

Lackawanna County Regional Planning Commission

Annual Report 2020

Prepared by the
Lackawanna County Department of Planning & Economic Development
Government Center at The Globe
123 Wyoming Avenue, Scranton, PA 18503
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
Tina Bauman, Transportation Planning Manager

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March 1, 2021

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

Dear Commissioners and Citizens of Lackawanna County:

The Lackawanna County Regional Planning Commission is pleased to present you the Planning Department's 2020 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.

The year 2020 was unprecedented. The COVID-19 pandemic hit the nation in March and all nonessential activity ground to a halt. Lackawanna County was no exception to the world-wide shutdown. As municipal governments closed to the public, plan reviews came to a halt. The state legislature stayed development submissions until mid-June. Our SAPA, Hazard Mitigation, and County Comprehensive and Long-Range Transportation Plan projects were also delayed, and daily department activity functioned remotely.

Despite the three-month shutdown, the number of subdivision and land development submissions in 2020 exceeded those of 2019. Development activity swiftly rebounded with a record 9-million-plus square feet of new commercial and industrial buildings proposed. Our major planning projects are back on track and scheduled to be completed this year.

This report is available on the county website, lackawannacounty.org, under the Planning link.

As the nation and world strive to defeat the COVID-19 virus and return life to normal, we look forward to a new decade of growth and prosperity in Lackawanna County. It remains the goal of the planning and economic development department to improve the quality of life for all county residents and businesses. We hope you will join us in "Investing in Our Future."

Sincerely,

Harry Lindsay

Chairman

2020 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

Joseph Lorince, Treasurer
Dunmore, First appointed: 2007

John Pocius
Scranton, First appointed: 2004

David Johns
Moosic, First appointed: 2013

Bruce Zero, Esq.
Moscow, First appointed: 2008

Germaine Carey
Clarks Summit, First appointed: 2013



2020 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

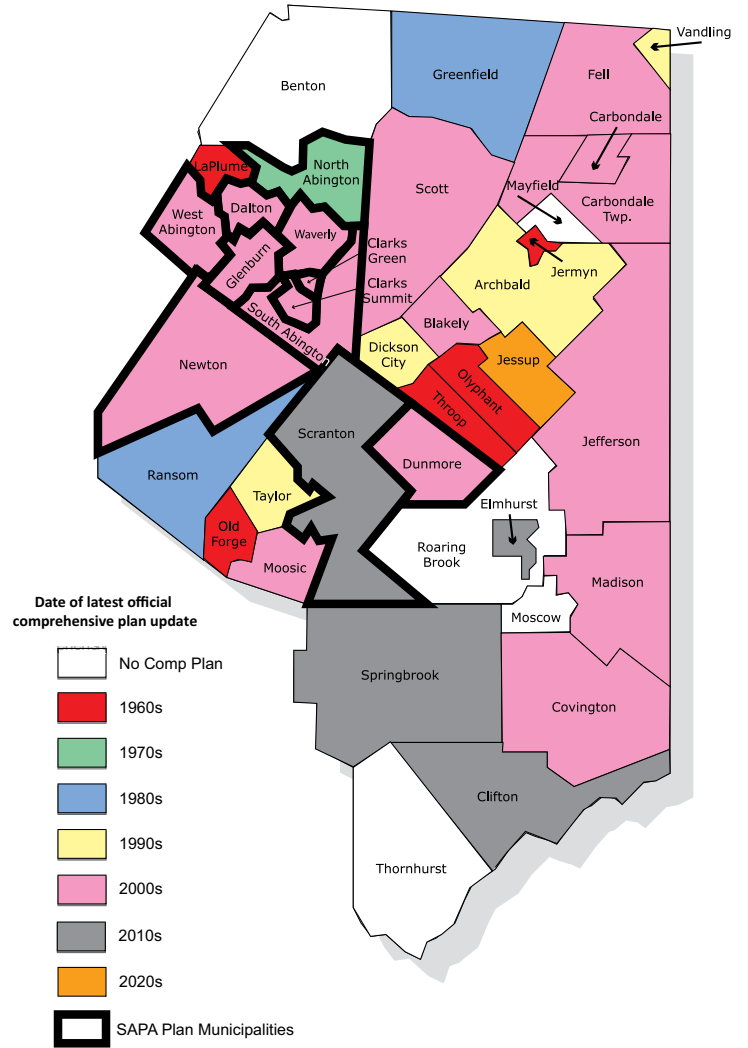
Matt Jones, AICP, Transportation Planning Manager
Scranton HS, Muhlenberg College (BA), Tufts University (MA)
Scranton, On staff since 2019, resigned Aug 2020

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

JoAnn Pane, Assistant Planner
Bishop O'Hara HS, University of Scranton
Scranton, On staff Sep - Nov 2020

Municipal Comprehensive Plans Adopted



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

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

Comprehensive Plans

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

County Comprehensive Plan

The Lackawanna-Luzerne Regional Plan, Lackawanna County’s official comprehensive plan, was adopted on December 14, 2011. An update to the county plan commenced in 2019 and is anticipated for adoption in early 2021.

Local and Regional Comprehensive Plans

Thirty-five (35) of the county’s 40 municipalities have developed comprehensive plans. Jessup Borough updated its plan in 2020.

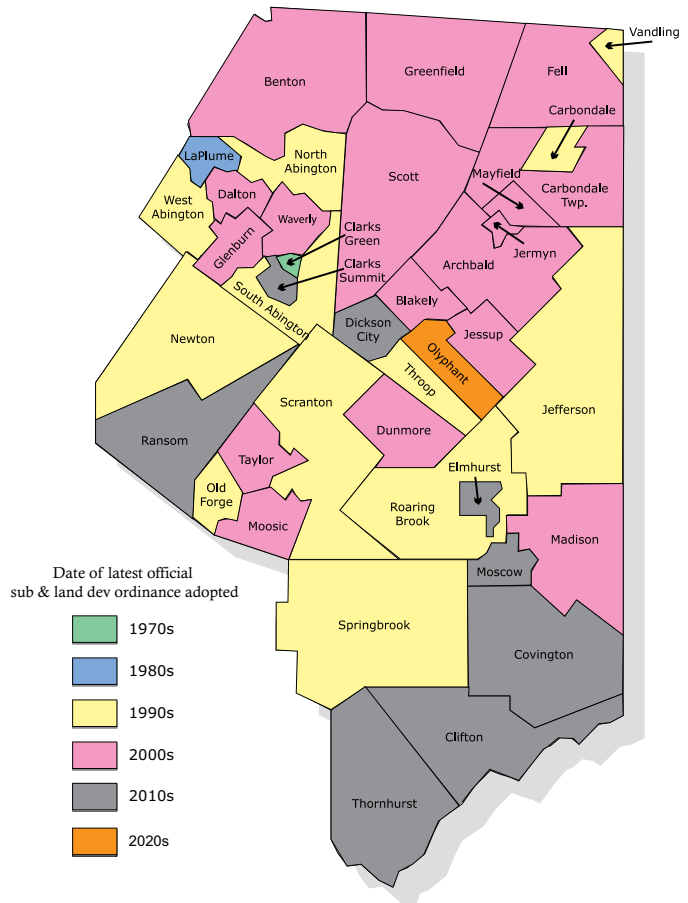
Scranton-Abingtons Planning Association

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, 2021.

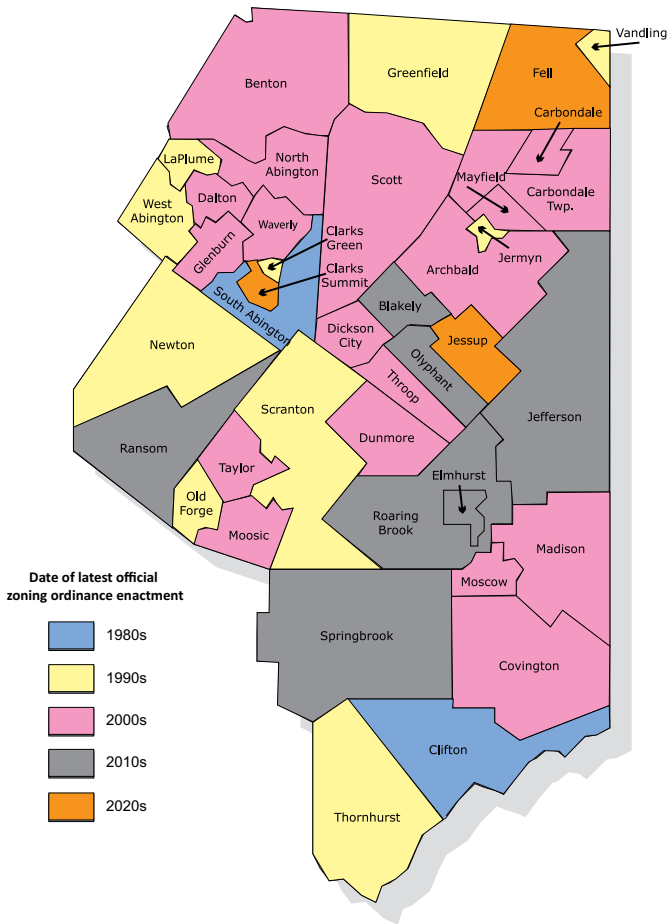
Subdivision and Land Development

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, 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 2020, Olyphant enacted a new subdivision ordinance.

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



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 2020, Jessup and Fell Twp enacted comprehensive updates to their zoning ordinances. Clarks Summit enacted a comprehensive update to its zoning ordinance in December 2020 as part of the SAPA regional ordinance project; however, the ordinance does not go into effect until the last of the nine SAPA municipalities enacts its update.

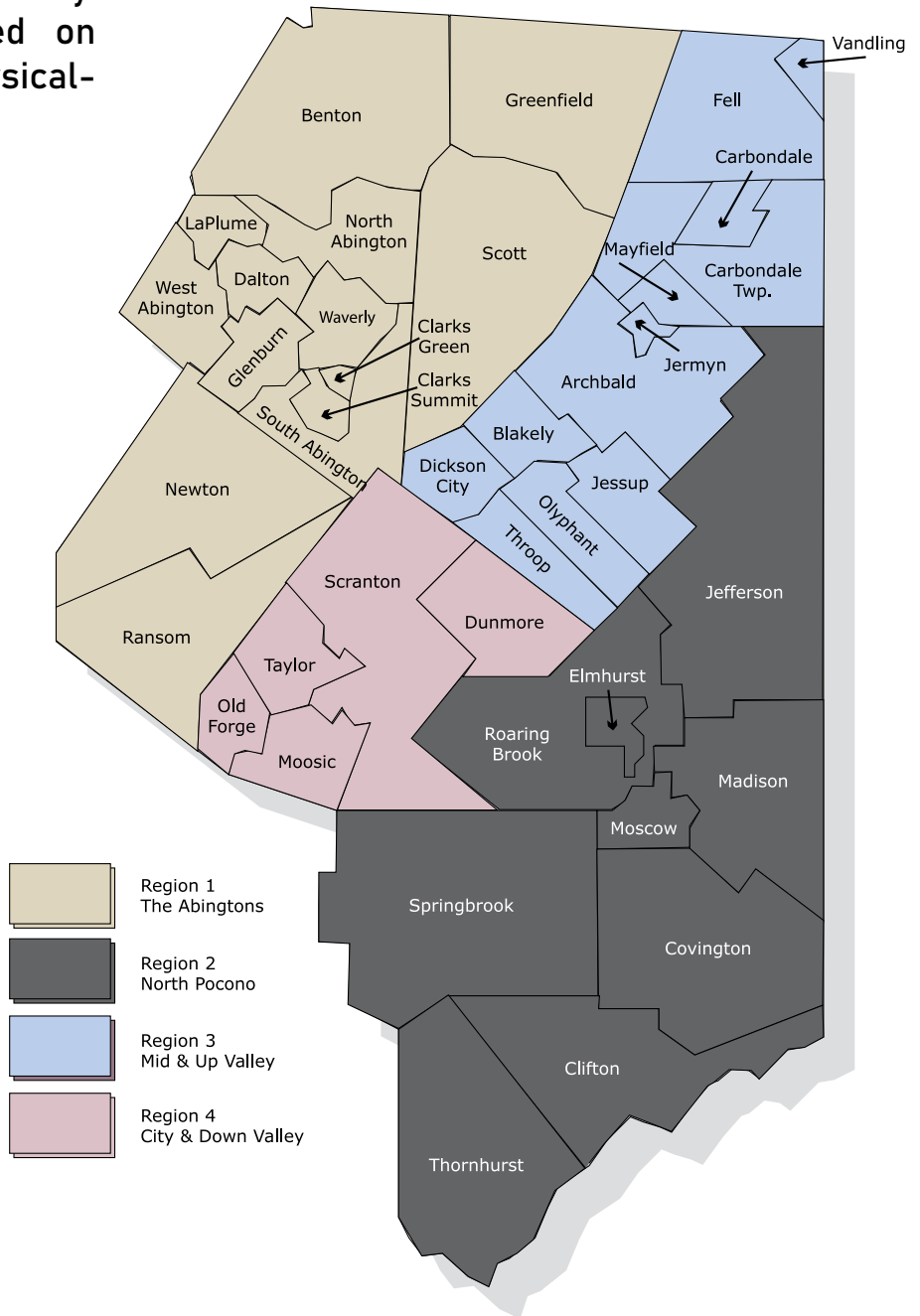
The LCRPC has designated four planning regions within the county for the analysis of subdivision and land development activity. These regions are based on socio-economic and physical-landscape similarities.

Region 1
 (The Abingtons)
 Municipalities: 14
 School Districts: 2.5
 2010 Population: 34,627
 Square Miles: 156

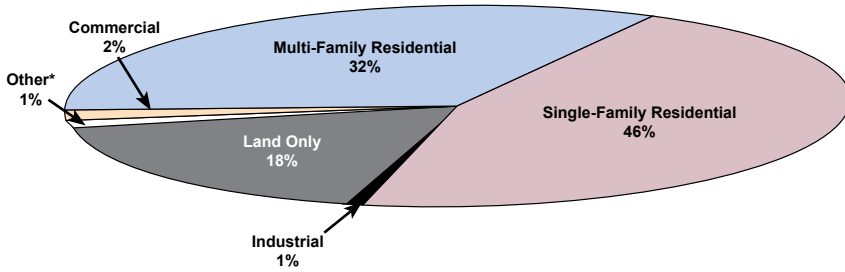
Region 2
 (North Pocono)
 Municipalities: 9
 School Districts: 1
 2010 Population: 18,925
 Square Miles: 179.2

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.....	127
Lots Subdivided/Developed	716
Acres Subdivided/Developed	3,410
New Roads.....	7.44 miles
Review Fees.....	\$33,517



Development by Lots/Units

	Lots/Units	Percent
Single-Family Residential	328	46%
Multi-Family Residential	236	32%
Commercial/Office	11	2%
Industrial	4	1%
Land Only	133	18%
Other*	4	1%
	716	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 2020, the LCRPC reviewed 127 submittals, 12 more than 2019. Lots plotted or proposed for development numbered 716; nonresidential buildings created an unprecedented 9,270,574 square feet of new floor area; and 3,410 acres were affected.

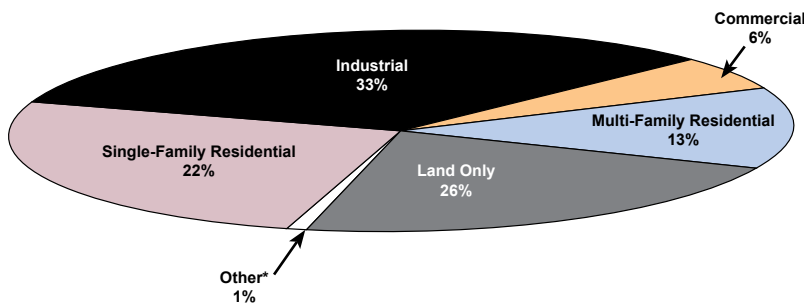
A breakdown by Planning Region showed that Region 3 led the county with 32% of lots/units created and 53% of the acreage affected.

Of the 127 submittals, 92 were minor subdivisions (5 lots or less), 9 major subdivisions, and 26 land developments. The following municipalities had no submissions: Clarks Summit, Dalton, Thornhurst, and Throop.

Single-family residential subdivisions accounted for 46% of the total lots/units while industrial development affected 33% of the acreage. On the opposite end, other*-type development accounted for only 1% of the lots and acreage.

The largest developments in the county proposed in 2020 were Woodbury Estates Phase 2 (Archbald) 61 residential lots; Rock Ledge Village (Archbald) 60 townhouse units; Harmony Hills Phase 3 (Moscow) 57 residential lots; and The Orchards (Waverly) 18 residential lots and 35 senior (55+) apartment units.

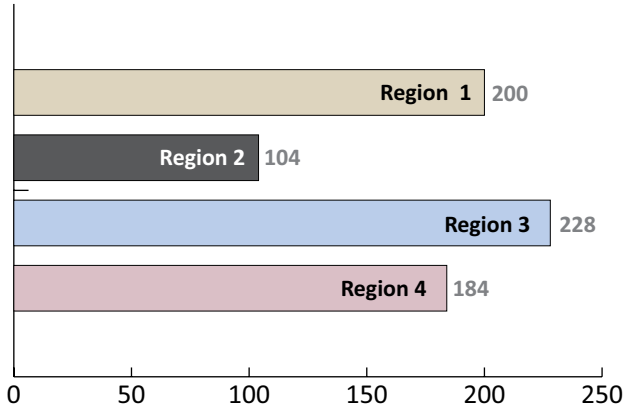
*Other development types include institutional, educational, public municipal & non-municipal, religious, and public services & utilities.



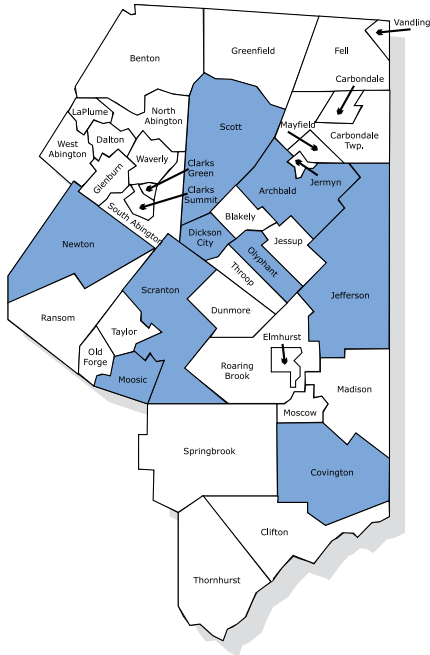
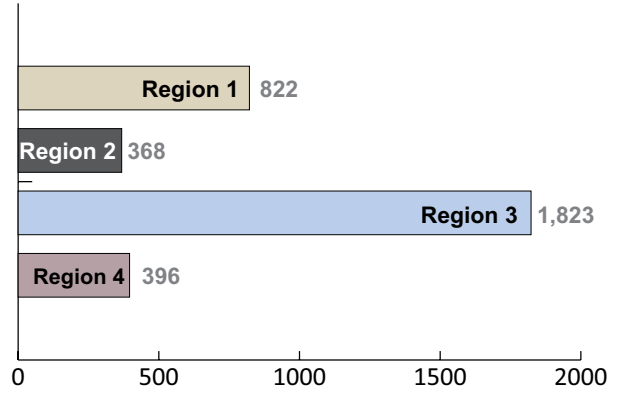
Development by Acres

	Acres	Percent
Single-Family Residential	755	22%
Multi-Family Residential	445	13%
Commercial/Office	190	6%
Industrial	1114	33%
Land Only	886	26%
Other*	20	1%
	3,410	100%

Lots/Units Proposed by Planning Region

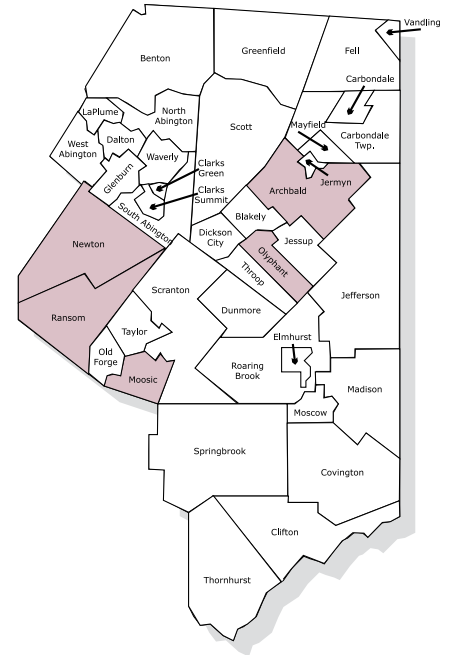


Acres Affected by Planning Region



Most Lots/Units Subdivided/Developed

- Archbald Borough: 136
- Waverly Township: 80
- Moosic Borough: 63
- Newton Township: 60
- Scranton City: 58

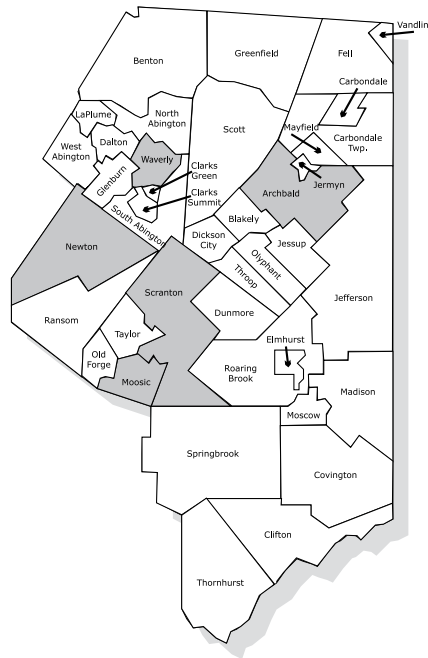


Most Acres Subdivided/Developed

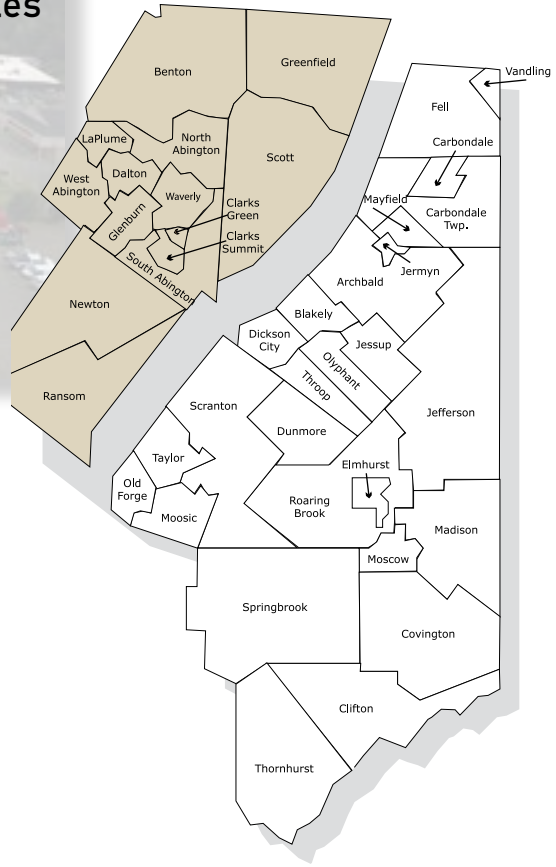
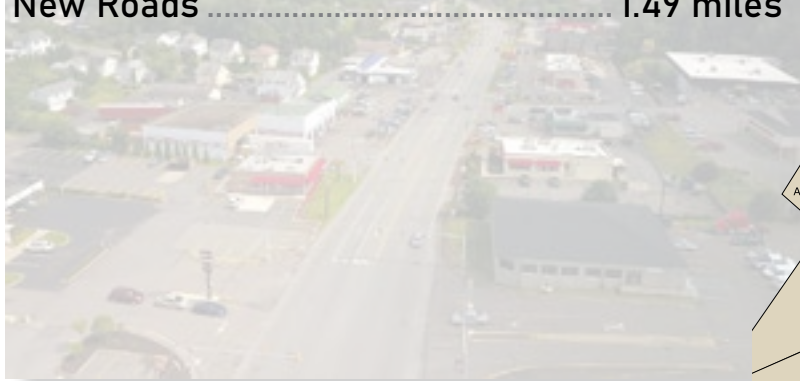
- Olyphant Borough: 1099
- Archbald Borough: 555
- Moosic Borough: 343
- Ransom Township: 172
- Newton Township: 153

Most Submissions

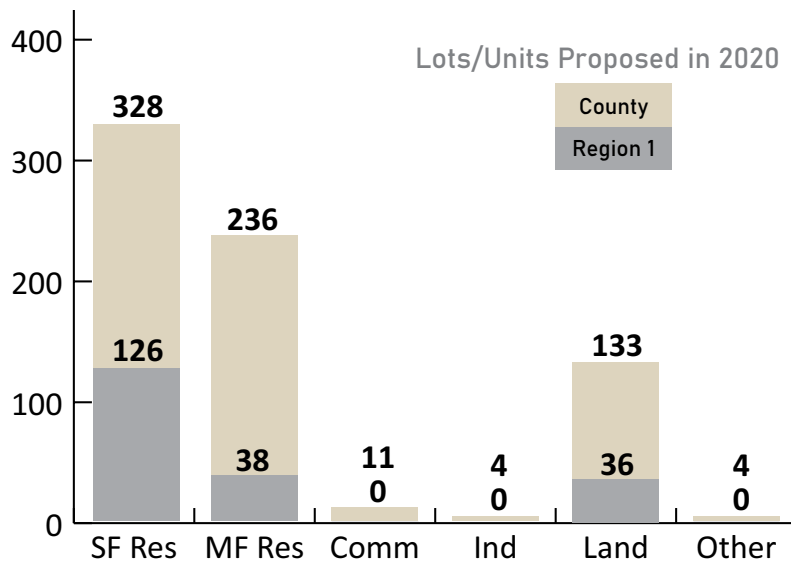
- Archbald Borough: 11
- Scranton City: 11
- Olyphant Borough: 10
- Scott Township: 9
- Covington Township: 6
- Dickson City Borough: 6
- Jefferson Township: 6
- Moosic Borough: 6
- Newton Township: 6



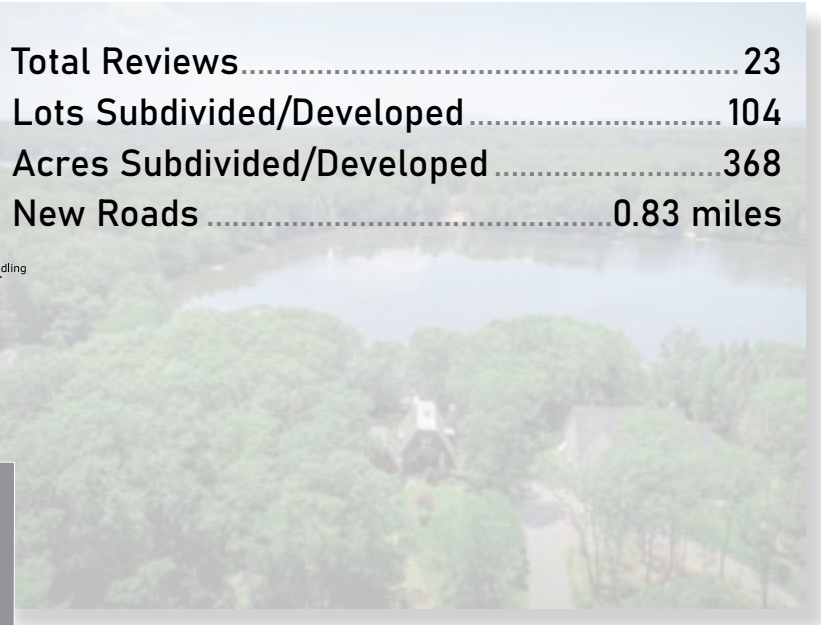
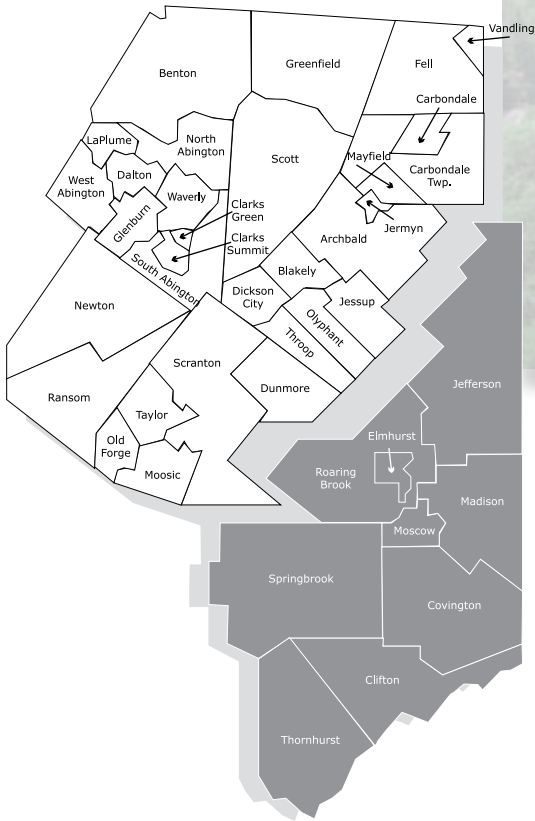
Total Reviews 35
 Lots Subdivided/Developed 200
 Acres Subdivided/Developed 822
 New Roads 1.49 miles



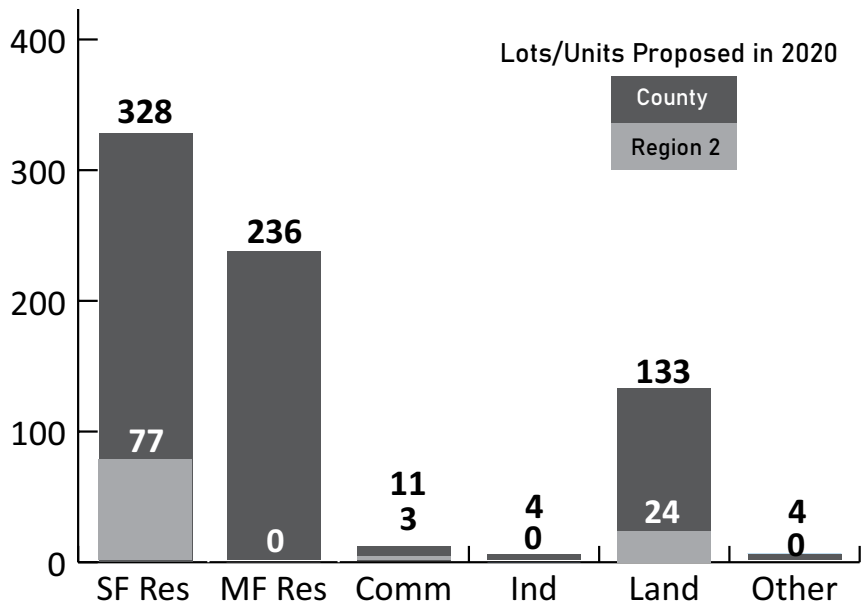
	Subs	Lots	Acres
Benton	1	2	2
Clarks Green	1	1	<1
Clarks Summit	0	0	0
Dalton	0	0	0
Glenburn	2	3	5
Greenfield	2	4	4
LaPlume	2	4	13
Newton	6	60	153
North Abington	2	4	132
Ransom	3	9	172
Scott	9	22	151
South Abington	3	7	58
Waverly	2	80	46
West Abington	2	4	86
Totals	35	200	822



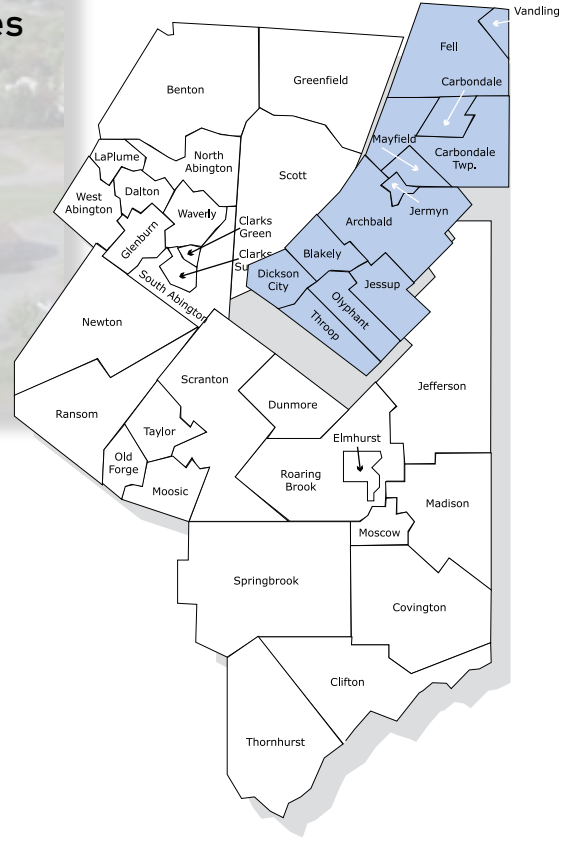
Total Reviews 23
 Lots Subdivided/Developed 104
 Acres Subdivided/Developed 368
 New Roads 0.83 miles



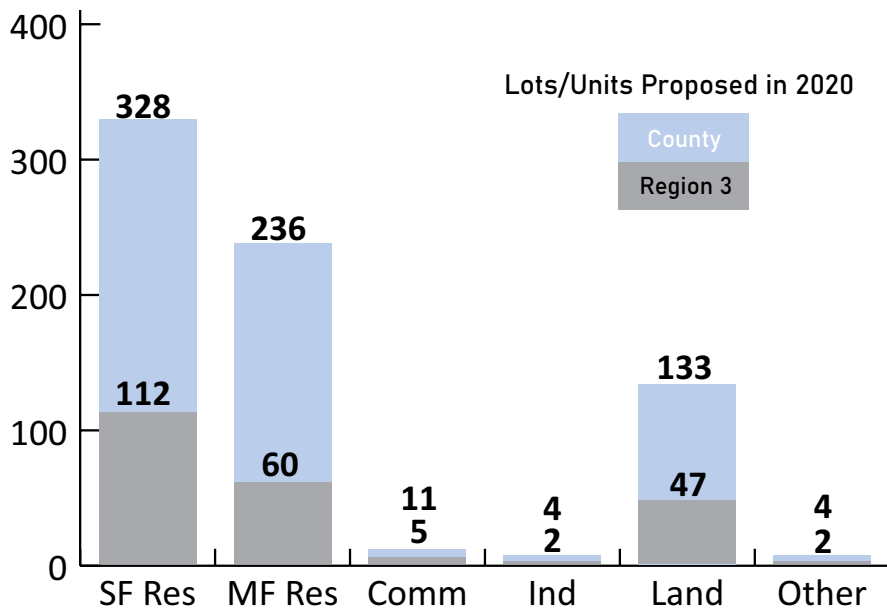
	Subs	Lots	Acres
Clifton	1	4	39
Covington	6	10	35
Elmhurst	1	2	<1
Jefferson	6	11	29
Madison	1	2	30
Moscow	1	57	52
Roaring Brook	2	5	83
Spring Brook	5	13	99
Thornhurst	0	0	0
Totals	23	104	368



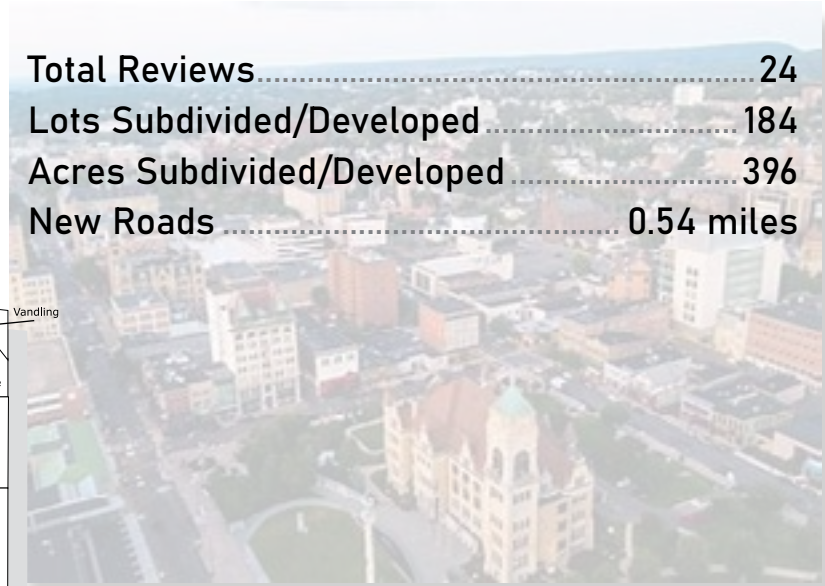
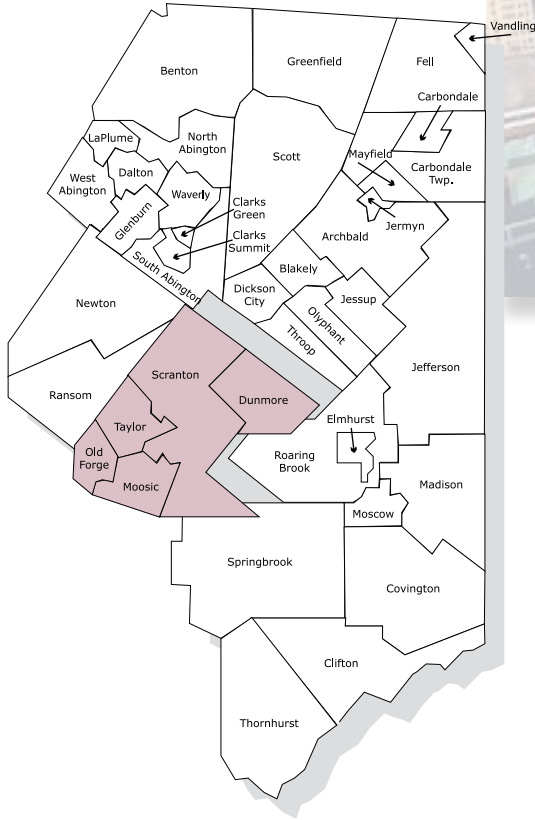
Total Reviews 45
 Lots Subdivided/Developed 228
 Acres Subdivided/Developed 1,823
 New Roads 4.57 miles



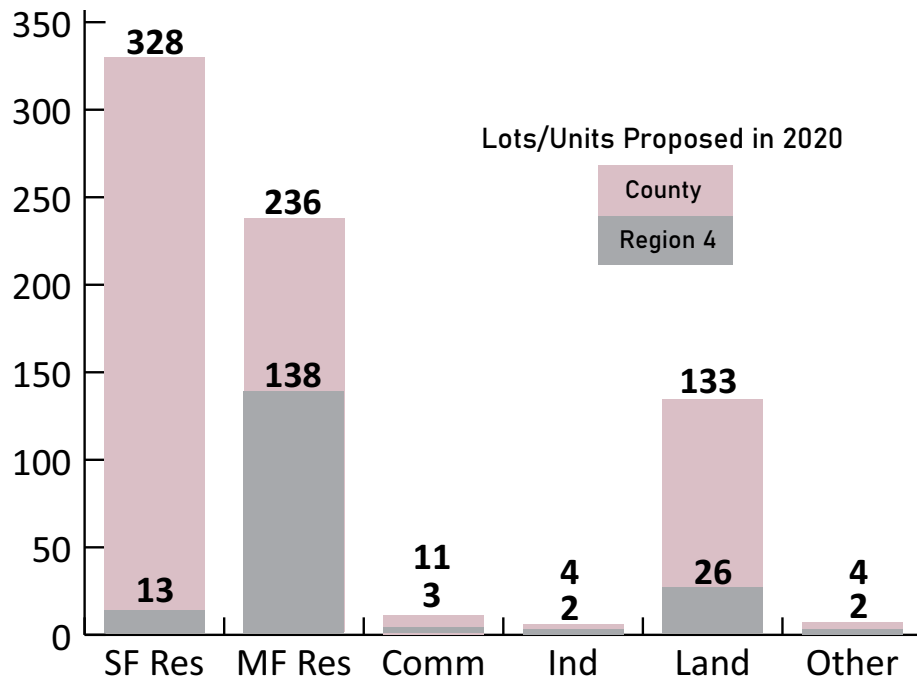
	Subs	Lots	Acres
Archbald	11	136	555
Blakely	2	4	1
Carbondale City	3	6	<1
Carbondale Twp	1	5	16
Dickson City	6	9	36
Fell	3	6	39
Jermyn	1	1	48
Jessup	4	31	26
Mayfield	2	3	<1
Olyphant	10	22	1099
Throop	0	0	0
Vandling	2	5	5
Totals	45	228	1823



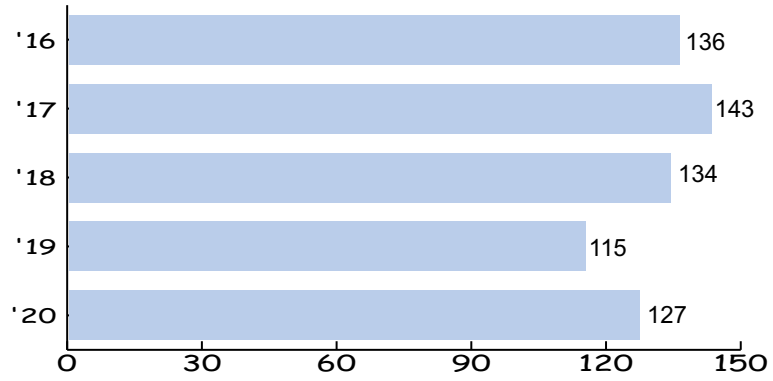
Total Reviews	24
Lots Subdivided/Developed	184
Acres Subdivided/Developed	396
New Roads	0.54 miles



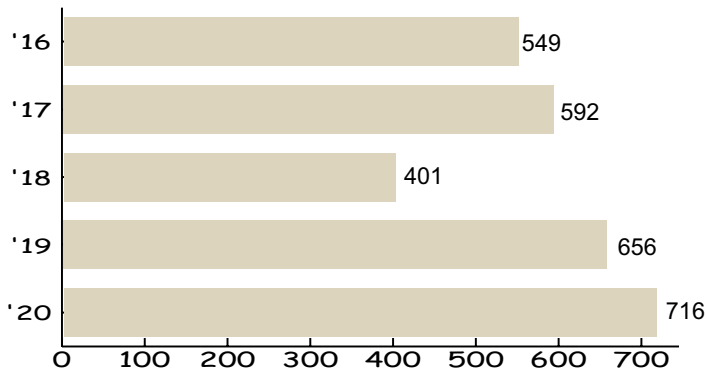
	Subs	Lots	Acres
Dunmore	3	25	3
Moosic	6	63	343
Old Forge	1	34	20
Scranton	11	58	26
Taylor	3	4	4
Totals	24	184	396



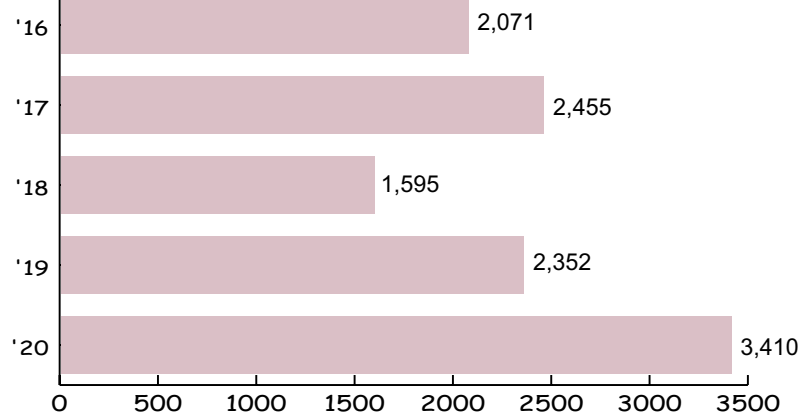
Submissions



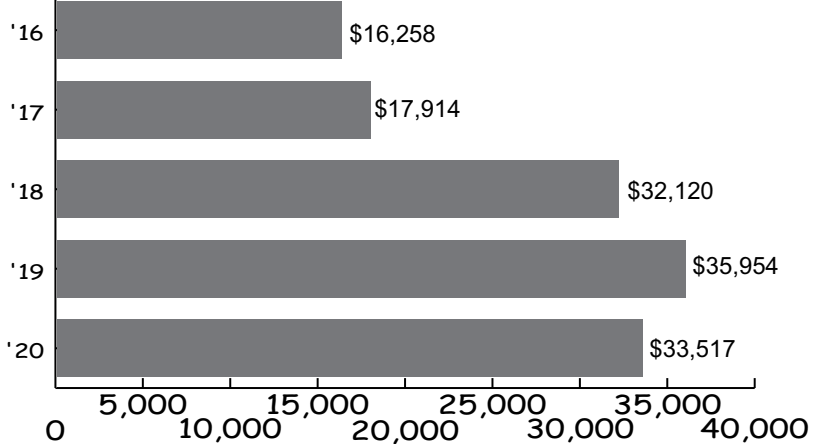
Lots/Units Proposed



Acres Affected



Review Fees



ZONING ORDINANCES

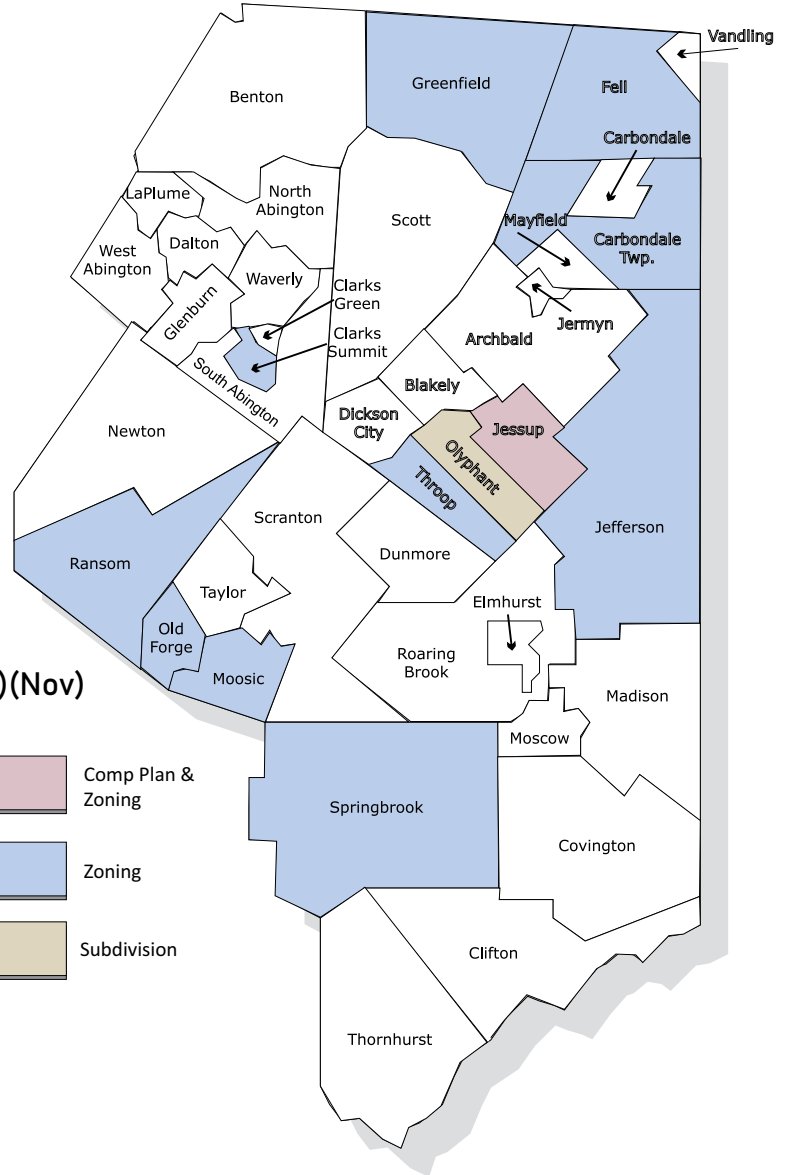
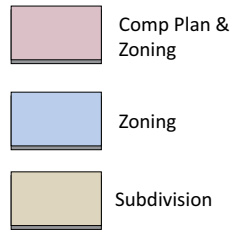
- Fell: amendment (Jan)
- Greenfield: amendment (Feb)
- Ransom: amendment (Jun)
- Jessup: amendment (Jun)
- Throop: amendment (Jul)
- Spring Brook: amendment (Aug)
- Moosic: amendment (Sep)
- Carbondale Twp: amendment (Sep)
- Throop: new ordinance (Oct)
- Jefferson: amendment (Oct)
- Fell: new ordinance (Oct)
- Clarks Summit: new ordinance (SAPA)(Nov)
- Old Forge: amendment (Dec)

COMP PLAN & ZONING ORDINANCE

- Jessup: new plan & ordinance (Oct)

SUBDIVISION/LD ORDINANCE

- Olyphant: new ordinance (Nov)



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.

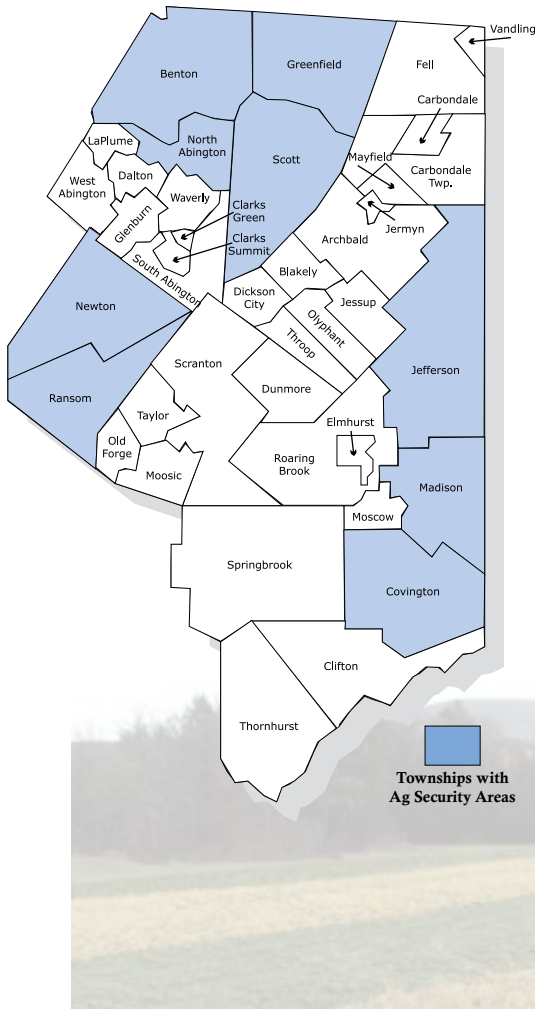
Within 30 days of enactment of any comprehensive plan or land-use ordinance, in-

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

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

FARMLAND PRESERVATION

The LCRPC continued to support the Farmland Preservation Program in 2020 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

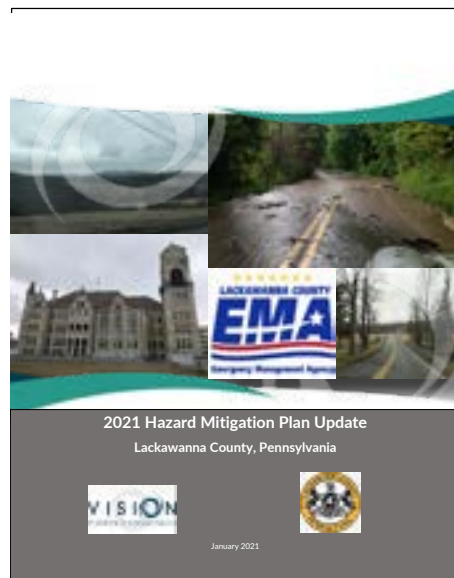
Benton	5,949
Covington	1,525
Greenfield	2,198
Jefferson	4,217
Madison	2,602
Newton	4,275
North Abington	1,503
Ransom	2,191
Scott	3,762
Total Acres	28,222

No. of Farms with Ag Easements: 75
 Total Acres Protected by Easements: 5,864
 Average Size of Protected Farm: 78 acres
 Average Cost/Acre for Easement Purchase: \$1,941
 Total Purchase Price for Ag Easements in Lackawanna County as of December 2020: \$10,083,536

HAZARD MITIGATION PLAN UPDATE

Work on the five-year update to the County's Hazard Mitigation Plan began in the fall of 2019, with an anticipated completion/adoption date of July 30, 2020. The total estimated cost for the update was \$52,000. A FEMA grant reimbursed the county 75% or \$39,000. Through the RFP process for professional services, Vision Planning of Fulton, Maryland, was awarded the contract to undertake this plan update.

The COVID-19 pandemic and subsequent state of emergency declared by the governor delayed the project through the remainder of 2020. The plan was scheduled for FEMA review in January 2021, with adoption shortly thereafter.





The SAPA Regional Plan implementation project officially kicked-off in February 2019 and was on target for a June 30, 2020 completion - until the COVID-19 pandemic hit in March. DCED extended the contract to June 30, 2021. After a six-month shut down, the project resumed in September with virtual committee meetings. Clarks Summit adopted its updated zoning ordinance in December 2020, with the remaining eight municipalities slated for April and May of 2021. The ordinances will not go into effect until the last municipality adopts.

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. 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 floodplain management, insurance, surveyors/land development, community relations, county planning, and community preservation and conservation. The new FEMA Lackawanna County D-FIRM maps became effective on August 5, 2020. Prior to that effective date, all forty municipalities adopted new flood plain management ordinances in compliance with FEMA requirements.



The Covid 19 Pandemic slowed work in several areas of transportation planning as field work and group meetings were halted and all meetings were conducted virtually. Also, there were a few changes with personnel during the year.



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 2020 the LCRPC continued the update of the Highway Functional Classification Map and completed the update of the Lackawanna Luzerne Long-Range Transportation Plan (LRTP). Functional class refers to the category of roadways in the county based on several factors, including average annual daily traffic (AADT), truck volumes and commuting patterns and is used to formulate maintenance schedules and funding for repaving, among other things. The Long-Range Plan is a twenty plus year document listing the projects that are envisioned to be placed on the Twelve-Year Program for funding and the Transportation Improvement Plan for construction.

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 worked on studies of the Scranton to Hoboken rail system to determine if the route could be rehabilitated to carry passenger traffic. 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. Amtrak has placed the corridor on its list of future rail service and during the year word was received that the New York congressional delegation is also supporting the project to include service to Buffalo and Albany.

DOWNTOWN BICYCLE STUDY

Bicycle and Pedestrian Study
For the Central Business Districts of Scranton and Wilkes-Barre



Prepared for:
LACKAWANNA LUZERNE MPO

Lackawanna County Planning Department
123 Wyoming Avenue, 5th Floor, Scranton, PA 18503

Luzerne County Department of Planning & Zoning
20 N. Pennsylvania Avenue #208, Wilkes-Barre, PA 18701

Prepared by:
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1170 Highway 315, Suite 3, Wilkes-Barre, PA 18702

With:
Campbell Thomas & Co. Architects
1504 South Street, Philadelphia, PA 19146-1636

Steve Spindler Cartography
429 Vernon Road, Jenkintown, PA 19046

December 2020

Lackawanna and Luzerne Counties completed the 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. Results of the study will now be incorporated in construction projects when proposed in both downtowns by the cities, PennDOT or other entities.

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)
- 911 Address Points
- 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, 2017 and 2020 flyovers)

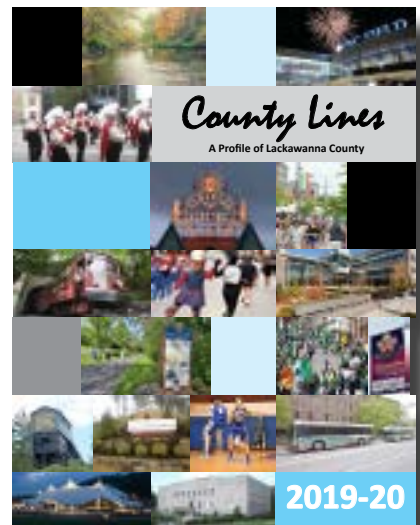
GIS Coordinator, Steve Solon, develops and processes several requests for GIS data on a daily basis. In addition, he frequently prepares maps for the DA's office that are used for DUI checkpoints, other law enforcement efforts, and criminal prosecution. He also works with local fire departments to create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

COUNTY LINES

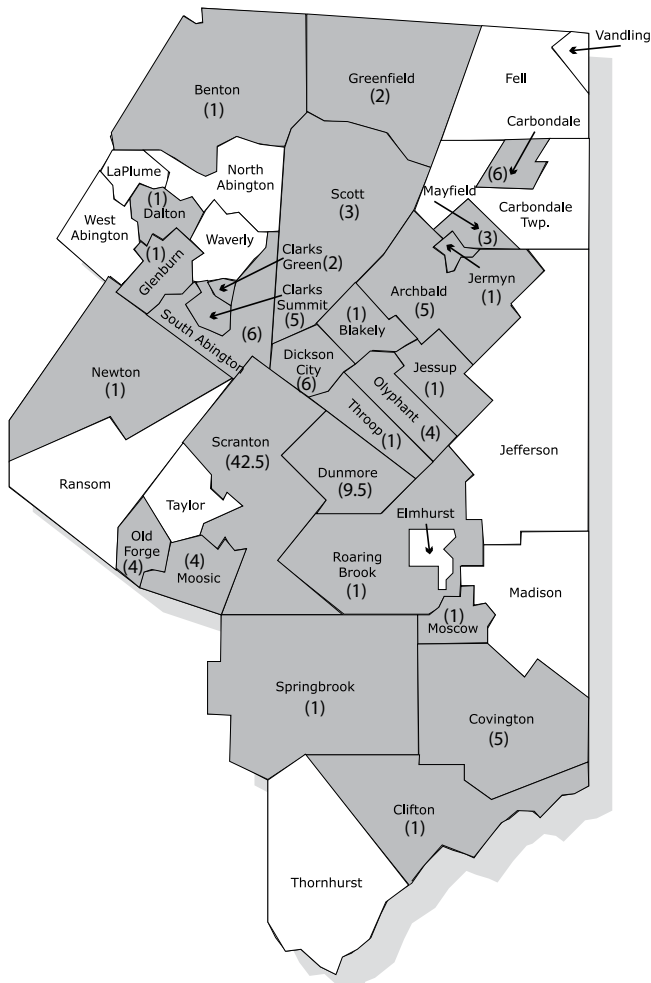
County Lines provides information and statistics on the county, its 40 municipalities and 12 school districts. The planning commission has published the document since 1990.

The 2019-20 County Lines is available for viewing on the homepage of the county's website - www.lackawanna-county.org (See County Lines link)

An electronic version of the document is anticipated for 2021.



SBA FEE WAIVER PROGRAM GRANTS
AWARDED BY MUNICIPALITY
2013-2020
(number of grants)



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 2020 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 \$1,224,923 in SBA fee waiver requests to 115 applicants. Funding is provided through the county’s economic development budget. The program is ongoing and will continue in 2021.

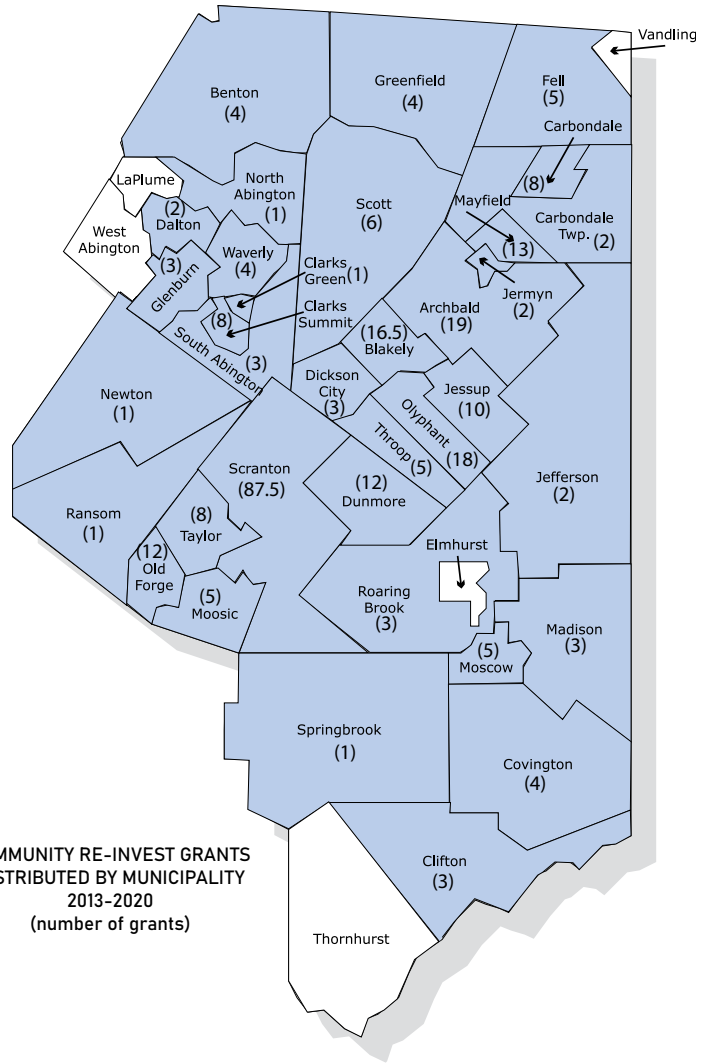
LAND DEVELOPMENT & CONSTRUCTION
FEE WAIVER PROGRAM

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 2020 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 \$51,419 in fee reimbursements to 7 applicants. Funding is provided through the economic development budget. The program is ongoing and will continue in 2021.

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 \$326,649 to 72 recipients (max. \$5,000 each). Funding is provided through the economic development job creation budget. In 2020, due to the COVID-19 pandemic, \$55,836 of the 2020 program encumbrances have been reimbursed to the county through the CARES Act. The program is ongoing and will continue in 2021.

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 2020, the commissioners have awarded \$2.9 million in CRP grants to 290 applicants that have leveraged \$16.8 million in local investments. Funding is provided through the county's economic development budget. The program is ongoing and will continue in 2021, with an additional \$200,000.



The planning staff issued the following letters of support during 2020:

- Olyphant Borough - DCED H2O grant for a sanitary sewer project.
- Jessup Borough - DCED H2O grant for Ward & Front streets storm water system.
- Jessup Borough - DCED Small Water & Sewer grant for Bridge Street storm water system.
- Jessup Borough - DCED H2O grant for Bridge Street storm water system.
- Jessup Borough - DCED Small Water & Sewer grant for Ward & Front streets storm water system.
- City of Scranton - DCED Small Water & Sewer grant for Bloom Avenue culvert replacement.
- Spring Brook Twp Sanitary Authority - Growing Greener grant for treatment plant SAGR system.
- Spring Brook Twp Sanitary Authority - DCED Small Water & Sewer grant for treatment plant SAGR system.
- Dalton Sewer Authority - DCED Small Water & Sewer grant for pumping station replacement.
- South Abington Twp - DCED Small Water & Sewer grant for Edella Road sanitary project.
- Archbald Borough - DCED Small Water & Sewer grant for Salem Road & Goers Hill for White Oak Run storm water system.
- Jefferson Twp - DCED H2O grant for Jefferson Heights storm water improvement project.
- Lackawanna River Basin Sewer Authority - PENNVEST grant for Vandling Pump Station gravity sewer project.
- Olyphant Borough - DCED Multimodal Transportation grant for Mid-Valley Drive upgrade project.
- Clifton Twp - DCNR grant for Clifton Acres Park Trail.
- Jessup Borough - DCNR grant for Veterans Memorial Park upgrades.
- Lackawanna Heritage Valley Authority - DCNR grant for Dickson City Rail-Trail.
- Lackawanna Heritage Valley Authority - DCNR grant for Mayfield Trailhead & recreation area.
- Countryside Conservancy - DCED Act 13 grant for Trolley Trail engineering in Dalton.
- Archbald Borough - DCNR grant for James Radzelovage Park renovation project.
- Lackawanna County obo Blakely Borough - DCED Multimodal grant for Main Street retaining wall and sidewalks/trail connector.
- Lackawanna County obo City of Scranton - DCED Multimodal grant for Lackawanna Avenue renovations project.
- Natural Heritage Program of the Western PA Conservancy - DCED Act 13 for Lackawanna State Park wetlands restoration.
- Lackawanna Heritage Valley Authority - DCED Multimodal grant for Mayfield Trailhead and recreation area.
- The Garden Center of Cedar - DCED Multimodal grant for Cedar Avenue project.
- West Scranton Community Development - DCED Blight Remediation Program for sale closing of 130-16 N. Main Avenue.
- Archbald Borough - DCED Multimodal grant for Streetscape Project Phase III.
- Covington Twp - DCED LSA Monroe Co grant for Moffat Estate Pavilion Project.
- Spring Brook Twp Sanitary Authority - DCED LSA Monroe Co grant for treatment plant SAGR project.
- Spring Brook Twp - DCED LSA Monroe Co grant for the purchase of a wheel loader.
- Dickson City Borough - DCED Multimodal grant for Main Street streetscape project.
- Lackawanna Heritage Valley Authority - DCED Multimodal grant for Eddy Creek trail section in Olyphant.
- Lackawanna Heritage Valley Authority - DCED Multimodal grant for Carbondale Twp trail safety project.
- Olyphant Borough - DCED LSA Monroe Co grant for business district improvements.
- Archbald Borough - DCED LSA Monroe Co grant for a land acquisition project.
- Clifton Twp - DCED LSA Monroe Co grant for a new municipal garage.
- Mayfield Borough - DCED LSA Monroe Co grant for an equipment garage.
- Delaware Lackawanna Railroad - Railroad Solutions Assistance Program Bureau of Rail Freight for Phase I funding for Pocono Rail Infrastructure Safety Initiative.

- Clarks Green Borough - DCED LSA Monroe Co grant for purchase of a backhoe loader.
- Lace Building Affiliate - PENNVEST application for Lace Village wastewater and storm water project.
- City of Scranton - PennDOT Multimodal grant for Mary Street, Hallow Avenue, and S. Wesbter Avenue bridge replacements.
- Jefferson Twp - DCED LSA Monroe Co grant for Jefferson Heights storm water improvement project.
- Lackawanna Heritage Valley Authority - DCED Multimodal grant for Carbondale Twp trail safety project.
- Lackawanna Heritage Valley Authority - DCED Multimodal grant for Eddy Creek trail section in Olyphant.
- Jessup Borough - PennDOT Multimodal grant for Hill Street sidewalk rehabilitation project.
- Dickson City Borough - PennDOT Multimodal grant for Jackson, Dundaff, Enterprise, and Main streets improvements.
- Archbald Borough - PennDOT Multimodal grant for Streetscape Project Phase III.
- Scranton Area Community Foundation - DCED LSA Monroe Co for a Strategic Plan.
- Blakely Borough - DCED LSA Monroe Co for a DPW storage building.
- Carbondale Technology Transfer Center - DCED LSA Monroe Co for facilities and equipment upgrades.
- South Abington Twp - DCED LSA Monroe Co for purchase of snow removal equipment.
- Scranton Cultural Center - DCED LSA Monroe Co for facility protection purchases.
- Lackawanna Heritage Valley Authority - DCED Multimodal grant for Carbondale crosswalk connector.
- Scranton Chamber of Commerce - DCED Multimodal grant for a digital programmatic marketing campaign.
- Lackawanna County obo the following organizations for DCED LSA Monroe Co grants:
 - Jessup Hose Co. #1 - building addition
 - Theodore Wint VFW Post 25 - building expansion
 - Connell Park Little League - field maintenance equipment
 - Everhart Museum - HVAC replacement
 - Hospice of the Sacred Heart - furniture and equipment
 - Camp Freedom - multi-purpose shooting range
 - Jessup Ambulance - power stretcher
 - South Scranton Little League - field restoration and maintenance equipment
 - Ronald McDonald House - property acquisition for center expansion
 - Women's Resource Center - center expansion
 - Clarks Summit VFW Post 7069 - building restoration
 - Dive Rescue Specialists Inc - construction of operation building
 - Ambrose-Revels American Legion Post 328 - roof restoration
 - Lackawanna County Health & Human Services Advisory Board - ECHO project, senior housing initiative
 - LeeAnn Perry's Academy of Learning - construction of a learning academy
 - Mosaic Project - neighborhood revitalization through the arts
 - SLHDA - construction of a pre-K facility
 - Whittier Elementary School - playground purchase and installation
 - Dalton Borough - Woodland Hills Road upgrade & dedication





The 2020 APA-PA Conference was scheduled to be held at the Hilton Scranton and Conference Center on October 18-20. The conference was moved to a virtual platform due to the pandemic. Steve Pitoniak and Mary Liz Donato were both presenters at the conference. Steve was part of a team of speakers on “Planning a Bicycle Network for Downtown Scranton”; while Mary Liz was part of a group highlighting the “Scranton-Abingtons Planning Association: Regionalizing City, Town, Suburban, and Rural Zoning.”

The 2021 Conference is set for October 17-19 at the Sheridan Pittsburgh at Station Square. The conference will be back in Scranton in 2023.



2020 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
Archbald					
	Andrews (and D&L Realty Co.)	Land Only	2	35.69	0
	CarrierGen.Corps/CarrierCoal	Land Only	2	2.37	0
	Clark	Single-Family Residential	1	0.41	0
	Kavanaugh Lot Consolidation	Land Only	2	0.12	0
	Lands of Busch	Land Only	2	0.09	
	Lands of Mancuso	Single-Family Residential	2	0.25	0
	Lot37A ValleyViewBizPark Ph2	Land Only	2	12.62	0
	NP Archbald- Deka/ Lot 37A	Industrial	1	70.21	0
	Rock Ledge Village	Multi-Family Residential	60	387.19	6750
	Woodbury Estates- Phase 2	Single-Family Residential	61	41.79	5000
	Wright Center Medical Group	Land Only	1	3.77	0
Municipality Totals:			136	554.51	11750
Benton					
	Lands of Davis - Revised	Single-Family Residential	2	2.09	0
Municipality Totals:			2	2.09	0
Blakely					
	Lands of DePietro	Land Only	2	0.56	0
	Smith Subdivision/Lot Line Adj	Land Only	2	0.88	0
Municipality Totals:			4	1.44	0
Carbondale					
	Barry-Penzone Lot Line Adj	Land Only	3	0.02	0
	FEM, LLC	Land Only	2	0.68	0
	Klinkel Lot Consolidation	Land Only	1	0.12	0
Municipality Totals:			6	0.82	0
Carbondale Township					
	Lands of Rupp	Single-Family Residential	5	15.52	0
Municipality Totals:			5	15.52	0
Clarks Green					
	Braz and Orzel	Land Only	1	0.01	0
Municipality Totals:			1	0.01	0
Clifton					
	Nils Aulisio Property	Single-Family Residential	4	38.98	0
Municipality Totals:			4	38.98	0
Covington					
	Covington Lake Estates Phase 8	Single-Family Residential	2	16.39	0
	Horsky Subdivision	Single-Family Residential	2	1.69	0
	JAC Realty, Inc	Commercial/Office	1	2	0
	JCO, LLC - Revised	Commercial/Office	1	0.98	0
	Lands of Fells	Land Only	2	10.8	0
	Lands of Reid	Single-Family Residential	2	2.89	0
Municipality Totals:			10	34.75	0
Dickson City					
	334 Main L.P.	Land Only	1	7.81	0
	Kosydar	Land Only	2	0.63	0
	Lands of Hendon LP	Land Only	3	6.83	0
	Lehigh Valley Medical Facility	Other*	1	7.81	0

2020 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Parth Apartments	Commercial/Office	1	5.14	0
	Scr' Orthopedics/Coord' Health	Commercial/Office	1	7.81	0
Municipality Totals:			9	36.03	0
Dunmore					
	Apple Street Apartment Bldg.	Multi-Family Residential	22	0.8	0
	Demanovich Lot Line Change	Land Only	2	0.2	
	Temple Hesed	Commercial/Office	1	2.15	0
Municipality Totals:			25	3.15	0
Elmhurst					
	Natural Family Health Services	Land Only	2	0.37	0
Municipality Totals:			2	0.37	0
Fell					
	D&L Realty/Venosh Sub	Land Only	2	30	0
	Narcavage- Revised	Single-Family Residential	2	0.08	0
	Wallis Subdivision	Single-Family Residential	2	9.17	0
Municipality Totals:			6	39.25	0
Glenburn					
	Nese Living Trust	Single-Family Residential	2	4.1	0
	Schirg Lot Combination	Land Only	1	0.52	0
Municipality Totals:			3	4.62	0
Greenfield					
	JDT Realty and Tuzze	Single-Family Residential	2	0.14	0
	Lands of Stiles	Single-Family Residential	2	3.92	0
Municipality Totals:			4	4.06	0
Jefferson					
	Clarke Lot Combination	Land Only	1	0.41	0
	Moosic Lakes, Inc. Subdivision	Land Only	2	9.42	0
	Mount Cobb Towing -REV	Commercial/Office	1	8.9	0
	O'Brien	Land Only	2	7.51	0
	S. Locklin Lot Consolidation	Land Only	3	2.71	0
	Shumaker Lot Cons	Land Only	2	0.45	
Municipality Totals:			11	29.4	0
Jermyn					
	R&L Carriers	Commercial/Office	1	47.85	0
Municipality Totals:			1	47.85	0
Jessup					
	Lands of Zayna LLC	Land Only	1	0.39	0
	Pitoniak Subdivision	Land Only	2	1.41	0
	Settler's View- Final Plan	Single-Family Residential	25	23.97	2430
	Shaffer (Powell Ave&Mylert St)	Single-Family Residential	3	0.36	0
Municipality Totals:			31	26.13	2430
LaPlume					
	Joyce and Wright Lot Line Adjustment	Land Only	2	12.3	0
	Plummer	Land Only	2	0.76	0
Municipality Totals:			4	13.06	0
Madison					
	Lands of Richard/Nancy Silfee	Land Only	2	29.83	0
Municipality Totals:			2	29.83	0

2020 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
Mayfield					
	Lands of LG&H Realty LLC	Land Only	2	0.02	0
	LG&H Realty LLC	Commercial/Office	1	0.12	0
Municipality Totals:			3	0.14	0
Moosic					
	Davlisha/UGI Subdivision	Land Only	2	6.25	0
	Glenmaura Commons Section IV Ph I & II	Multi-Family Residential	45	13.94	2145
	Performance KIA	Commercial/Office	1	4.6	0
	Railroad Street Extension	Single-Family Residential	11	9.5	725
	Vesper NE Logistics Park	Industrial	2	167.29	0
	Vesper NE LP, Lot Consolidation	Land Only	2	141.63	
Municipality Totals:			63	343.21	2870
Moscow					
	Harmony Hills- Phase 3	Single-Family Residential	57	51.86	4400
Municipality Totals:			57	51.86	4400
Newton					
	Healey-Chestnut Lot Line Adj	Land Only	2	0.94	0
	Mazaleski Subdivision	Land Only	4	78.44	0
	Scranton Country Club Lot 2	Single-Family Residential	8	20.38	1300
	Summit Hills Lot Consolidation	Land Only	2	2	0
	Terra Manor	Land Only	2	3.68	0
	Terra Manor, LLC	Single-Family Residential	42	47.26	3060
Municipality Totals:			60	152.7	4360
North Abington					
	Dovydaitis 2020 Subdivision	Land Only	2	105.5	0
	Lands of LaBelle	Single-Family Residential	2	26.53	0
Municipality Totals:			4	132.03	0
Old Forge					
	Birchwood Estates Amendment	Multi-Family Residential	34	20.4	0
Municipality Totals:			34	20.4	0
Olyphant					
	Eastern PA Land Investment	Land Only	1	95.01	0
	Lands of D&L Realty Company	Land Only	2	0.5	0
	Lands of LaFratte	Land Only	1	0.6	0
	Lands of Uhrin	Land Only	1	0.22	0
	Langen/D&LRealtyLot1-Revised	Commercial/Office	1	110.08	0
	Mallick (and Piercy)	Land Only	1	0	0
	Olyphant Hose Company No. 2	Other*	1	0.46	0
	S & G Acquisitions	Single-Family Residential	11	5.31	1180
	Saint-Gobain Industrial Ceramics, inc.	Land Only	2	10	
	Triboro Industrial Park	Industrial	1	876.52	8780
Municipality Totals:			22	1098.7	9960
Ransom					
	Kondrosky Subdivision	Single-Family Residential	3	45.63	0
	Lands of TTJ Harris Real Estate LLC	Land Only	4	35.96	0
	Sabia/Haan Lands	Land Only	2	90.67	0
Municipality Totals:			9	172.26	0

2020 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
Roaring Brook					
	Lands of Sames and Sinkaus	Single-Family Residential	3	4.9	0
	Sevensky	Land Only	2	78.34	0
Municipality Totals:			5	83.24	0
Scott					
	Dennis	Single-Family Residential	2	2.3	0
	Fron	Single-Family Residential	2	6.27	0
	J&F Holdings & Scientific Living	Land Only	2	2.97	0
	Lands of Diana	Single-Family Residential	6	33.21	0
	Lands of Jurnak	Land Only	2	15.21	0
	Lands of Mark Minelli	Single-Family Residential	3	81.74	0
	Lands of Szenberg	Land Only	1	0.39	0
	Merkel	Land Only	2	1.2	0
	Scientific Living and Duchnik	Land Only	2	7.77	0
Municipality Totals:			22	151.06	0
Scranton					
	CL&W Inc. N. Washington	Land Only	2	3.85	0
	Diocese of Scranton Minor Sub	Land Only	2	0.48	0
	Diocese of Scranton-Holy Name of Jesus	Single-Family Residential	2	1.59	0
	Gardner Charter School	Other*	1	9.14	0
	Kelco Properties	Land Only	2	0.07	0
	Lands of Assemblies of God	Land Only	2	0.27	0
	Lands of Ragnacci	Land Only	2	0.41	0
	Lands of Sycamore Foods Inc.	Land Only	2	5.9	0
	Leonori Subdivision	Land Only	4	2.07	0
	Lofts at Village Square	Multi-Family Residential	37	1.6	0
	Mimi Holdings	Land Only	2	0.15	0
Municipality Totals:			58	25.53	0
South Abington					
	Goodman Subdivision	Land Only	2	0.69	0
	Lands of Gravel, LLC	Land Only	1	1.41	0
	Macnamara	Single-Family Residential	4	55.8	0
Municipality Totals:			7	57.9	0
Springbrook					
	Barbara Morgan Subdivision	Land Only	4	8.96	
	Blumer-Bonacci Lot Line Adj	Land Only	2	0.23	0
	Kenosky Subdivision	Single-Family Residential	2	68.3	0
	Pesotine	Single-Family Residential	3	6.29	0
	Smacchi Minor Subdivision	Single-Family Residential	2	15.53	0
Municipality Totals:			13	99.31	0
Taylor					
	Lands of Kolis	Land Only	2	1.31	0
	NET Credit Union	Commercial/Office	1	0.68	0
	Riverside SD Admin Bldg	Other*	1	2.17	0
Municipality Totals:			4	4.16	0
Vandling					
	Clinton Properties/Linde Corp	Land Only	2	2.6	0

2020 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Mikloiche Lot Consolidation	Land Only	3	0.5	0
<i>Municipality Totals:</i>			5	3.1	0
Waverly					
	Pine Grove	Single-Family Residential	24	25.33	1324
	Waverly Site Development	Multi-Family Residential	56	21.01	2200
<i>Municipality Totals:</i>			80	46.34	3524
West Abington					
	Lands of Gentile III	Single-Family Residential	2	83.5	0
	Spencer Addendum	Single-Family Residential	2	2.38	0
<i>Municipality Totals:</i>			4	85.88	0
Annual Totals:			716	3409.69	39294