



# Regional Planning Commission Annual Report 2019

Prepared by the  
Lackawanna County Department of  
Planning & Economic Development  
123 Wyoming Avenue, Scranton PA 18503  
570-963-6400 • [lackawannacounty.org](http://lackawannacounty.org)



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## Planning Staff

Brenda Sacco, Planning & Econ Dev Director  
Steve Pitoniak, Planning Department Manager  
Mary Liz Donato, Regional Planning Manager  
Matt Jones, Transportation Planning Manager  
Stephen Solon, GIS Coordinator  
Jay Schectman, Transportation Planner

## Planning Commission Board

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

# Board Members Message

March 1, 2020

Lackawanna County Commissioners  
Jerry Notarianni, Chairman  
Debi Domenick, Esq.  
Chris Chermak



Dear Commissioners and Citizens of Lackawanna County:

The Lackawanna County Regional Planning Commission is pleased to present to you the Planning Department's 2019 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 continue to shift from single-family residential lots to multi-family housing; almost three-quarters of all residential units proposed in 2019 were multi-family units. The shift in overall development activity, from the outlying areas of the Abingtons and North Pocono regions back to Scranton and the valley communities, is prevalent as we move into the third decade of the 21st century. 2019 also brought a record-breaking 4.1 million square feet of commercial and industrial buildings to the county.

In 2019, the planning staff reviewed 115 subdivision and land development submissions, 5 local ordinance amendments, and a comprehensive updated zoning ordinance for Olyphant Borough. We are also pleased to inform you that our staff continues to assist the Scranton-Abingtons Planning Association with implementation of the 9-municipality regional plan and zoning ordinance 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. The project is targeted for completion in June 2020.

Our staff 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 and Business Improvement Grant programs are promoted and administered through the planning office. GIS mapping and county statistics and information are also an integral part of the department. In 2020, we look forward to continue working with the SAPA committee, and with FEMA as the adoption of the second five-year update of the Hazard Mitigation Plan will be completed in July 2020, and the finalization and adoption of new flood plain maps and ordinances will come to fruition in August 2020.

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

We look forward to the new decade as we strive to continue "Investing in Our Future."

Sincerely,

*Harry Lindsay*

Chairman

## 2019 Planning Commission Board

**Harry Lindsay**, Chair  
Moosic, First appointed: 2016

**Rosemary Broderick**, Vice-Chair  
South Abington Twp., First appointed: 2007

**Cindy Campbell**, Secretary  
Peckville, First appointed: 2018

**John Pocius**  
Scranton, First appointed: 2004

**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

**Vacant**

## 2019 Planning Department Staff

**Steve Pitoniak**, Planning Department Manager  
Valley View HS, Penn State University (BA)  
Jessup, On staff since 1981

**Mary Liz Donato**, Regional Planning Manager  
Carbondale Area HS, East Stroudsburg University (BA/PDE  
Teacher certification), Wilkes University (graduate work)  
Madison Twp, On staff since 1987

**Matt Jones, AICP**, Transportation Planning Manager  
Scranton HS, Muhlenberg College (BA), Tufts University (MA)  
Scranton, On staff since Jan 2019

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

**Jay Schectman**, Transportation Planner  
Scranton Central HS, University of Scranton (BS), Marywood  
University (graduate work)  
Scranton, On staff since Nov 2019

# 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.

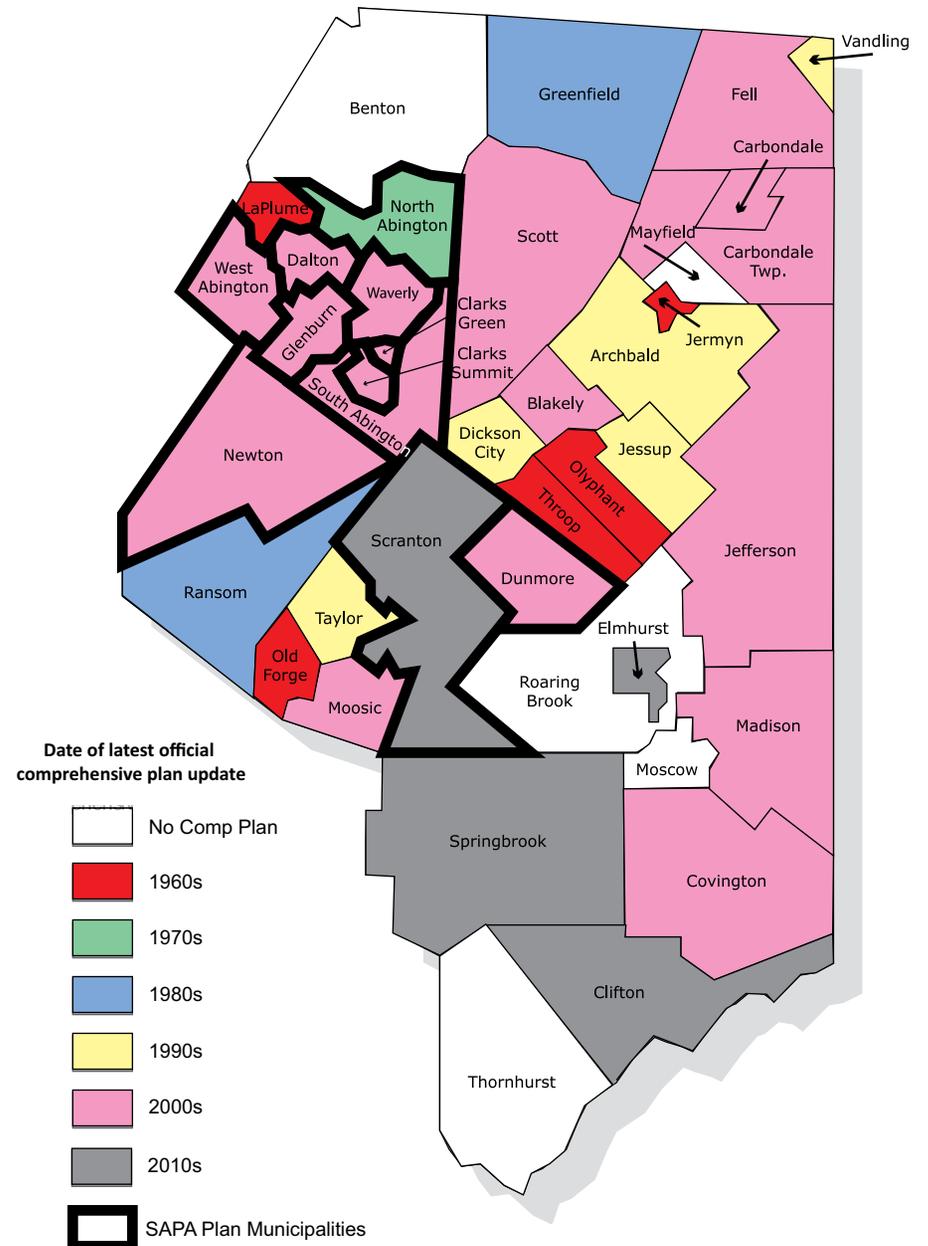
### Local and Regional Comprehensive Plans

Thirty-five (35) of the county’s 40 municipalities have developed comprehensive plans. There were no updates or new comprehensive plans in 2019.

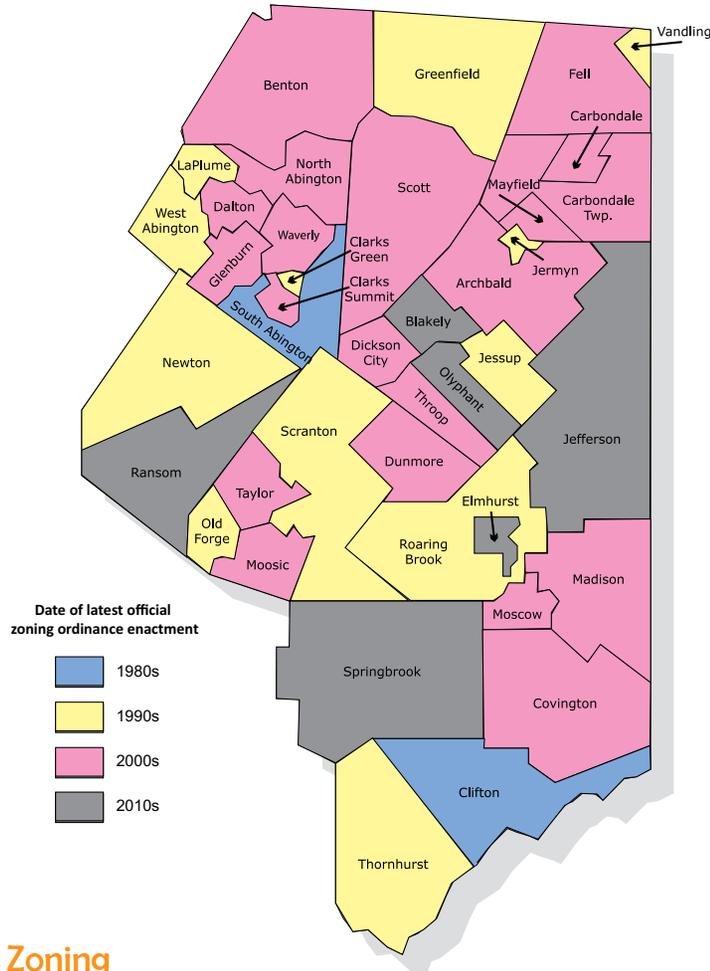
### Scranton-Abingtons Planning Association

Eleven (11) county municipalities were original 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. The funding was approved and the project is ongoing, slated for completion by June 30, 2020.

## Municipal Comprehensive Plans Adopted



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



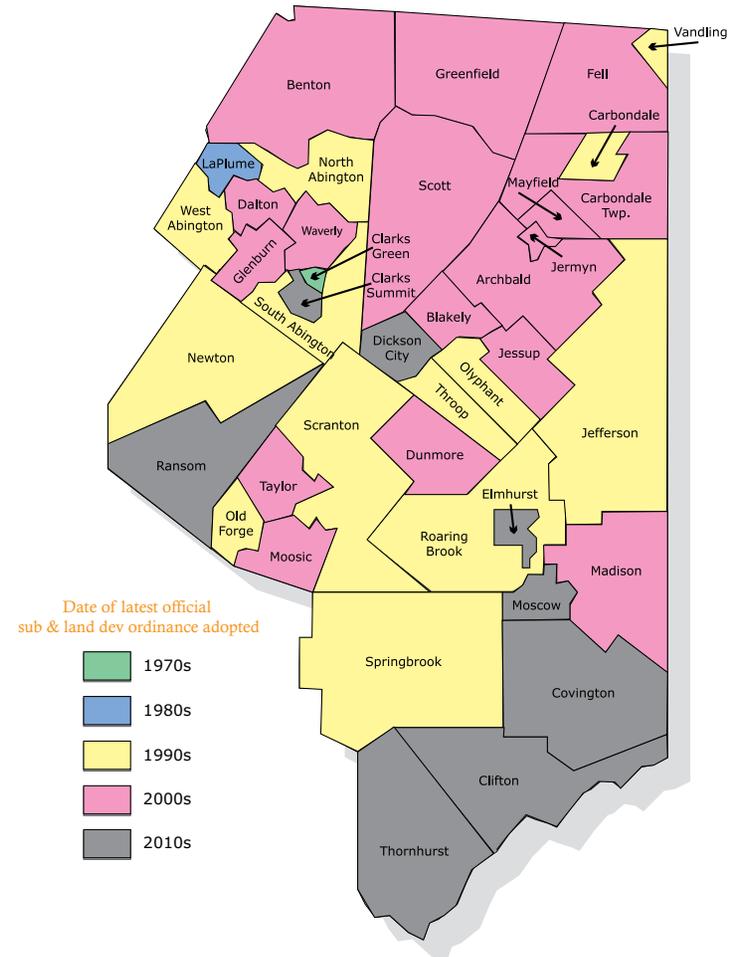
## Zoning

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)

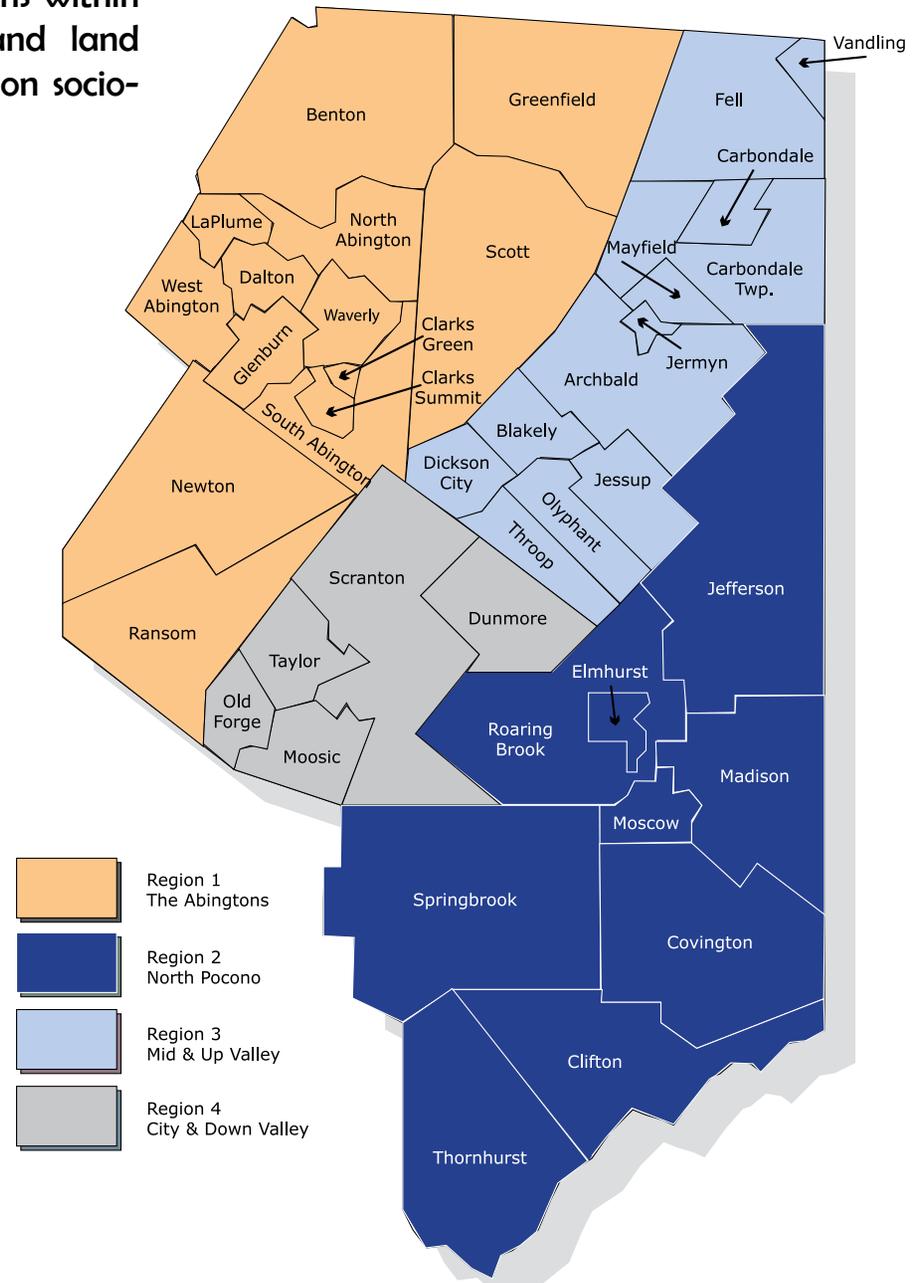
**Municipalities:** 9  
**School Districts:** 1  
**2010 Population:** 18,925  
**Square Miles:** 179.2

## 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.....	115
Lots Subdivided/Developed .....	656
Acres Subdivided/Developed .....	2,352
New Roads .....	2.18 miles
Review Fees.....	\$35,954

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 2019, the LCRPC reviewed 115 submittals, 19 less than 2018. Lots plotted or proposed for development numbered 656; nonresidential buildings created a record-breaking 4,112,358 square feet of new floor area; and 2,352 acres were affected.

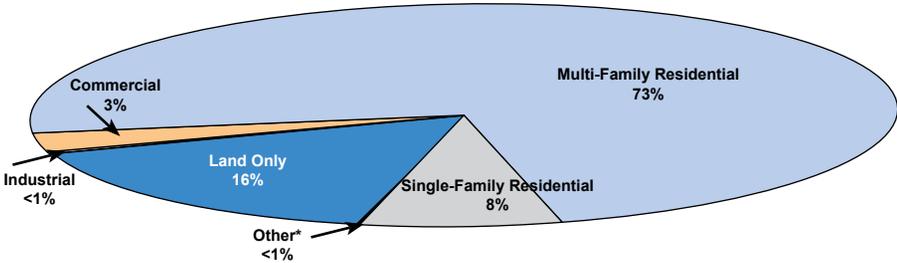
A breakdown by Planning Region showed that Region 3, the Mid and Up Valley, accounted for 58% of the lots/units created and 62% of the acreage affected.

Of the 115 submittals, 86 were minor subdivisions (less than 5 lots), 2 major subdivisions, and 27 land developments. The following municipalities had no submissions: Clarks Green, Clarks Summit, Clifton, Dalton, Elmhurst, Glenburn, Jermyn, Madison, Moscow, Thornhurst, Vandling, and West Abington.

Multi-family residential development accounted for a record-breaking 73% of the total lots/units and 31% of the acreage. On the opposite end, other development types\* accounted for less than 1% of the lots and acreage.

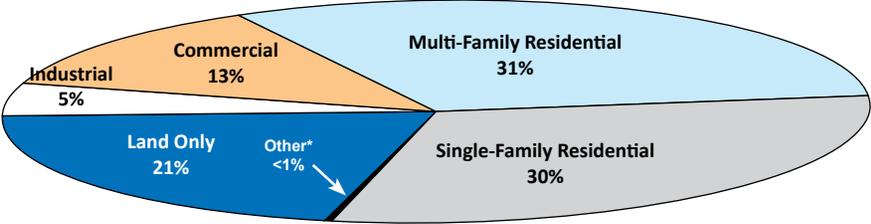
The largest developments in the county proposed in 2019 were Jessup Crossing Senior Living (Jessup) 146 senior living apartments; Lace Village (Scranton) 127 apartments and mixed-use commercial; White Birch Village (Archbald) 120 townhouse units; Golden Gate Circle (Archbald) 44 townhouse units; and 620 Wyoming Ave Land Development (Scranton) 39 conversion apartments.

\*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	50	8%
Multi-Family Residential	480	73%
Commercial/Office	17	3%
Industrial	3	<1%
Land Only	105	16%
Other*	1	<1%
<b>Total</b>	<b>656</b>	<b>100%</b>

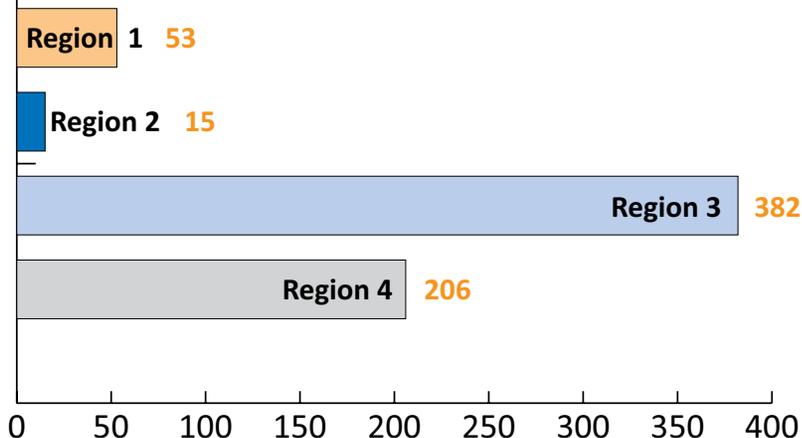


Development by Acres

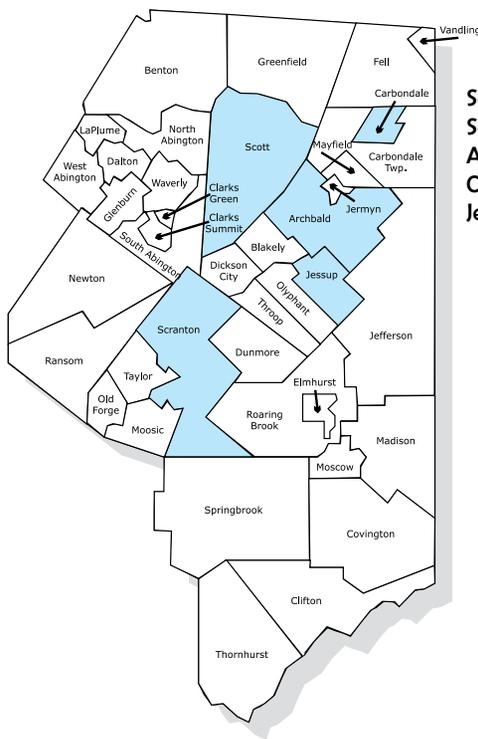
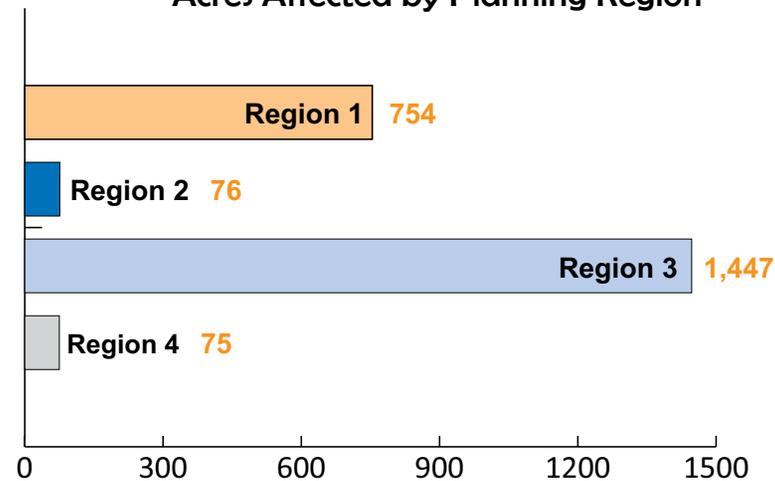
	Acres	Percent
Single-Family Residential	714	30%
Multi-Family Residential	730	31%
Commercial/Office	298	13%
Industrial	111	5%
Land Only	498	21%
Other*	1	<1%
<b>Total</b>	<b>2,352</b>	<b>100%</b>

# Development Summary

## Lots Proposed by Planning Region

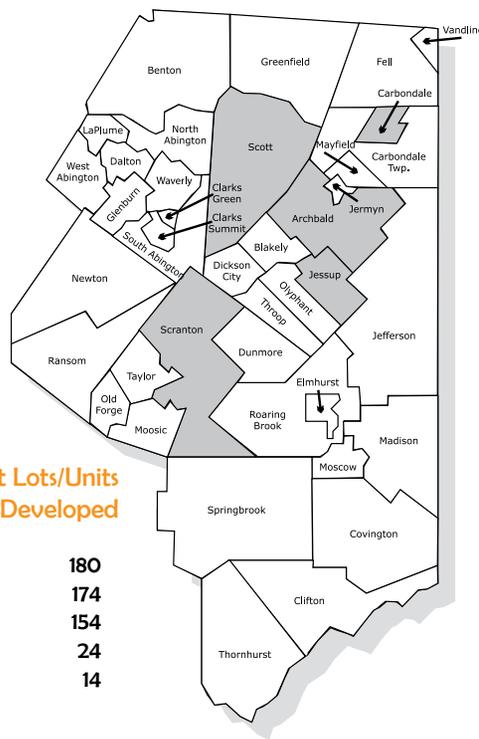


## Acres Affected by Planning Region



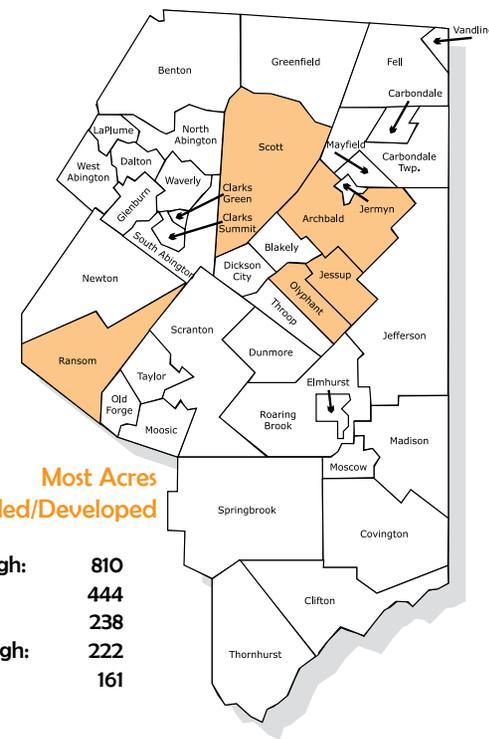
### Most Submissions

- Scott Twp:** 13
- Scranton City:** 12
- Archbald Borough:** 9
- Carbondale City:** 9
- Jessup Borough:** 8



### Most Lots/Units Subdivided/Developed

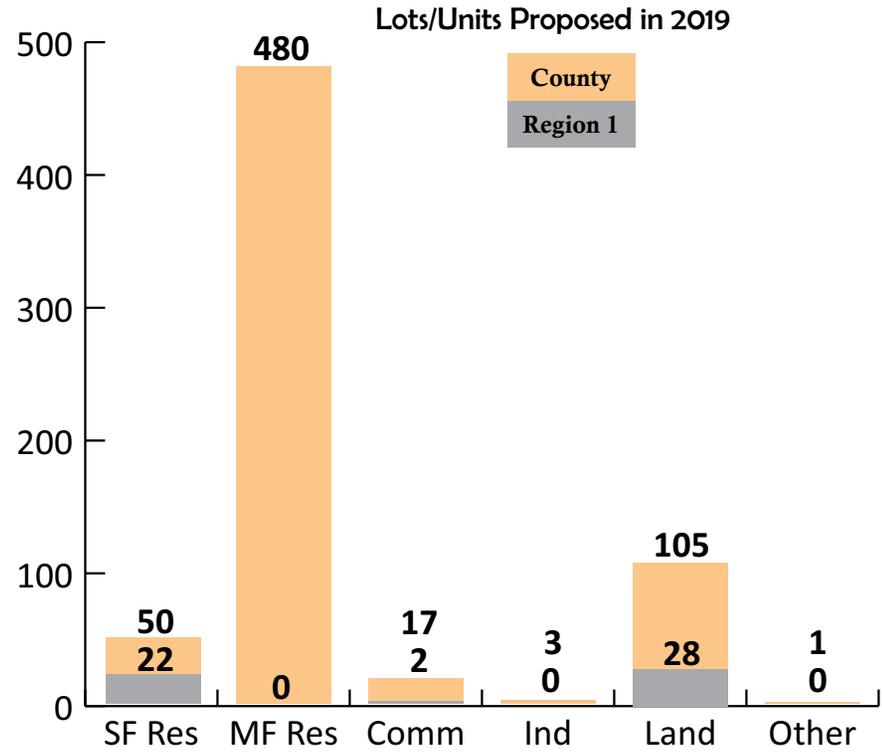
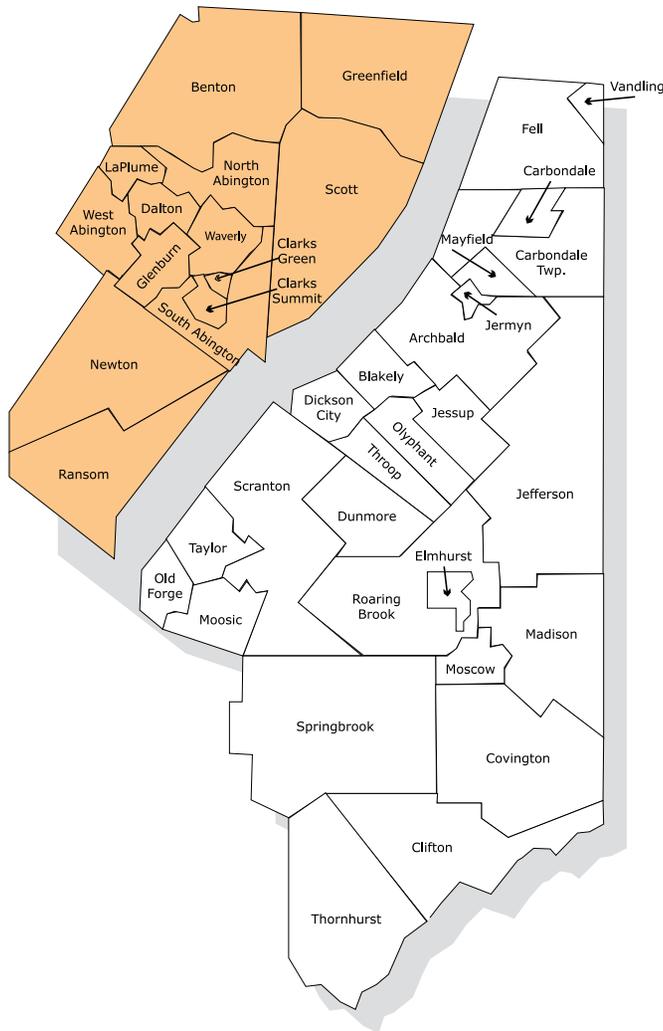
- Scranton City:** 180
- Archbald Borough:** 174
- Jessup Borough:** 154
- Scott Twp:** 24
- Carbondale City:** 14



### Most Acres Subdivided/Developed

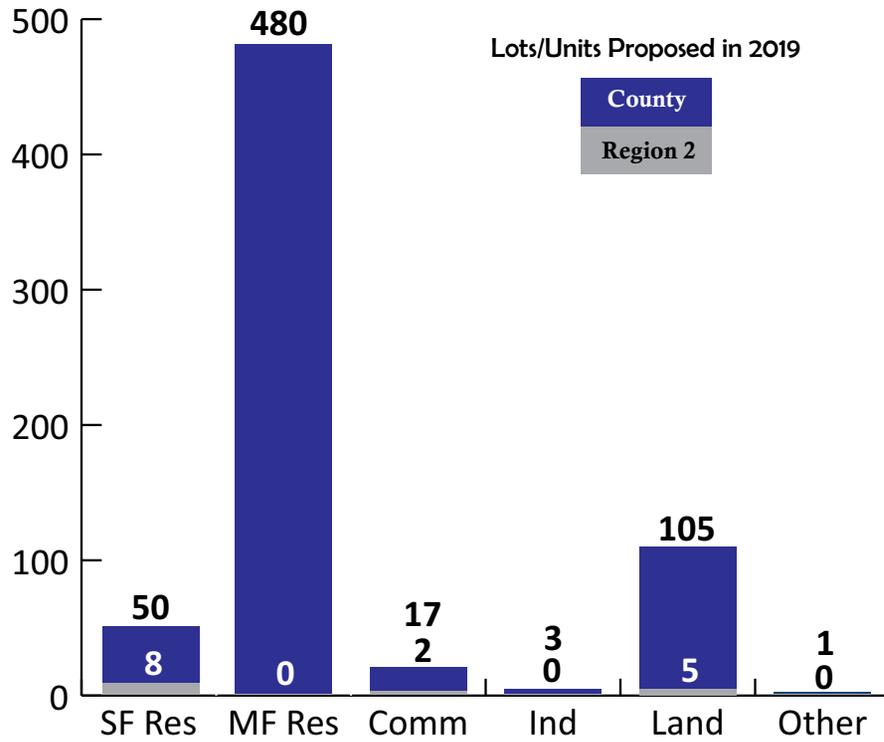
- Archbald Borough:** 810
- Ransom Twp:** 444
- Jessup Borough:** 238
- Olyphant Borough:** 222
- Scott Twp:** 161

Total Reviews.....28  
 Lots Subdivided/Developed.....53  
 Acres Subdivided/Developed.....754  
 New Roads.....0 miles

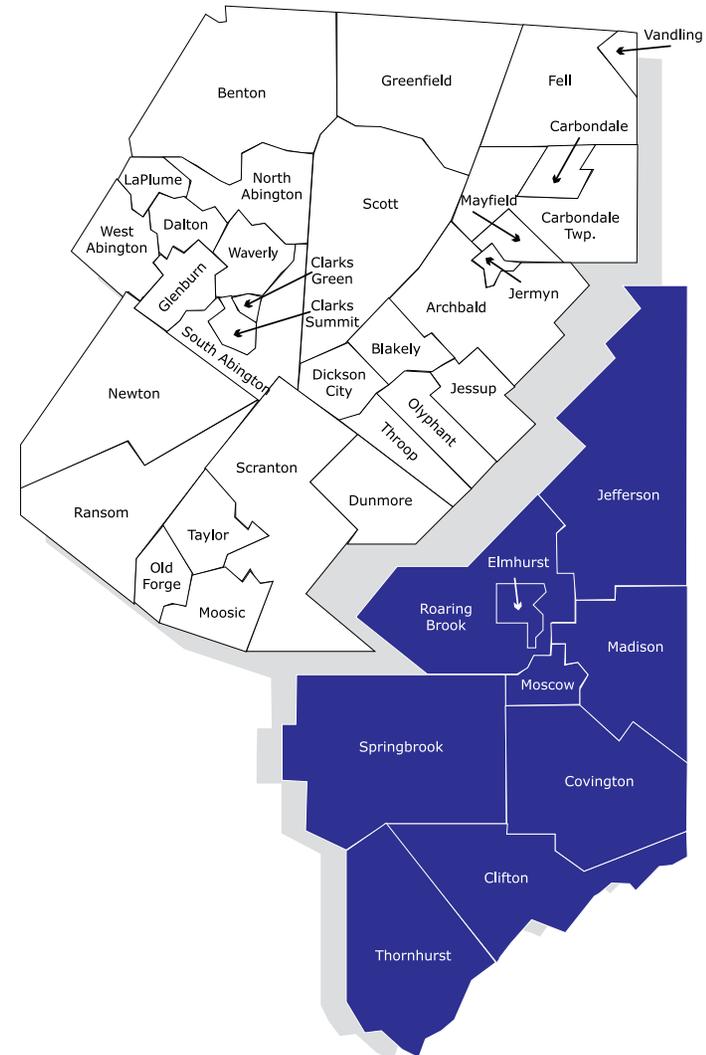


	Subs	Lots	Acres
Benton	3	7	69
Clarks Green	0	0	0
Clarks Summit	0	0	0
Dalton	0	0	0
Glenburn	0	0	0
Greenfield	3	3	2
LaPlume	0	0	0
Newton	1	2	39
North Abington	1	2	1
Ransom	2	10	444
Scott	13	24	161
South Abington	4	4	32
Waverly	1	1	7
West Abington	0	0	0
<b>Totals</b>	<b>28</b>	<b>53</b>	<b>754</b>

# Region 2 - North Pocono



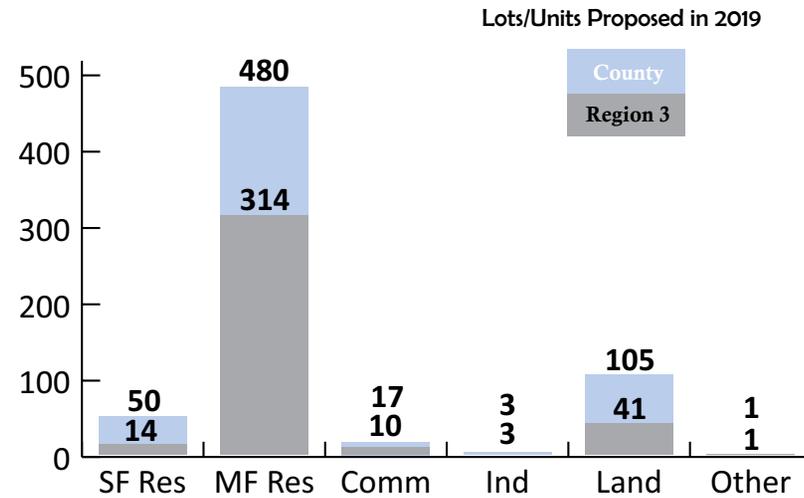
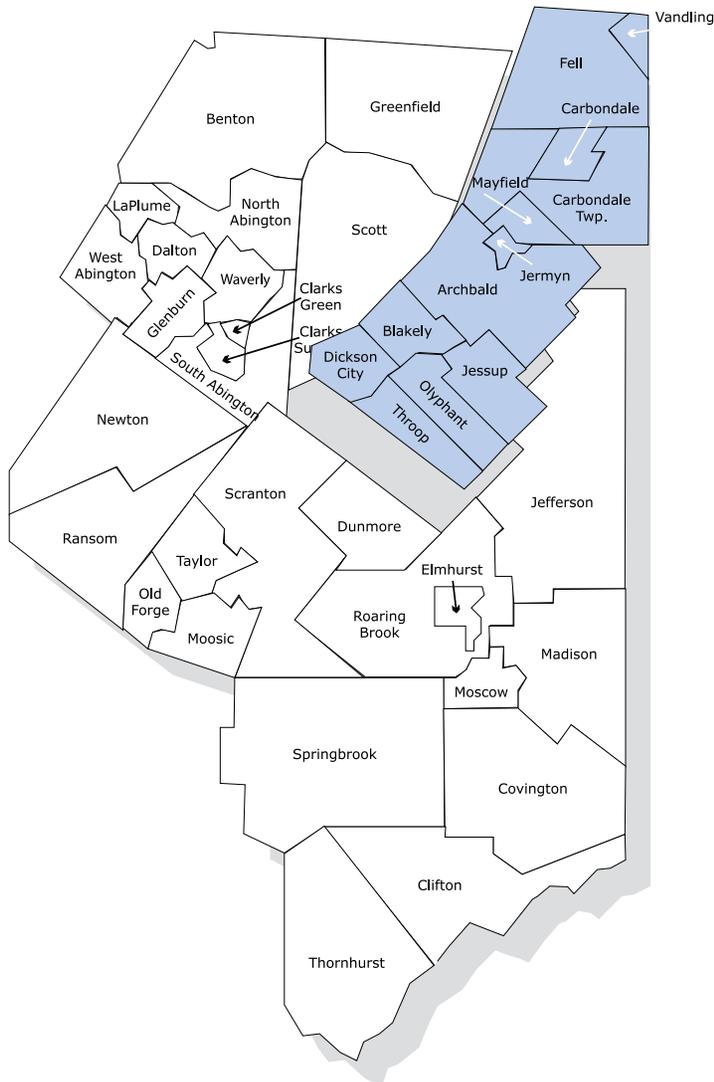
Total Reviews ..... 9  
 Lots Subdivided/Developed ..... 15  
 Acres Subdivided/Developed ..... 76  
 New Roads ..... 0 miles



	Subs	Lots	Acres
Clifton	0	0	0
Covington	2	4	5
Elmhurst	0	0	0
Jefferson	2	3	2
Madison	0	0	0
Moscow	0	0	0
Roaring Brook	1	2	10
Spring Brook	4	6	58
Thornhurst	0	0	0
<b>Totals</b>	<b>9</b>	<b>15</b>	<b>76</b>

# Region 3 - Mid & Up Valley

Total Reviews ..... 49  
 Lots Subdivided/Developed ..... 382  
 Acres Subdivided/Developed ..... 1447  
 New Roads ..... 2.2 miles

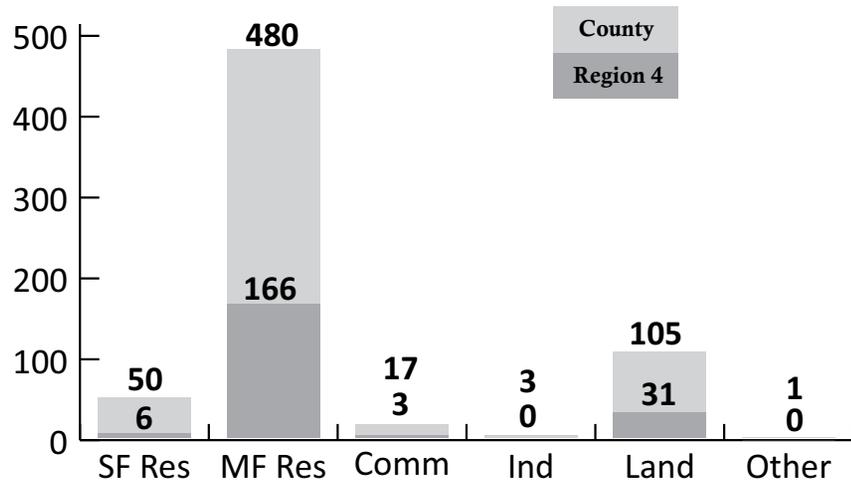


	Subs	Lots	Acres
Archbald	9	174	810
Blakely	6	10	3
Carbondale City	9	14	46
Carbondale Twp	3	10	110
Dickson City	2	2	4
Fell	3	6	13
Jermyn	0	0	0
Jessup	8	154	238
Mayfield	1	2	<1
Olyphant	5	7	222
Throop	3	3	1
Vanding	0	0	0
<b>Totals</b>	<b>49</b>	<b>382</b>	<b>1447</b>

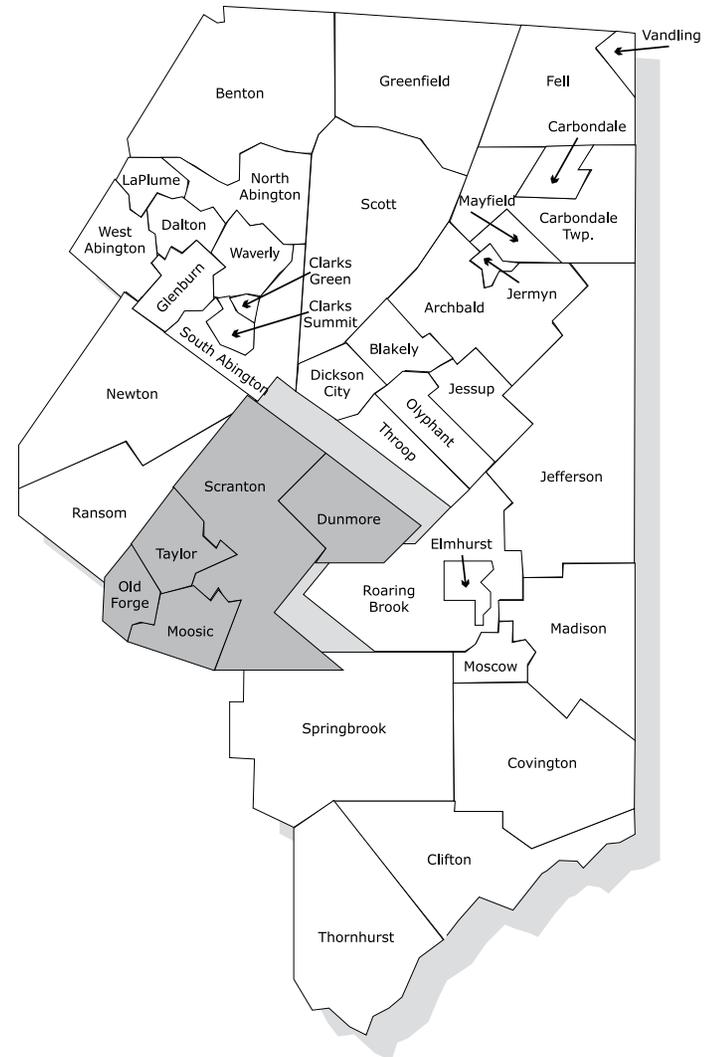
# Region 4 - City & Down Valley

Total Reviews ..... 29  
 Lots Subdivided/Developed ..... 206  
 Acres Subdivided/Developed ..... 75  
 New Roads ..... 0 miles

Lots/Units Proposed in 2019

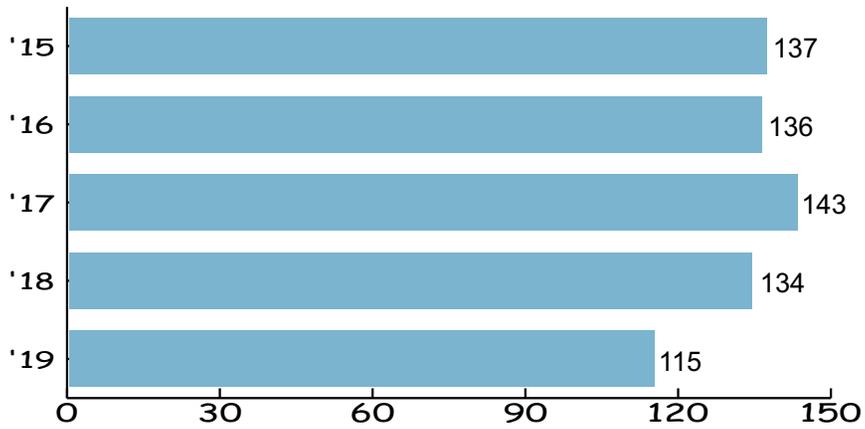


	Subs	Lots	Acres
Dunmore	2	3	<1
Moosic	6	8	17
Old Forge	4	7	6
Scranton	12	180	21
Taylor	5	8	31
<b>Totals</b>	<b>29</b>	<b>206</b>	<b>75</b>

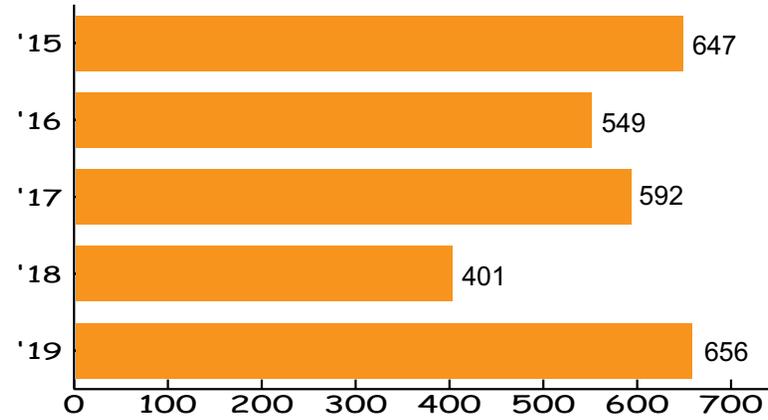


# Five-Year Review Analysis

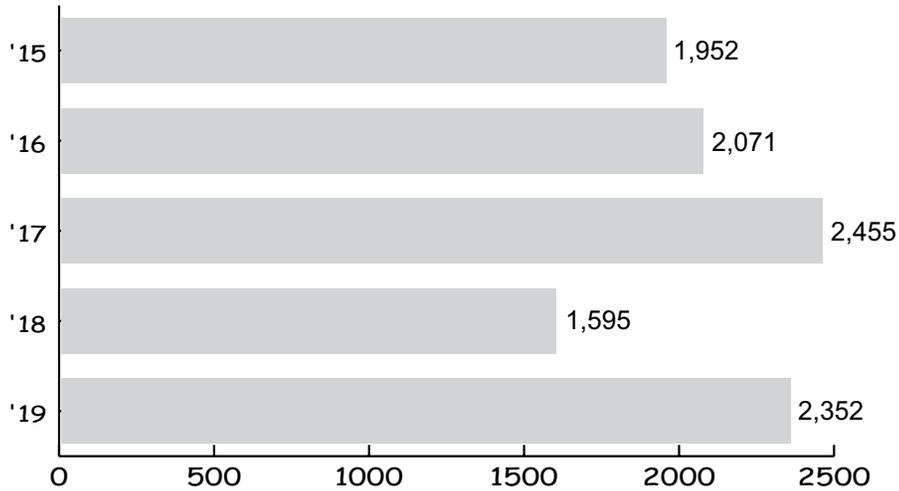
### Submissions



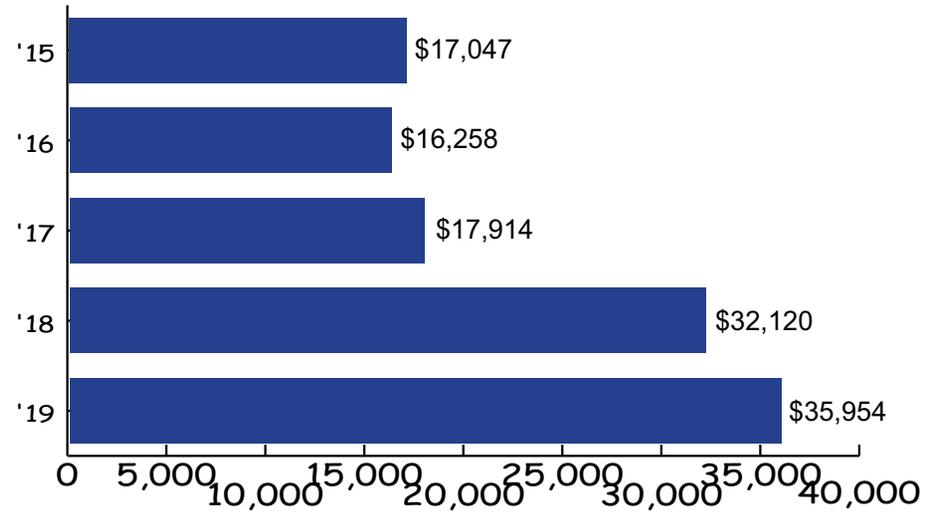
### Lots/Units Proposed



### 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.

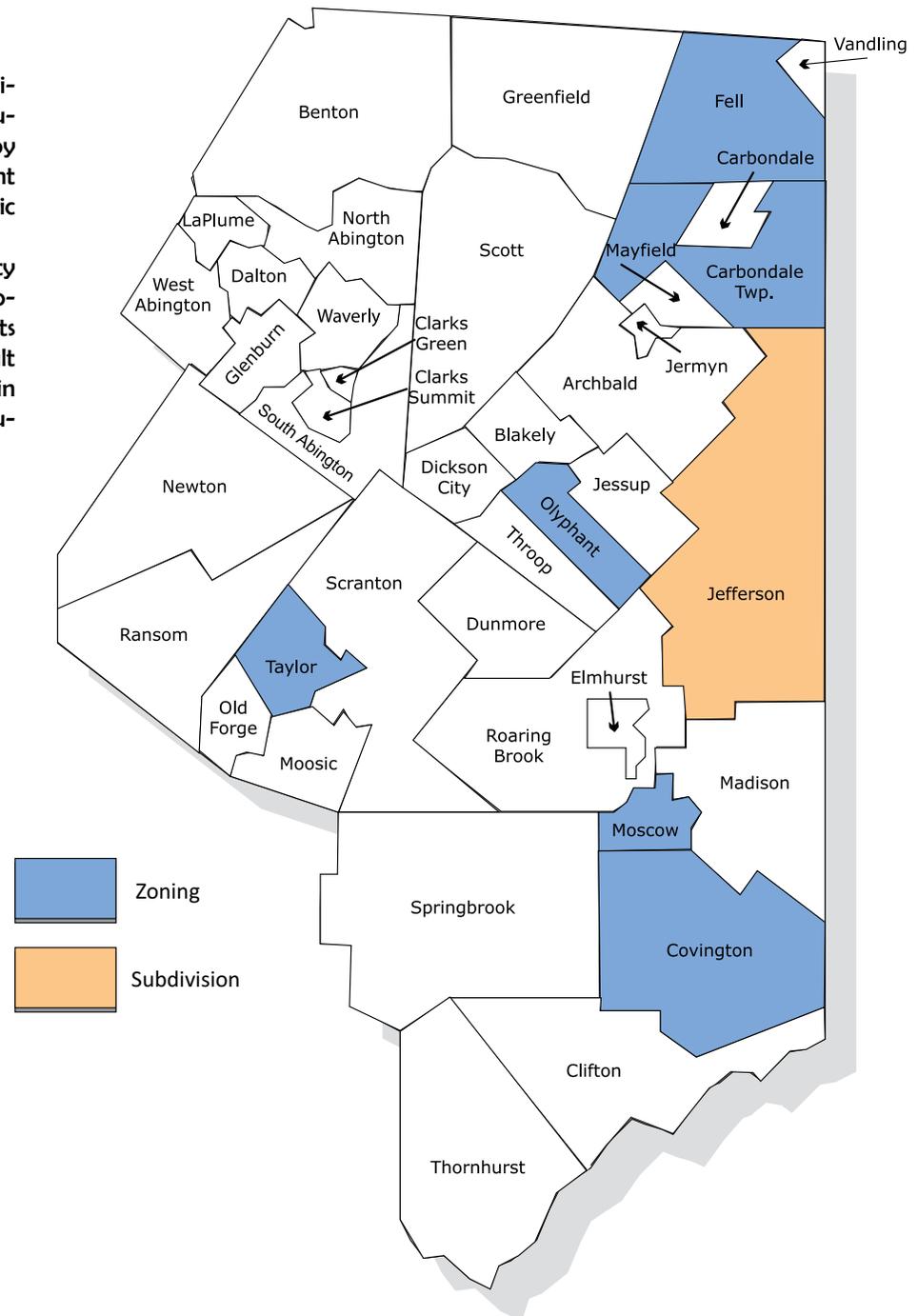
The MPC also mandates that county planning agencies offer mediation options to any municipality that believes its citizens will experience harm as a result of an ordinance or development plan in a contiguous municipality, if the contiguous municipality agrees.

## ZONING ORDINANCES

- Carbondale Twp: **amendment** (Mar)
- Taylor: **amendment** (Apr)
- Covington: **amendment** (Jun)
- Olyphant: **new ordinance** (Oct)
- Moscow: **amendment** (Oct)

## SUBDIVISION/LD ORDINANCES

- Jefferson: **amendment** (Nov)



## HIGHWAYS

Unified Planning Work Program - The LCRPC, with Luzerne County Planning, 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 and Luzerne Counties. In 2019 the LCRPC completed a Highway Safety Audit looking at low cost solutions for intersections with high crash rates, began the update of the Highway Functional Classification Map and began the update of the Lackawanna Luzerne Long Range Transportation Plan. The staff also worked with PENNDOT District 4-0 staff in conducting PENNDOT Connects meetings in both counties and held a number of meetings with District 4-0 Permits staff to review subdivision and land development plans and highway occupancy permits. During 2019 the two commissions worked on changing the format of the UPWP to reflect guidance from the Federal Highway Administration and PennDOT to better reflect work undertaken by the Lackawanna and Luzerne County Planning Commissions that comprise the Lackawanna Luzerne Transportation Study Metropolitan Planning Organization.

## TRANSIT

The staff has been working with NEPA Moves, formerly the Transit Equality Council, and other agencies, including the County of Lackawanna Transit System, in planning for and promoting mass transit in the county.

## RAIL STUDY

In cooperation with the Northeast Pennsylvania Railroad Authority, the county planning commission contracted with Greenman-Pedersen to conduct studies of the Scranton to Hoboken rail system to determine if the route could be rehabilitated to carry passenger traffic. The Delaware River and Paulins Kill Viaducts, the Slateford Road Bridge and yards and the Delaware Water Gap station site were all studied and no fatal flaws were uncovered. Lackawanna and Monroe Counties each were awarded Local Share Account Grants through the Pennsylvania Department of Economic and Community Development for \$200,000 to continue the study. Three bi-state meetings of Federal, State and Local Officials were held, two in Pennsylvania and one in New Jersey attended by over fifty representatives. A larger in person meeting was to be held in New Jersey in 2020.

## 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 began in late 2019 with an in-depth inventory and walking tour of both downtowns and determined preliminary routes and improvements that might be needed to connect the downtowns with surrounding points of interest and attractions. The study utilized Wiki mapping, an interactive planning tool, to find hazardous areas or areas of other impediments, routes currently used and places people need to travel to and from and other information. This was the first use of the planning tool by the counties and the number of replies was considered a successful way to get public input. A number of well attended stakeholder and public meetings were held in both counties and a preliminary draft is due in spring 2020.



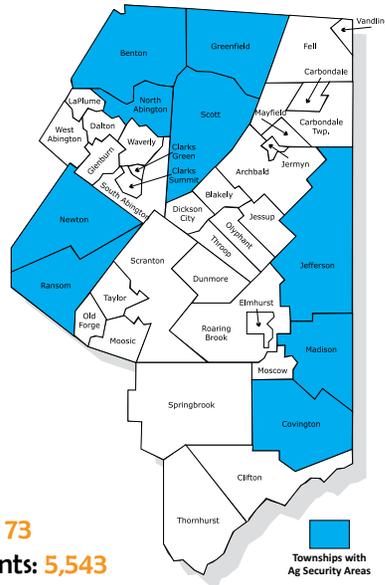
# Environmental & Regional Planning

## 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.

### 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
<b>Total Acres</b>	<b>28,222</b>

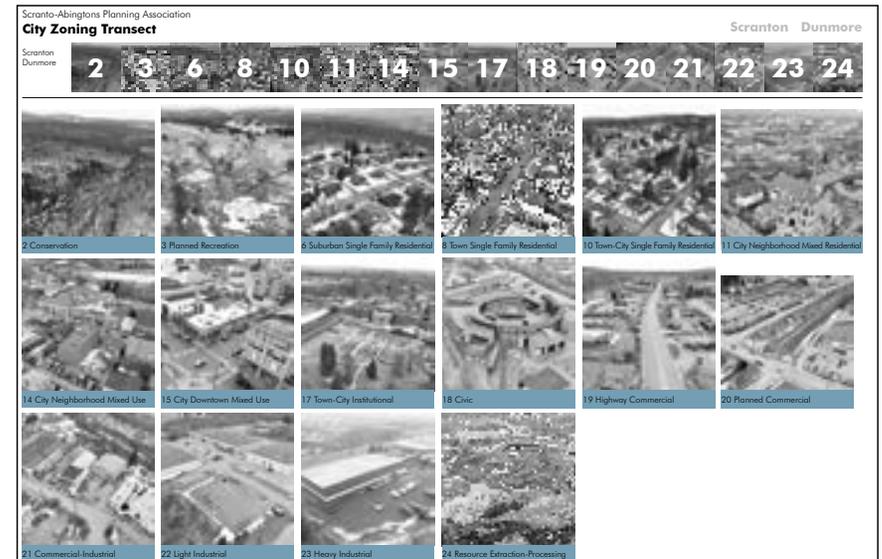
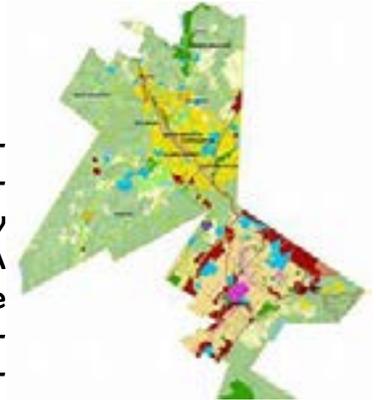


No. of Farms with Ag Easements: **73**  
 Total Acres Protected by Easements: **5,543**  
 Average Size of Protected Farm: **76 acres**  
 Average Cost/Acre for Easement Purchase: **\$1,925**  
 Total Purchase Price for Ag Easements in Lackawanna County as of December 2019: **\$10,083,536**



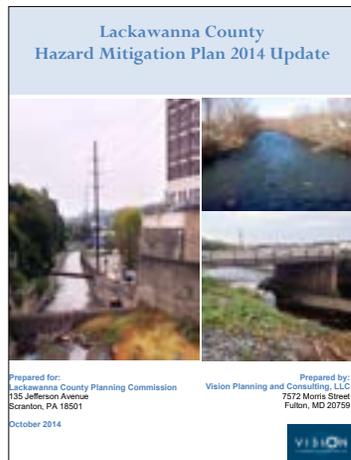
## SAPA REGIONAL PLAN IMPLEMENTATION

The SAPA Regional Plan implementation project officially kicked-off in February 2019. The county planning staff and the nine SAPA municipalities undertaking the zoning updates worked throughout the year with planning consultant, Environmental Planning & Design, and DCED to develop zoning ordinances that provided for sharing of land-uses across a regional transect of 24 zone districts that were chosen by each municipality based upon their type of community (city, town, suburban, or rural) and tailored to their community goals and objectives. Internal drafts of the ordinances were under review by the end of 2019, with a target for adoption by June 30, 2020.



## HAZARD MITIGATION PLAN

The planning staff 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. FEMA approved the grant in October 2019 and Vision Planning of Fulton, Maryland, was awarded the contract on December 18, 2019, after an RFP process. Work on the update began immediately after the contract was approved. Completion of the project is scheduled for July 30, 2020.



## LACKAWANNA-LUZERNE REGIONAL PLAN UPDATE & LONG-RANGE TRANSPORTATION PLAN UPDATE

In the fall of 2019, the Lackawanna and Luzerne County Planning Commissions began work on the update of the Lackawanna-Luzerne Regional and the Long Range Transportation Plan Document. In 2009 the two commissions undertook a coordinated Regional, Transportation and Hazard Mitigation planning effort to produce one document. It was the first bi-county plan covering the three planning areas ever undertaken in the Commonwealth. The Hazard Mitigation Plans have since been updated separately. The Regional and Long Range Plans are being done concurrently and are scheduled to be completed in early 2021. The counties have hired Michael Baker for the Regional and Long Range Plans. DCED and PennDOT are providing funding for the projects.

## 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 flood-plain management, insurance, surveyors/land development, community relations, county planning, and community preservation and conservation. The new FEMA D-FIRM maps will become effective August 5, 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. Several awareness events were held throughout 2019, including at the Lackawanna County Heritage Fair. A workshop for municipal officials was held the morning of December 10, 2019, and a public open house followed that evening at the Scranton Public Library. Information is also available on the county's website. [www.lackawannacounty.org/floodrisk](http://www.lackawannacounty.org/floodrisk).



# 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
- Land Bank properties
- Zoning (29 municipalities) (other 11 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. A new flyer over is anticipated in 2020.

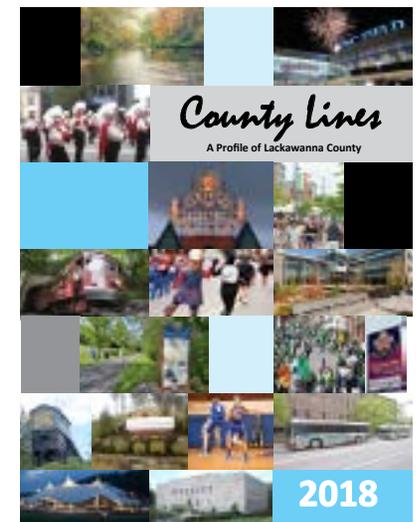


## COUNTY LINES

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](http://www.lackawannacounty.org) (See County Lines link)

A 2019 version was prepared for internal office use, but never made it on-line.



## 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 this job creation funding through 2019 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 \$972,289 in SBA fee waiver requests to 92 applicants. Funding is provided through the county’s economic development budget. The program is ongoing and will continue in 2020.

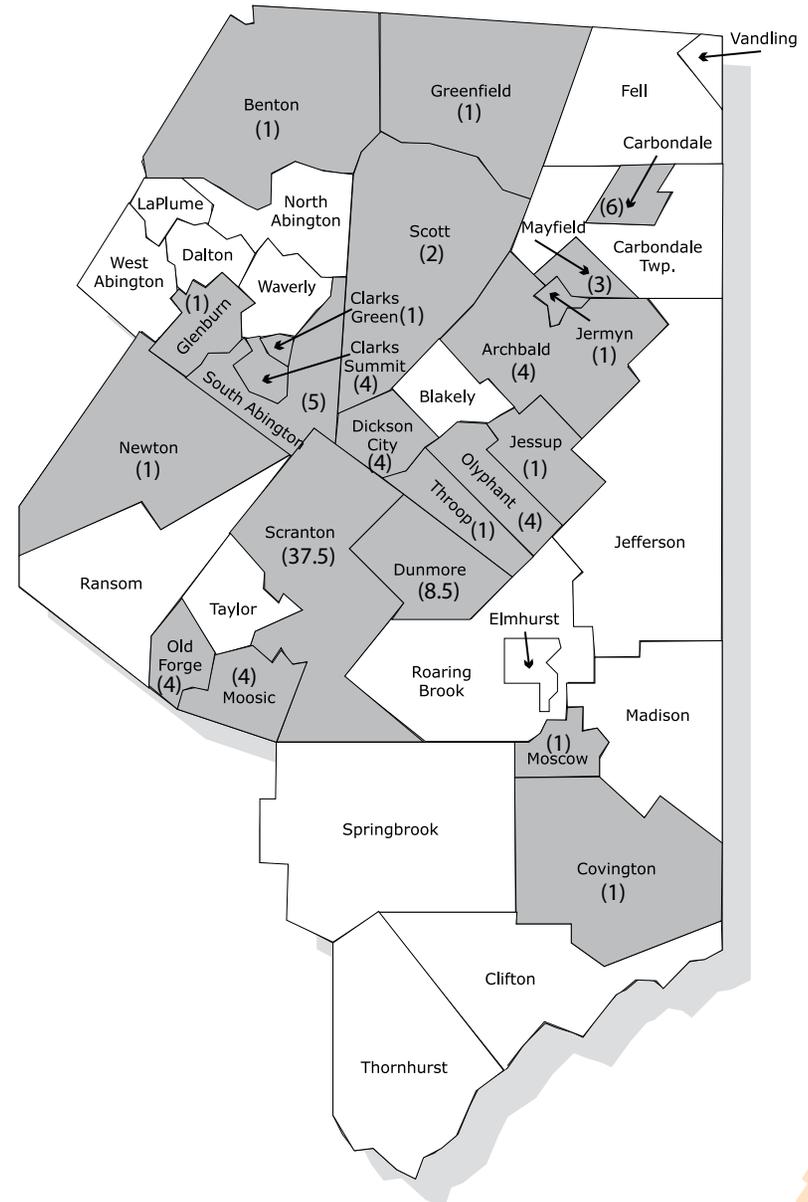
## LAND DEVELOPMENT & CONSTRUCTION FEE WAIVER PROGRAM

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 this job creation funding through 2019 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 (Gibbons Ford, Dickson City; Dempsey Uniform, Jessup; PPS Academy, Moscow; Taylor 1 LLC, Taylor). Funding is provided through the economic development budget. The program is ongoing and will continue in 2020.

## 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 \$161,472 to 33 recipients (max. \$5,000 each). Funding is provided through the economic development job creation budget. The program is ongoing and will continue in 2020.

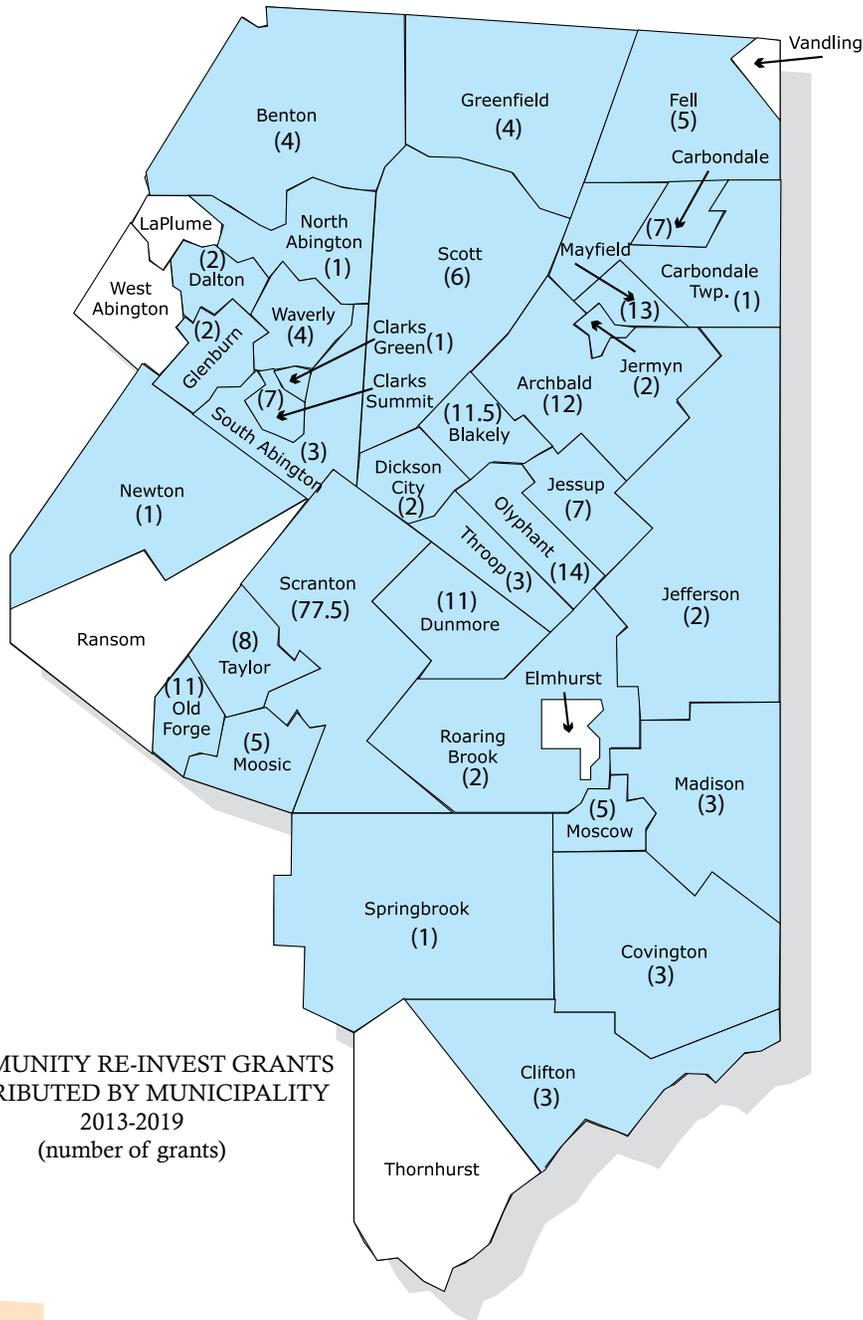
**SBA FEE WAIVER PROGRAM GRANTS  
AWARDED BY MUNICIPALITY  
2013-2019  
(number of grants)**



# Economic Development Initiatives

## COMMUNITY RE-INVEST PROGRAM

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 2019, the commissioners have awarded \$2.7 million in CRP grants to 247 applicants that have leveraged \$15.7 million in local investments. Funding is provided through the county's economic development budget. The program is ongoing and will continue in 2020, with an additional \$200,000.



A few of CRP projects completed to date: from top clockwise - Erie Lackawanna Caboose repainting (Glenburn); Dunmore Little League concession stand; Golden Park Pavilion (Moscow).

The planning staff issued the following letters of support during 2019:

- [Carbondale Technology Transfer Center](#), DCED Keystone Communities grant for heating, cooling, and kitchen upgrades.
- [Greenfield Township Sewer Authority](#), PENNVEST loan application for upgrades to the sewage treatment facility.
- [Clifton Township](#), DCNR grant for Clifton Acres Park trail construction.
- [NEP Sno-Trails Inc](#), DCNR grant for trail maintenance equipment for trail upkeep in Fell Twp and Vandling Borough.
- [Lackawanna County Commissioners](#), DCNR and DCED grants for the North Pono Trail project development and construction.
- [Dickson City Borough](#), DCNR and DCED grants for land acquisition for a community park.
- [Carbondale YMCA](#), DCNR grant for Zazzera Park Phase II development.
- [Thornhurst Township](#), DCED grant for Riverfront Park Phase I development.
- [Lackawanna Valley Conservancy](#), DCED grant for acquisition of land in the city of Scranton for trail completion.
- [Throop Borough](#), DCED grant for levee certification at Bellman Street.
- [Lackawanna Heritage Valley Authority](#), DCED grant for trail construction in the city of Scranton.
- [Lackawanna County](#), US EPA Brownfields Grant for an assessment and inventory study for the county.
- [Lackawanna County obo Lakeland School District](#), DCED grant for repairs and renovations to the high school track and baseball field.
- [Spring Brook Township](#), DCED Multimodal grant and Monroe County LSA grant for Aston Mountain Road paving project.
- [Covington Township](#), DCED Multimodal grant for Langan Road improvements project.
- [Archbald Borough](#), DCED Multimodal grant for Route 6 site recovery.
- [Moscow Borough](#), DCED grant for Scanlon Lane stream crossing reconstruction.
- [Blakely Borough](#), DCED Multimodal grant for Main Street sidewalks project.
- [Olyphant Borough](#), DCED Monroe County Local Share for Lackawanna Avenue and Delaware Street Business District improvements.
- [South Abington Township](#), DCED Multimodal grant for Simerall Road paving project.
- [Olyphant Borough](#), DCED Multimodal grant for Eddy Creek trail development project.
- [City of Carbondale](#), DCED Multimodal grant for streetscape project.

- [Roaring Brook Township](#), DCED Multimodal grant for Homestead Drive and McAndrew Road paving projects.
- [City of Scranton](#), DCED Multimodal grant for Cliff Street Underpass project.
- [Archbald Borough](#), DCED Multimodal grant for Main Street Streetscape project.
- [Lackawanna Heritage Valley Authority](#), DCED Multimodal grant for Eddy Creek Trail project in Olyphant Borough.
- [Clifton Township](#), DCED Monroe County Local Share for purchase of a backhoe.
- [Elmhurst Township](#), DCED Monroe County Local Share for an addition to the township garage.
- [Mayfield Borough](#), DCED Monroe County Local Share for construction of an equipment garage.
- [Mayfield Borough](#), DCED Monroe County Local Share for purchase of a Ford 2020 Interceptor.
- [Covington Township](#), DCED Monroe County Local Share for HVAC and outdoor lighting project at the Moffat Estate Pavilion.
- [Glenburn Township](#), DCED Monroe County Local Share for purchase of a municipal support vehicle.
- [Benton Township](#), DCED Monroe County Local Share for playground at Benton Civic Center.
- [Old Forge Borough](#), DCED Monroe County Local Share for borough building and police station renovations.
- [Blakely Borough](#), DCED Monroe County Local Share for DPW storage garage.
- [Jefferson Township](#), DCED Monroe County Local Share and H2O grants for Jefferson Heights storm water improvement project.
- [Lackawanna Heritage Valley Authority](#), DCED Monroe County Local Share for Nay Aug Avenue Natural Play Area Phase II.
- [Lackawanna County obo Lackawanna Library System](#), DCED Monroe County Local Share for new technology purchase.
- [Lackawanna County obo Throop Volunteer Hose Co](#), DCED Monroe County Local Share for station roof repair.
- [Lackawanna County obo Dunmore Little League](#), DCED Monroe County Local Share for baseball field renovations.
- [Lackawanna County obo Geisinger Community Medical Center](#), DCED Monroe County Local Share for purchase of labor and delivery medical equipment.
- [Lackawanna County obo Jessup Hose Co. #2](#), DCED Monroe County Local Share for building expansion.
- [Lackawanna County obo Indraloka Animal Sanctuary](#), DCED Monroe County Local Share for facility renovations and upgrades.

# APA-PA Annual Conference

(Support Letters continued..)

- [Lackawanna County obo Scranton Co-op Farmers' Market](#), DCED Monroe County Local Share for the upgrades and renovations.
- [Lackawanna County obo Institute for Public Policy and Economic Development](#), DCED Monroe County Local Share.
- [Lackawanna County obo Boy Scouts of America Troop 42](#), DCED Monroe County Local Share.
- [Lackawanna County obo Discovery Pre-school](#), DCED Monroe County Local Share for building renovations.
- [Lackawanna County obo Carbondale YMCA](#), DCED Monroe County Local Share for lower level building renovations.
- [Lackawanna County obo Clarks Summit VFW Post 7069](#), DCED Monroe County Local Share for building renovations.
- [Lackawanna County obo Greater Scranton YMCA](#), DCED Monroe County Local Share for boiler replacement.
- [Lackawanna County obo Eynon VFW Post](#), DCED Monroe County Local Share for building renovations.
- [Lackawanna County obo Women's Resource Center](#), DCED Monroe County Local Share for facility improvements.
- [Lackawanna County obo Boys and Girls Club](#), DCED Monroe County Local Share for window replacements.
- [Lackawanna County obo United Community Outreach Food Pantry](#), DCED Monroe County Local Share for sidewalk construction.
- [Lackawanna County obo United Cerebral Palsy](#), DCED Monroe County Local Share for van purchase.
- [Lackawanna County obo Wint VFW Post 25](#), DCED Monroe County Local Share for building renovations.
- [Lackawanna County obo West Scranton Community Development](#), DCED Monroe County Local Share for building acquisition.
- [Lackawanna County obo Kids' Corner Committee Jessup](#), DCED Monroe County Local Share for playground equipment replacement.
- [City of Scranton](#), PennDOT Multimodal grant for Ash Street bridge replacement project.
- [Dickson City Borough](#), DCED Monroe County Local Share for community center renovations.
- [City of Scranton](#), DCED Monroe County Local Share for Nay Aug Park pool liners.

- [City of Scranton](#), DEP Small Sewer and Water grant for Briggs Street storm water improvements.
- [Dalton Sewer Authority](#), DEP Small Sewer and Water grant for pump station replacement.
- [Moosic Borough](#), DEP Small Sewer and Water for borough sanitary sewer improvement projects.

## APA-PA CHAPTER ANNUAL CONFERENCE 2019 DOUBLE TREE BY HILTON READING



Steve Pitoniak, Mary Liz Donato, and Matt Jones attended the annual APA-PA State Planning Conference on October 20-22. The Lehigh Valley Section hosted the 2019 event, which drew 350+ planners from across the Commonwealth to Berks County. The 2020 conference will be held in Scranton. See below.

## APA-PA CHAPTER ANNUAL CONFERENCE 2020 HILTON SCRANTON & CONFERENCE CENTER

The Northeast Section will host the 2020 APA-PA Annual Conference at the Hilton Scranton & Conference Center on October 18-20. Steve Pitoniak and Mary Liz Donato are serving on the conference planning committee, which began preparations for the 2020 event in June 2019. The conference theme will be “On Track for a Bright Future” with the logo designed by graphic arts students from East Stroudsburg University.



## 2019 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
<b>Archbald</b>					
	Chestnut Street- Revised	Commercial/Office	1	0.56	0
	Chieffalo, Picchini, and Picchini	Land Only	1	0.31	0
	D&L Realty Co. and Colachino	Single-Family Residential	1	31.63	0
	Francis Joyce	Land Only	1	0.22	0
	Golden Gate Circle Village	Multi-Family Residential	44	351	480
	Loftus and Durkin	Land Only	1	0.3	0
	North Clover Leaf- Revised	Multi-Family Residential	4	2.94	0
	NP Archbald LLC	Industrial	1	70.21	0
	White Birch Village	Multi-Family Residential	120	352.4	5620
<b>Municipality Totals:</b>			<b>174</b>	<b>809.57</b>	<b>6100</b>
<b>Benton</b>					
	Fitzsimmons Revised	Single-Family Residential	2	56.32	0
	Lands of Seamans	Land Only	2	4.32	0
	Skyline Holdings	Single-Family Residential	3	8	0
<b>Municipality Totals:</b>			<b>7</b>	<b>68.64</b>	<b>0</b>
<b>Blakely</b>					
	Denzal Construction Subdivision	Single-Family Residential	3	2	120
	Holley & Grandinetti	Land Only	1	0.49	0
	Kausmeyer	Land Only	1	0.18	0
	Lands of Matechak Jr.	Land Only	2	0.44	0
	Siesputowski	Land Only	1	0.15	0
	Williams to Troiani- Revised	Land Only	2	0.17	0
<b>Municipality Totals:</b>			<b>10</b>	<b>3.43</b>	<b>120</b>
<b>Carbondale</b>					
	Carbondale Dev Partners Sub	Land Only	2	1.09	0
	Carbondale Revitalization	Commercial/Office	1	0.55	0
	Dundaff Street Land Dev.	Commercial/Office	1	0.33	0
	Dundaff Street Lot Consolidation	Land Only	2	0.32	0
	Lands of D&L Realty/Brookside	Land Only	2	38.81	0
	Lands of Trichilo	Land Only	2	0.31	0
	Pioneer City Shop LLC	Land Only	2	3	0
	Tolerico Lot Consolidation	Land Only	1	0.26	0
	Wallis Electric Equipment Storage	Commercial/Office	1	1.24	0
<b>Municipality Totals:</b>			<b>14</b>	<b>45.91</b>	<b>0</b>
<b>Carbondale Township</b>					
	D&L Realty	Single-Family Residential		95.12	0

## 2019 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Mikloiche/Tolerico	Land Only	2	0.98	0
	Lands of Mrocza	Land Only	3	14.12	0
<b>Municipality Totals:</b>			<b>10</b>	<b>110.22</b>	<b>0</b>
<b>Covington</b>					
	JAC Realty	Land Only	2	2	0
	Lands of Wolfe	Land Only	2	3.44	0
<b>Municipality Totals:</b>			<b>4</b>	<b>5.44</b>	<b>0</b>
<b>Dickson City</b>					
	Chick-fil-A	Commercial/Office	1	2.01	0
	Commonwealth Charter Academy	Land Only	1	1.79	0
<b>Municipality Totals:</b>			<b>2</b>	<b>3.8</b>	<b>0</b>
<b>Dunmore</b>					
	Chaudhari	Land Only	2	0.22	0
	Riccardo	Land Only	1	0.04	0
<b>Municipality Totals:</b>			<b>3</b>	<b>0.26</b>	<b>0</b>
<b>Fell</b>					
	Grattan-Singer HC/Fell Twp	Land Only	2	0.69	0
	Lands of D&L Realty/Wilson	Single-Family Residential	2	11	0
	Turano Lot Improvement	Land Only	2	0.83	0
<b>Municipality Totals:</b>			<b>6</b>	<b>12.52</b>	<b>0</b>
<b>Greenfield</b>					
	Haley Properties Lot Cons.	Single-Family Residential	1	0.38	0
	JDT Realty/Tuzze Lot Cons.	Single-Family Residential	1	0.74	0
	LaPorta Lot Combination	Land Only	1	0.47	0
<b>Municipality Totals:</b>			<b>3</b>	<b>1.59</b>	<b>0</b>
<b>Jefferson</b>					
	Chorba	Single-Family Residential	2	1.04	0
	Sweeney Lot Consolidation	Land Only	1	0.91	0
<b>Municipality Totals:</b>			<b>3</b>	<b>1.95</b>	<b>0</b>
<b>Jessup</b>					
	BHR Distribution Center	Commercial/Office	1	64.66	0
	Emiliani Transport Expansion	Industrial	1	4.5	0
	Jessup Xing Sr Housing Rev	Multi-Family Residential	146	12.25	260
	Jessup Xings Lot Consolidation	Land Only	1	11.99	0
	Lands of Sebastianelli - 2nd Rev	Single-Family Residential	2	0.8	0
	Lot13 ValleyViewBizPk Revised	Commercial/Office	1	14.57	0

## 2019 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Ridgeline Distr Ctr Land Dev'	Commercial/Office	1	64.66	5050
	Ridgeline Distr Ctr Lot Consol'	Land Only	1	64.68	0
<b>Municipality Totals:</b>			<b>154</b>	<b>238.11</b>	<b>5310</b>
<b>Mayfield</b>					
	St John the Baptist RO Church	Land Only	2	0.34	0
<b>Municipality Totals:</b>			<b>2</b>	<b>0.34</b>	<b>0</b>
<b>Moosic</b>					
	3337 Pittston LLC	Land Only	1	0.87	0
	Diocese of Scranton Lot Cons	Land Only	1	6.15	0
	Five J Realty LLC	Commercial/Office	1	1	0
	Hill Lot Line Adjustment	Land Only	2	0.03	0
	Performance Kia Lot Consol'	Land Only	1	4.6	0
	Shoppes at Montage Lot 3	Land Only	2	4.04	0
<b>Municipality Totals:</b>			<b>8</b>	<b>16.69</b>	<b>0</b>
<b>Newton</b>					
	Miller	Land Only	2	39.36	0
<b>Municipality Totals:</b>			<b>2</b>	<b>39.36</b>	<b>0</b>
<b>North Abington</b>					
	Gonzalez-Cellier and Klimas	Land Only	2	1.2	0
<b>Municipality Totals:</b>			<b>2</b>	<b>1.2</b>	<b>0</b>
<b>Old Forge</b>					
	Birchwood Estates	Single-Family Residential	2	1.8	0
	MAG Realty LLC	Land Only	2	1	0
	St. Lawrence Lot Consolidation	Land Only	1	1.72	0
	St. Lawrence Subdivision	Land Only	2	1.72	0
<b>Municipality Totals:</b>			<b>7</b>	<b>6.24</b>	<b>0</b>
<b>Olyphant</b>					
	Bartkowski Lot Consolidation	Land Only	1	0.31	0
	D&L Realty and Carrier Coal	Land Only	3	110.08	0
	Fit	Land Only	1	0.41	0
	J Bar Realty Pole Building	Commercial/Office	1	1.24	0
	Langen Dev't/ D&L Realty Lot1	Commercial/Office	1	110.08	0
<b>Municipality Totals:</b>			<b>7</b>	<b>222.12</b>	<b>0</b>
<b>Ransom</b>					
	Red Mill Holdings	Single-Family Residential	9	442.8	0
	Robert Clark	Single-Family Residential	1	0.89	0

## 2019 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
<b>Municipality Totals:</b>			<b>10</b>	<b>443.69</b>	<b>0</b>
<b>Roaring Brook</b>					
	H & P Partnership	Single-Family Residential	2	10.19	0
<b>Municipality Totals:</b>			<b>2</b>	<b>10.19</b>	<b>0</b>
<b>Scott</b>					
	Chapman Lake Estates Sub	Single-Family Residential	2	1.29	0
	Danziger and Chapman Lake...	Land Only	2	0	0
	Konosky	Land Only	2	1.79	0
	Lands of Duchnik	Land Only	4	11.02	0
	Marie Popovich Estate Lot Cons	Land Only	1	45.72	0
	Noldy and Noldy	Single-Family Residential	2	1	0
	Novitsky & Karosus Adjusts	Land Only	4	4.52	0
	Pharmacann Grower/Processor	Commercial/Office	1	18.28	0
	Scientific Living/Maid-Rite Cons.	Land Only	1	1.72	0
	SEOKOH Land Development	Industrial	1	36.57	0
	SEOKOH Lot Consolidation	Land Only	1	36.57	0
	Yarish Family Trust	Land Only	2	1.79	0
	Zielinski	Single-Family Residential	1	0.23	0
<b>Municipality Totals:</b>			<b>24</b>	<b>160.5</b>	<b>0</b>
<b>Scranton</b>					
	620 Wyoming Ave Land Dev	Multi-Family Residential	39	0.73	0
	620 Wyoming Ave Lot Consol'	Land Only	1	0.73	0
	Geisinger Clinic Lot Cons	Land Only	1	5.99	0
	Gomez Lot Consolidation	Land Only	1	0.19	0
	Karluk	Single-Family Residential	2	0.08	0
	Lace Village	Multi-Family Residential	127	10.69	0
	Lands of Cooper	Land Only	2	0.25	0
	Lands of Gallagher	Land Only	2	0.1	0
	Lands of Rita Fiore	Land Only	1	0.02	0
	May Brands, LLC	Commercial/Office	1	2	0
	Rosser- Revised	Single-Family Residential	2	0.02	0
	Sedelnick Realty	Land Only	1	0.21	0
<b>Municipality Totals:</b>			<b>180</b>	<b>21.01</b>	<b>0</b>
<b>South Abington</b>					
	3900 Corporation	Land Only	1	5.05	0
	Abington Executive Park	Land Only	1	14.82	0
	Shoppes @ S. Abington subdiv	Land Only	1	6.06	0

## 2019 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
	Shoppes@ S. Abington Revised	Commercial/Office	1	6.06	0
<b>Municipality Totals:</b>			<b>4</b>	<b>31.99</b>	<b>0</b>
<b>Springbrook</b>					
	Cherundolo Office & Storage	Commercial/Office	1	6.81	0
	Czulada	Single-Family Residential	2	20.87	0
	KGBT Apartment Management	Commercial/Office	1	2.9	0
	Lands of Slavinski/McAllister	Single-Family Residential	2	27.45	0
<b>Municipality Totals:</b>			<b>6</b>	<b>58.03</b>	<b>0</b>
<b>Taylor</b>					
	DABT-Strenkoski-Matthews	Land Only	2	1.96	0
	Gaughan	Land Only	1	1.24	0
	Lands of Kolis	Land Only	2	1.61	0
	Sheetz- Taylor	Commercial/Office	1	1.24	0
	Taylor Colliery Parcel1 Sub3	Land Only	2	25.04	0
<b>Municipality Totals:</b>			<b>8</b>	<b>31.09</b>	<b>0</b>
<b>Throop</b>					
	Lands of Fazio	Single-Family Residential	1	0.26	0
	Naro	Land Only	1	0.37	0
	Vets of Foreign Wars Post 7251	Other*	1	0.74	0
<b>Municipality Totals:</b>			<b>3</b>	<b>1.37</b>	<b>0</b>
<b>Waverly</b>					
	Healy & Gress	Land Only	1	6.7	0
<b>Municipality Totals:</b>			<b>1</b>	<b>6.7</b>	<b>0</b>
<b>Annual Totals:</b>			<b>656</b>	<b>2351.96</b>	<b>11530</b>