Natural Gas Plant	Industrial	1	15.42	0
Municipality Totals:			8	40.32	0
Fell					
	D&L Realty/Yacinovich Sub.	Commercial/Office	2	3.79	0
	Lands of Anderson/Racht	Single-Family Residential	2	4	0
Municipality Totals:			4	7.79	0
Greenfield					
	Fofi Lot Line Adjustment	Land Only	2	0.62	0
	Kenyon Family Farm Subdivision	Land Only	4	53.06	0
	Lands of Evans	Land Only	1	2.96	0
	Lands of Garcia	Single-Family Residential	5	16.67	0
	Lands of Ritter/Garcia	Single-Family Residential	8	32.02	1250
	Lands of Zabrowski	Land Only	2	3.3	0
Municipality Totals:			22	108.63	1250
Jefferson					
	Butler Recycling/Transfer Station	Industrial	1	22.13	0
	Elmdale MHP Lot Line Rev	Land Only	2	9.2	0
	Lands of Newton Butler Prussia	Land Only	1	2.27	0
	Reid Lot Consolidation	Land Only	1	0.41	0
Municipality Totals:			5	34.01	0
Jermyn					
	Moskovitz Trust/Moran Sub	Land Only	2	3.36	0
Municipality Totals:			2	3.36	0
Jessup					
	Keller-Falls-Vangarelli Sub.	Land Only	3	1.2	0
	Lands of Sebastianelli - Rev	Single-Family Residential	3	0.8	120
	Meya Development Co Sub	Industrial	3	9.88	0
	Valley View Bus. Park L18 Rev	Industrial	1	90.48	0
Municipality Totals:			10	102.36	120
Madison					
	Angrisano Minor Subdivision	Land Only	2	45.95	0
	Frey Lot Consolidation Plan	Land Only	3	67.59	0
	Lands of Elmer Beavers- Lot Line Adjust	Single-Family Residential	2	20.71	0
	Lands of Howe	Single-Family Residential	2	15	0
	Lands of Les Gillette	Single-Family Residential	1	17.55	0
	Lands of Woehrl	Land Only	2	3.05	0
Municipality Totals:			12	169.85	0
Moosic					
	Fairfield Inn & Suites	Commercial/Office	1	3.44	0
	Greenwood Estates Lot 9- Final	Multi-Family Residential	2	0.41	0

2018 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Hemingway Lot 19A 2&4 Cons	Land Only	1	3.44	0
	Lands of Joyce	Land Only	1	0.25	0
	Shoppes at Montage Subdivision	Land Only	2	0.77	0
	SLPS Realty/Conte Lot Line Rev	Land Only	2	0.66	0
Municipality Totals:			9	8.97	0
Moscow					
	Dollar General- Moscow	Commercial/Office	1	2.76	0
	Dollar General Moscow Lot Addition	Commercial/Office	2	2.35	0
	Lands of Moscow Sewer Authority	Land Only	2	0.42	0
Municipality Totals:			5	5.53	0
Newton					
	Lands of Fernandes	Single-Family Residential	2	11.19	0
	Lands of Saxe	Land Only	2	2.06	0
	Lands of Scranton Country Club	Single-Family Residential	2	20.38	0
	Lands of Vitali	Single-Family Residential	2	3.95	0
Municipality Totals:			8	37.58	0
North Abington					
	Lands of Mary Scranton Estate	Land Only	4	12.06	0
	Lands of Payne	Land Only	1	7.21	0
Municipality Totals:			5	19.27	0
Old Forge					
	Hillcrest Drive Subdivision	Single-Family Residential	16	2.5	0
	Lands of Giglio	Land Only	2	0.05	0
	Lands of Granko	Land Only	2	0.68	0
	Pride Mobility Warehouse	Industrial	1	12	0
Municipality Totals:			21	15.23	0
Olyphant					
	DeGilio Family LP Subdivision	Land Only	2	10.06	0
	DeGilio Land Development	Commercial/Office	1	6.02	0
	Lands of D&L Realty	Land Only	2	5.09	0
	Lands of S & G Acquisitions Inc.	Land Only	1	0.72	0
	Pronko-Peters Lot Addition	Land Only	2	0.33	0
Municipality Totals:			8	22.22	0
Roaring Brook					
	Ciampa-Frank-Busuttill-Hosur	Land Only	3	1.5	0
	Lands of Galka-Revision	Single-Family Residential	2	4.65	0
	Lands of Sanfilippo & Tsang	Land Only	1	4.07	0
	Shiffer Lot Consolidation	Land Only	1	2.22	0
Municipality Totals:			7	12.44	0
Scott					
	Foxe Chase Subdivision	Single-Family Residential	13	16.04	1440
	Lands of Danziger-Revision	Land Only	4	4.61	0
	Lands of Hart	Land Only	2	2.83	0
	Lands of Jurnak	Land Only	2	24.84	0
	Lands of William Maslar Trust	Single-Family Residential	2	1	0
	Scott Tech Park L4-11 Adj.	Land Only	2	37.33	0
Municipality Totals:			25	86.65	1440

2018 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
Scranton					
	D&L Realty - Viewmont Drive	Land Only	2	0.41	0
	Hazzouri Medical Center	Commercial/Office	1	1.07	0
	Heritage Properties Lot Cons	Land Only	1	1.23	0
	Jefferson Ave Commons	Multi-Family Residential	48	0.36	0
	Jefferson Ave Commons - Sub	Land Only	2	0.57	0
	Lands of Fadden	Land Only	1	0.65	0
	Lands of Gould & King	Land Only	2	0.14	0
	Lands of St Stanislaus PNC Church	Land Only	3	22.03	0
	Lands of St. Stanislaus Church	Land Only	1	0.07	0
	Northeastern Child Care Lot Cons	Land Only	1	1	0
	Schofield Lot Consolidation #1	Land Only	1	0.27	0
	Schofield Lot Consolidation #2	Land Only	1	0.11	0
	Sheetz	Commercial/Office	1	1.76	0
	Treasure House Day Care	Other*	1	1.01	0
	Ukranian National ER Church	Land Only	2	0.3	0
	Valley Market Land Development	Commercial/Office	1	0.97	0
Municipality Totals:			69	31.95	0
South Abington					
	Grasselli USA Office/Warehouse	Industrial	1	3.15	0
	Lands of Scranton Country Club	Single-Family Residential	2	4.05	0
	Lands of Toth	Single-Family Residential	5	3.31	0
	Resnam Realty Subdivision	Single-Family Residential	2	2.62	0
	Townhouses at Sterling Way	Multi-Family Residential	50	115.48	1640
Municipality Totals:			60	128.61	1640
Springbrook					
	Lands of Edwards/Lankford	Single-Family Residential	2	2.35	0
	Lands of Gudz	Land Only	2	1.95	0
	Lands of Stracka/Daniels	Land Only	2	1.9	0
	McClave-Jones-Dwyer Sub	Land Only	4	44.31	0
	Spring Brook Twp./Parola Family	Land Only	2	0.25	0
Municipality Totals:			12	50.76	0
Taylor					
	Lands of Harrison	Land Only	2	0.08	0
	Lands of Petrosky	Land Only	2	0.36	0
	Lands of Race	Land Only	2	0.51	0
	Lands of Riverside SD	Land Only	3	3.25	0
	Lands of Sparacino	Land Only	2	7.52	0
	Pine Hills Country Club Addition	Commercial/Office	1	0.18	0
	St. John the Baptist RC Church	Land Only	2	2.25	0
	Taco Bell	Commercial/Office	1	1.46	0
Municipality Totals:			15	15.61	0
Throop					
	Contessa Lot Line Adjustment	Land Only	2	0.33	0
	DeSousa Lot Consolidation	Land Only	1	0.3	0
	Nagle-Mulea Lot Line Adjustment	Land Only	2	0.03	0
	Thomson #1 & #2 Sub/Lot Cons	Land Only	5	67.72	0

2018 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
<i>Municipality Totals:</i>			10	68.38	0
Vandling					
	Wash Me Car Wash Lot Cons.	Land Only	1	2.12	0
<i>Municipality Totals:</i>			1	2.12	0
Waverly					
	Lands of Belin	Single-Family Residential	3	4	0
	Lands of Checefsky	Land Only	2	0.24	0
<i>Municipality Totals:</i>			5	4.24	0
West Abington					
	Lands of Spencer	Single-Family Residential	2	2	0
	Von Koch Lot Consolidation	Land Only	1	43.07	0
<i>Municipality Totals:</i>			3	45.07	0
Annual Totals:			401	1595.06	6450