



Lackawanna
County



Regional Planning Commission

ANNUAL REPORT 2021

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



2022 Planning Staff

Brenda Sacco, Planning & Econ Dev Director
Mary Liz Donato, Planning Department Manager
Jessica Edwards, Regional Planning Manager
Stephen Solon, GIS Coordinator
Robert Kenney, Senior Planner

2022 Planning Commission Board

Carol Scrimalli, Chair
Cindy Campbell, Vice-Chair
Germaine Carey, Secretary
Harry Lindsay
Rose Broderick
John Pocius
Chet Merli
Tony Grizzanti
Tom Owen, Jr.



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Board Members' Message

April 1, 2022

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 2021 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.

As the COVID-19 pandemic continued through 2021 and is now on a downward trend in 2022, business-as-usual is slowly returning to normal after rotating between in-person and virtual/remote platforms. Development in Lackawanna County continues on a shift away from single-family residential lots to multi-family housing and from the outlying areas of the Abingtons and North Pocono regions back to Scranton and the valley communities. In 2021, the county saw another record year of big box warehousing and distribution center projects with 6.2 million square feet of commercial and industrial buildings proposed.

In 2021, the planning staff reviewed 145 subdivision and land development submissions, 11 local ordinance amendments, and comprehensive, updated zoning ordinances for Jefferson Township and Moscow Boroughs. We are also pleased to inform you that our staff continues to assist the Scranton-Abingtons Planning Association with the Phase II implementation of the nine-municipality regional zoning ordinances updates. To date, seven of the nine SAPA communities have enacted their portions of the zoning regulations.

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 2021, the adoption of the second five-year update of the Hazard Mitigation Plan was completed, along with a new county comprehensive plan, long-range transportation plan, and a downtown bike study for Scranton and Wilkes-Barre. The latter three projects were cooperative planning efforts with Luzerne County.

This report is available on the county's website (Planning link) at www.lackawannacounty.org.

We are excited by the prospects for Lackawanna County as we strive to continue "Investing in Our Future."

Sincerely,

Carol Scrimalli

Chair

2021 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

Germaine Carey
Clarks Summit, First appointed: 2013

Carol Scrimalli
Dunmore, First appointed 2021

Tony Grizzanti
Archbald, First appointed 2021

Chet Merli
Peckville, First appointed 2021

Tom Owen, Jr
Archbald, First appointed 2021

2021 Planning Department Staff

Brenda Sacco, Planning & Economic Dev. Director
Drexel University (BS)
Dunmore, On staff since 2013

Steve Pitoniak, Planning Department Manager
Penn State University (BA)
Jessup, On staff since 1981; Retired January 4, 2022

Mary Liz Donato, Regional Planning Manager
East Stroudsburg University (BA)
Madison Twp, On staff since 1987

Tina Bauman, Transportation Planning Manager
Russell Sage College (BS)
Madison Twp, On staff from January-September 2021

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

Robert Kenney, Intern
Albright College (BA), Bloomsburg University (BS-pending)
Hanover Twp, On staff since May 2021

Alec Faber, Intern
Cornell University (BS, MA-pending)
Denville, NJ, On staff June-August 2021



Steve Pitoniak (third from left) with planning & economic development staff on his last day of employment, January 4, 2022.

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 updated Lackawanna-Luzerne Regional Plan, Lackawanna County’s official comprehensive plan, was adopted on April 7, 2021.

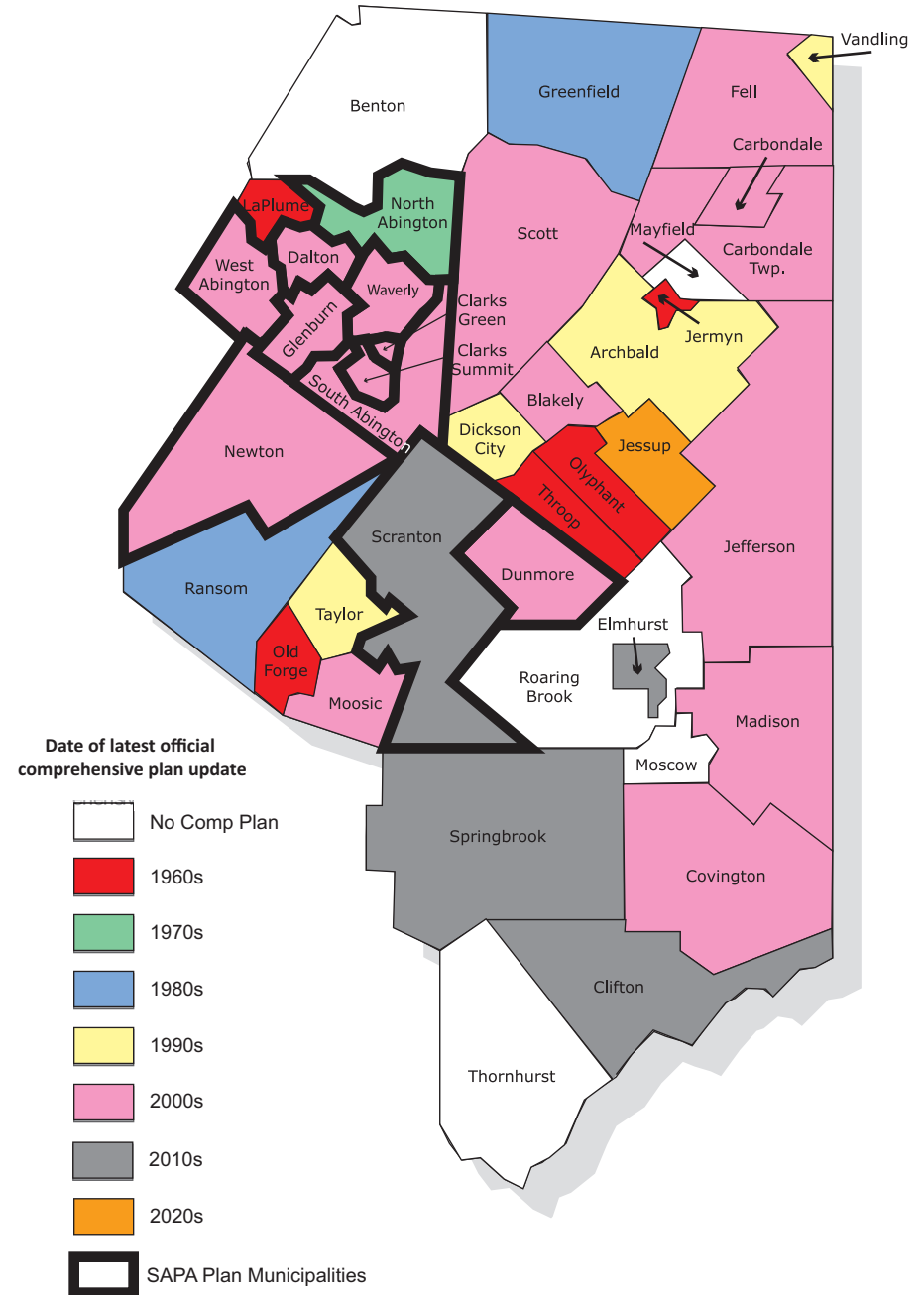
Local and Regional Comprehensive Plans

Thirty-five (35) of the county’s 40 municipalities have developed comprehensive plans. There were no updates or new comprehensive plans in 2021.

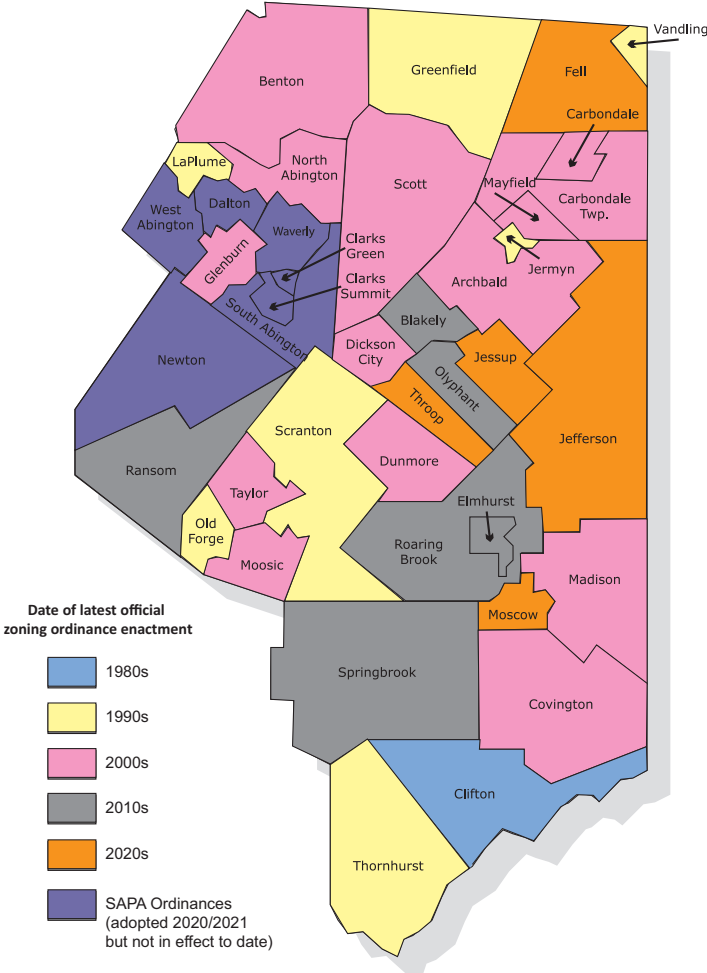
Scranton-Abingtons Planning Association

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 nearing completion.

Municipal Comprehensive Plans Adopted



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



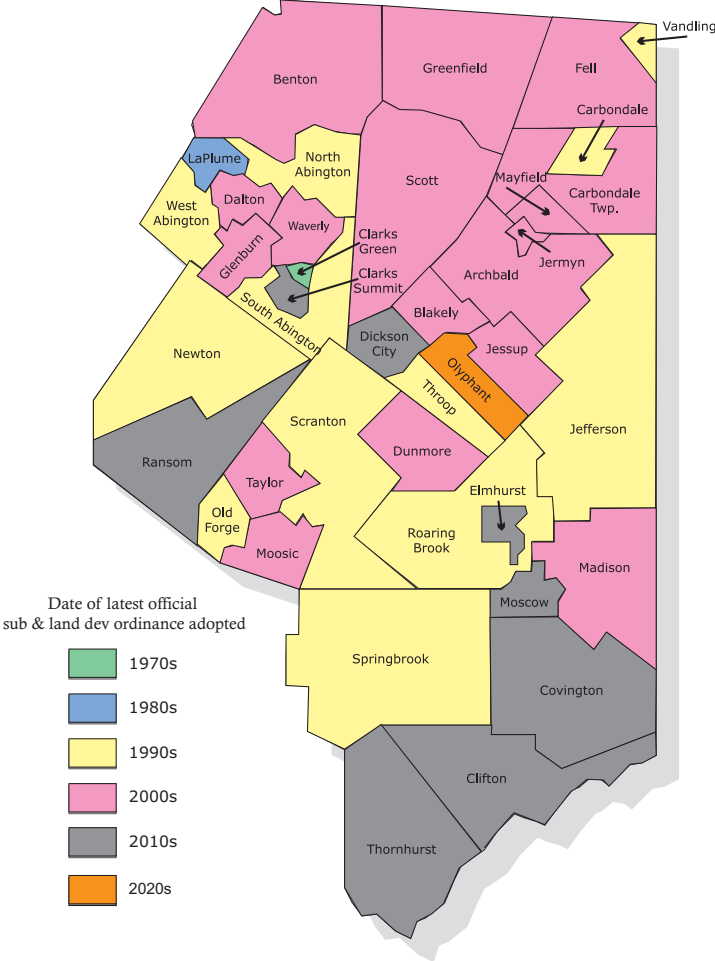
Zoning

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
 2020 Population: 35,047
 Square Miles: 156

Region 2 (North Pocono)

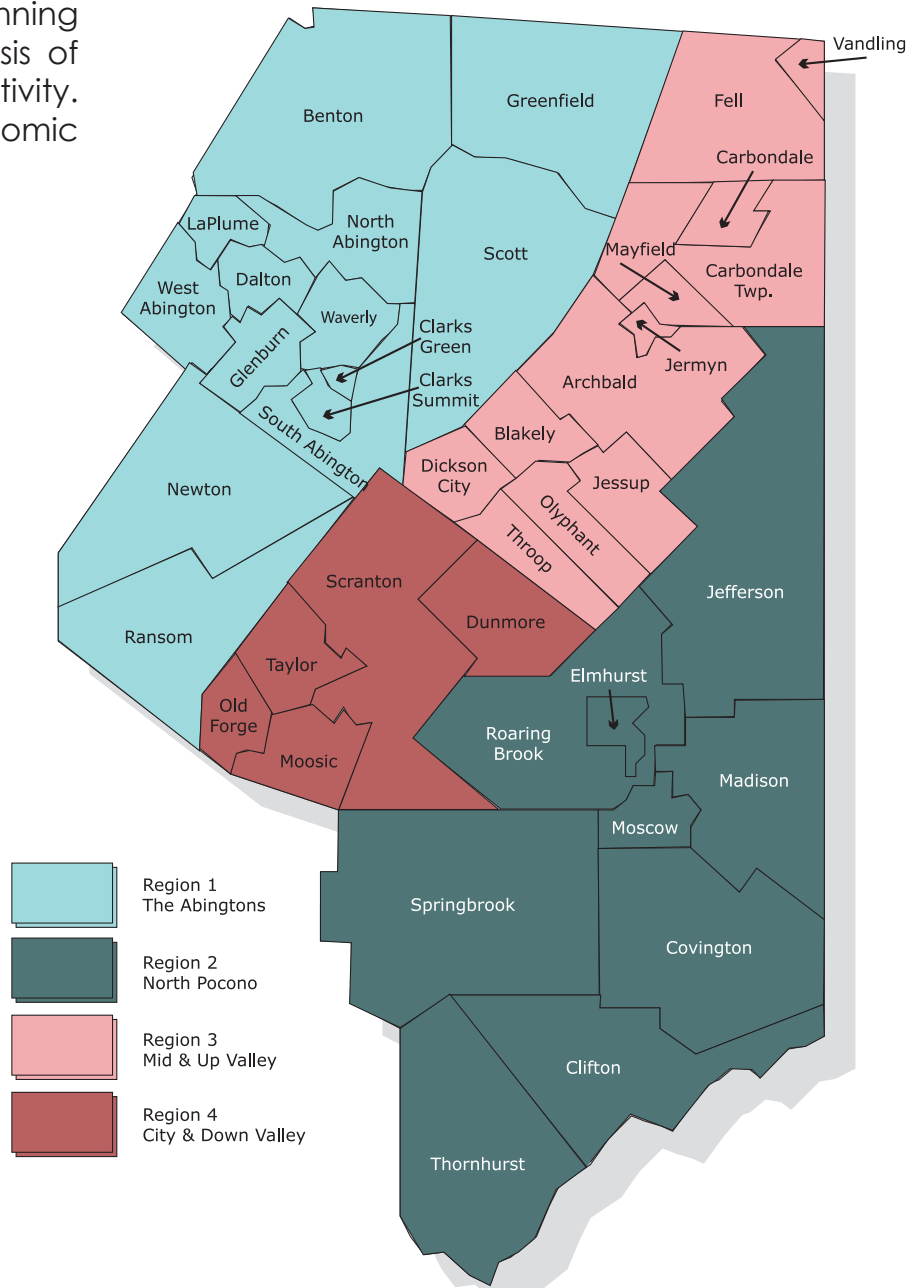
Municipalities: 9
 School Districts: 1
 2020 Population: 18,835
 Square Miles: 179.2

Region 3 (Mid & Up Valley)

Municipalities: 12
 School Districts: 4.5
 2020 Population: 50,894
 Square Miles: 79.6

Region 4 (City & Down Valley)

Municipalities: 5
 School Districts: 4
 2020 Population: 111,120
 Square Miles: 49.4



Total Reviews	145
Lots Subdivided/Developed	639
Acres Subdivided/Developed	5,007
New Roads	3.98 miles
Review Fees	\$20,044

Article V of Act 247 mandates review by the county planning agency of all subdivision and land developments at least 30 days prior to any municipality taking official action thereon.

During 2021, the LCRPC reviewed 145 submittals, 18 more than 2020. Lots plotted or proposed for development numbered 639; nonresidential buildings created 6,254,970 square feet of new floor area; and 5,007 acres were affected.

A breakdown by Planning Region showed that Region 4, the City and Down Valley, accounted for 40% of the lots/units created while Region 3 accounted for 50% of the acreage affected.

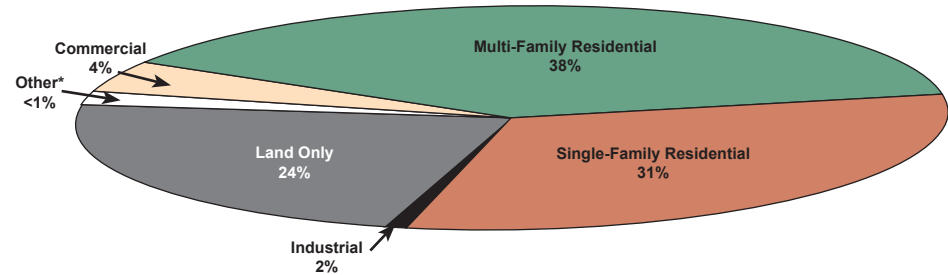
Of the 145 submittals, 113 were minor subdivisions (less than 5 lots), 3 major subdivisions, and 29 land developments. The following municipalities had no submissions: Blakely, Dalton, Elmhurst, Moscow, Taylor, Thornhurst, Throop, and Vandling.

Multi-family residential development accounted for 38% of the total lots/units, and land-only subdivisions accounted for 60% of the acreage affected. On the opposite end, other-development types* accounted for less than 1% of the lot, while multi-family, commercial, and other-development types each accounted for only 1% of the acres affected.

The largest developments in the county proposed in 2021 were Holly Ridge Station, Old Forge, 149 townhouse/apartment units; The Orchards, Waverly, 52 mixed single-family lots and senior apartment units; and Parodi Loft Apartments, Scranton, 41 conversion apartment units.

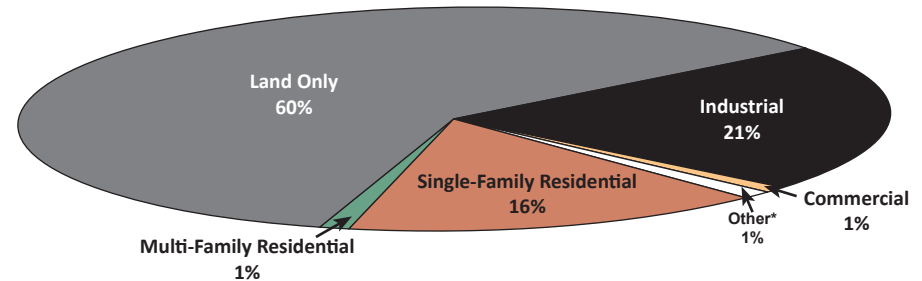
The largest non-residential development was the Triboro Industrial Park in Olyphant, creating (4) million+square-foot warehouses.

*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	198	31%
Multi-Family Residential	242	38%
Commercial/Office	27	4%
Industrial	12	2%
Land Only	156	24%
Other*	4	1%
Total	639	100%

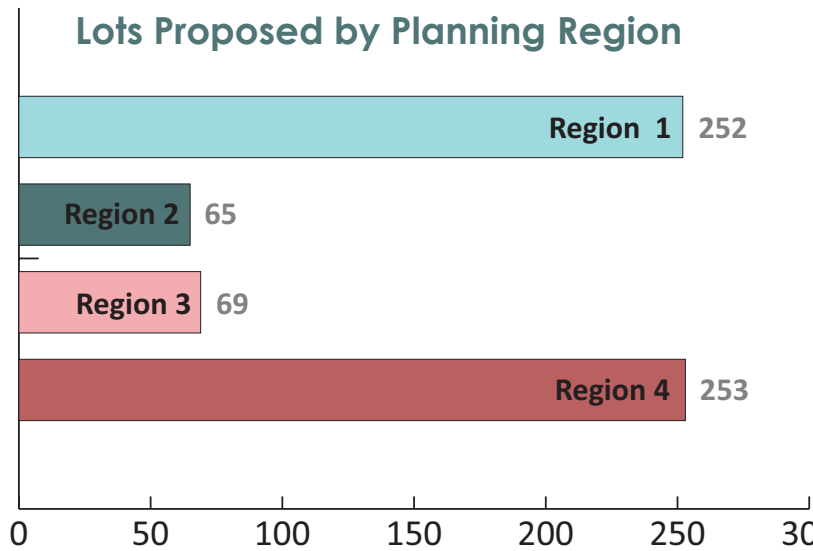


Development by Acres

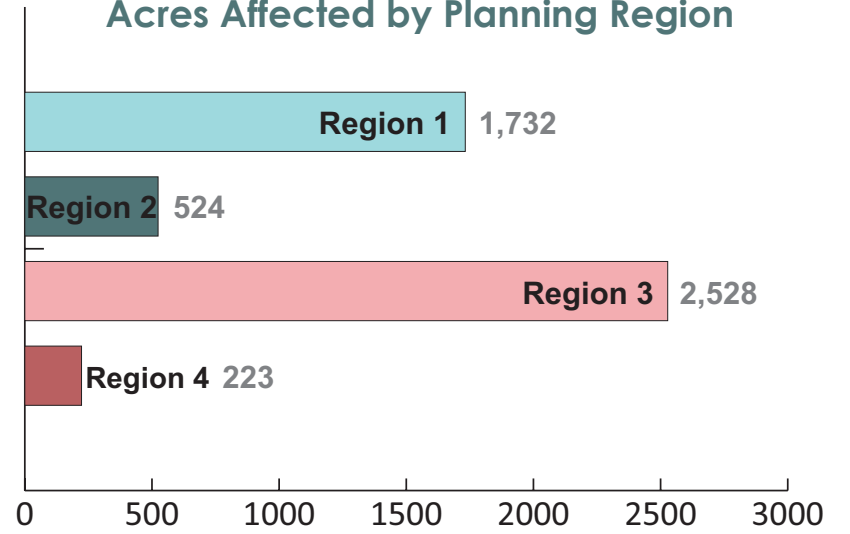
	Acres	Percent
Single-Family Residential	781	16%
Multi-Family Residential	57	1%
Commercial/Office	47	1%
Industrial	1,069	21%
Land Only	3,002	60%
Other*	51	1%
Total	5,007	100%

Development Summary

Lots Proposed by Planning Region



Acres Affected by Planning Region



Most Submissions

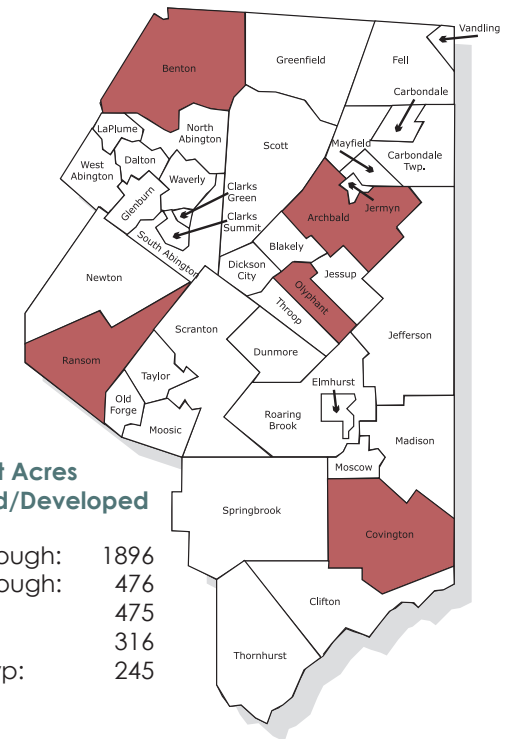
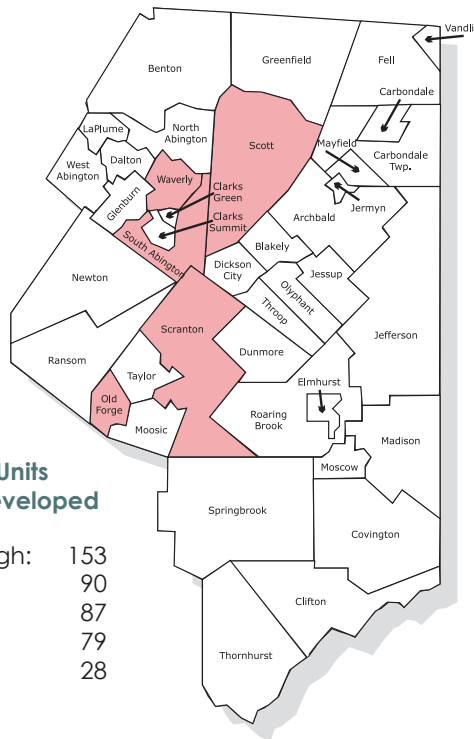
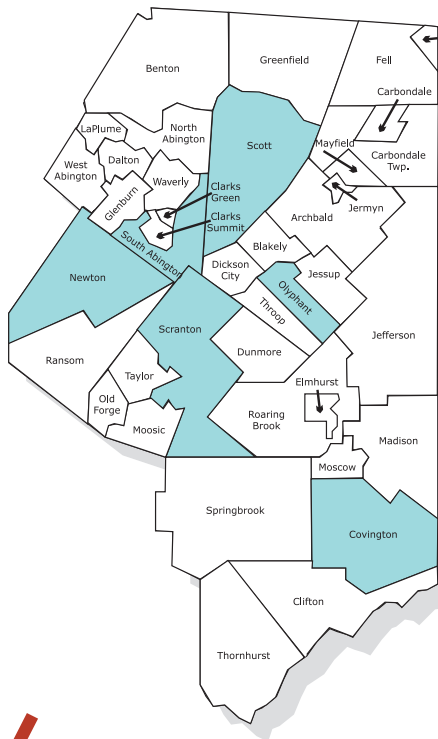
Scranton City:	20
Scott Twp:	12
S. Abington Twp:	9
Olyphant Borough:	8
Covington Twp:	7
Newton Twp:	7

Most Lots/Units Subdivided/Developed

Old Forge Borough:	153
S. Abington Twp:	90
Scranton City:	87
Waverly Twp:	79
Scott Twp:	28

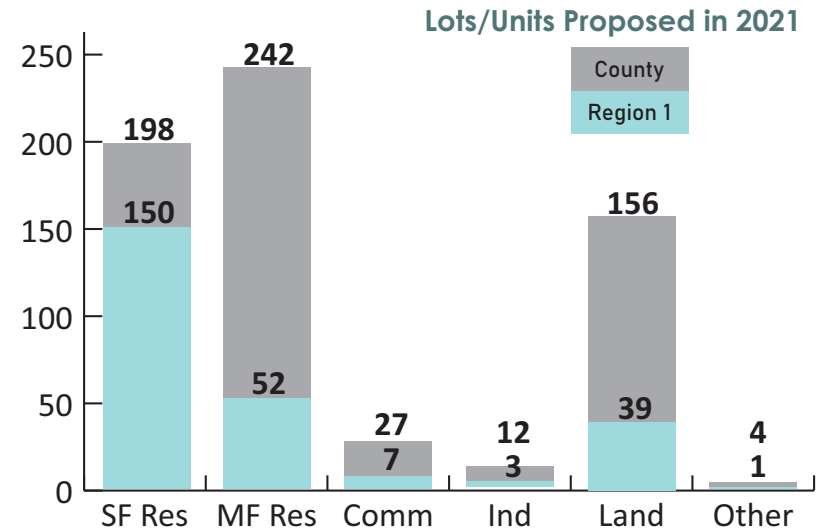
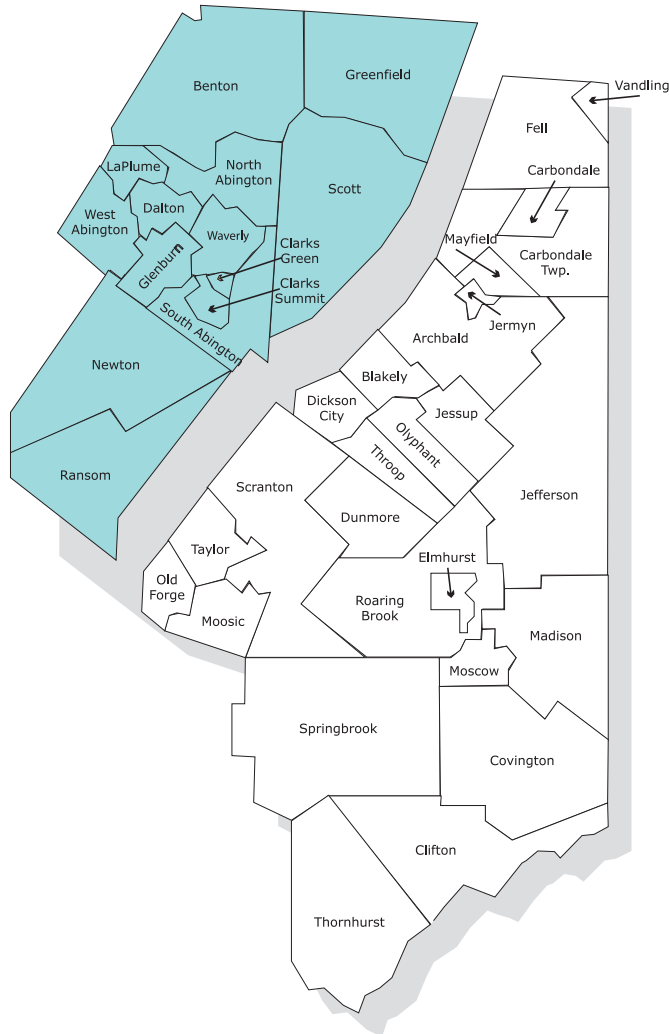
Most Acres Subdivided/Developed

Olyphant Borough:	1896
Archbald Borough:	476
Ransom Twp:	475
Benton Twp:	316
Covington Twp:	245



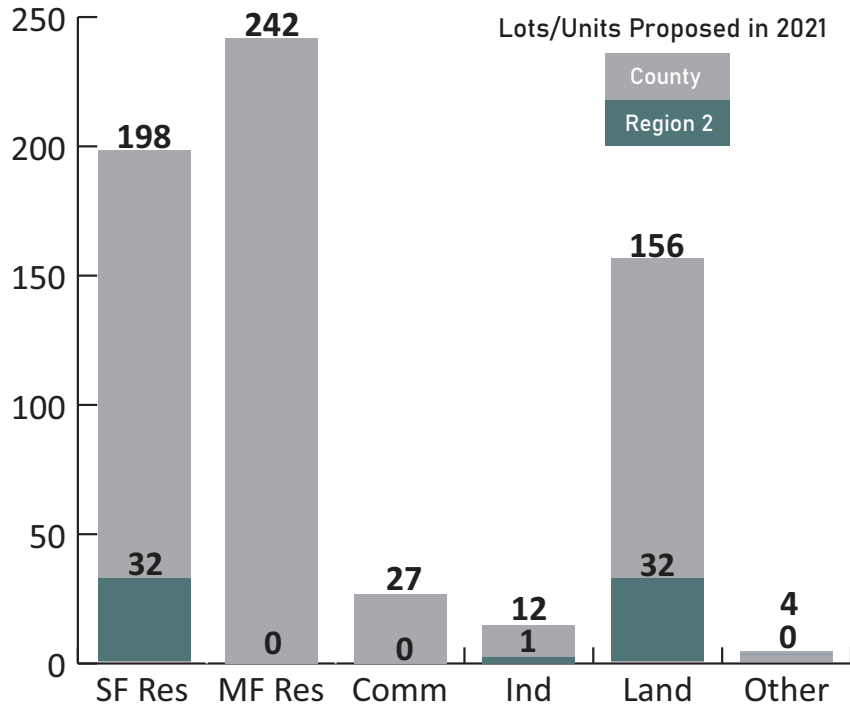
Region 1 - The Abingtons

Total Reviews..... 53
Lots Subdivided/Developed..... 252
Acres Subdivided/Developed 1,732
New Roads 1.96 miles

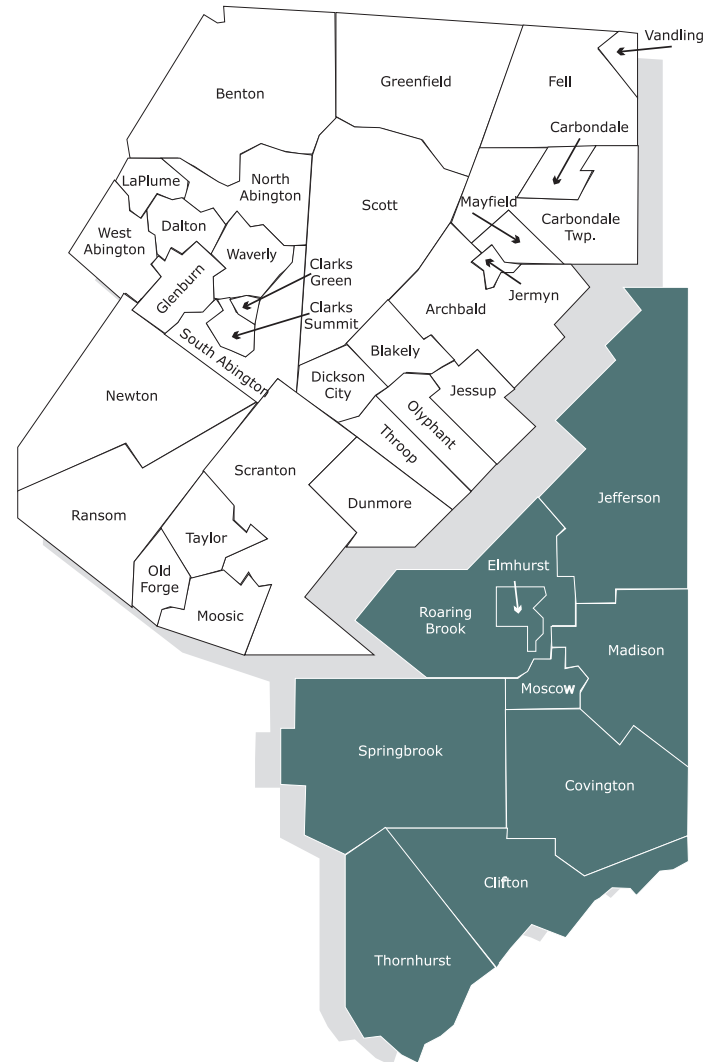


Township	Subs	Lots	Acres
Benton	5	10	316
Clarks Green	2	2	1
Clarks Summit	1	2	<1
Dalton	0	0	0
Glenburn	2	3	114
Greenfield	2	5	96
LaPlume	1	1	7
Newton	7	13	62
North Abington	2	5	108
Ransom	2	5	475
Scott	12	28	164
South Abington	9	90	131
Waverly	4	79	61
West Abington	4	9	197
Totals	53	252	1,732

Region 2 - North Pocono



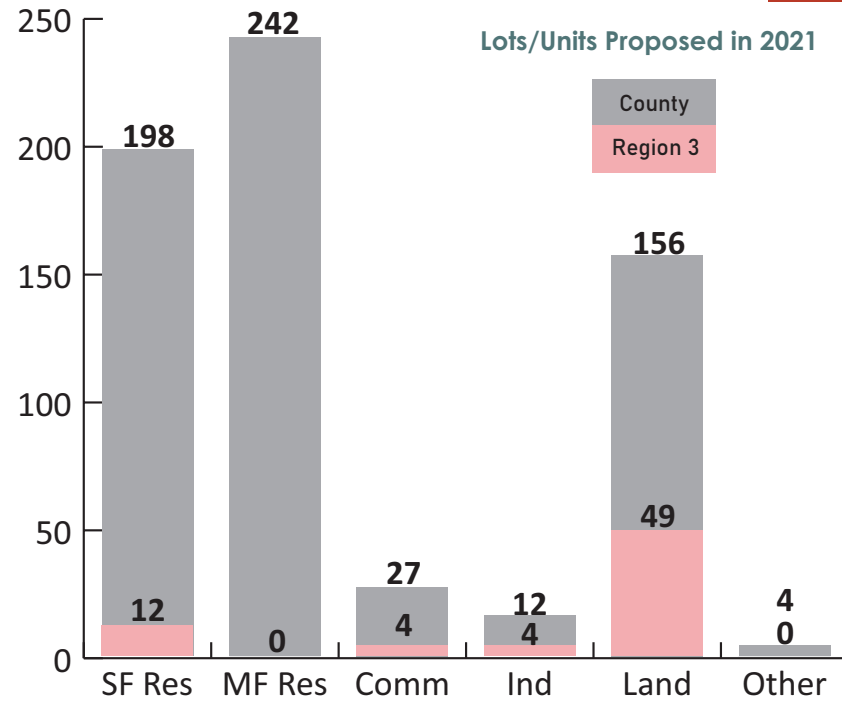
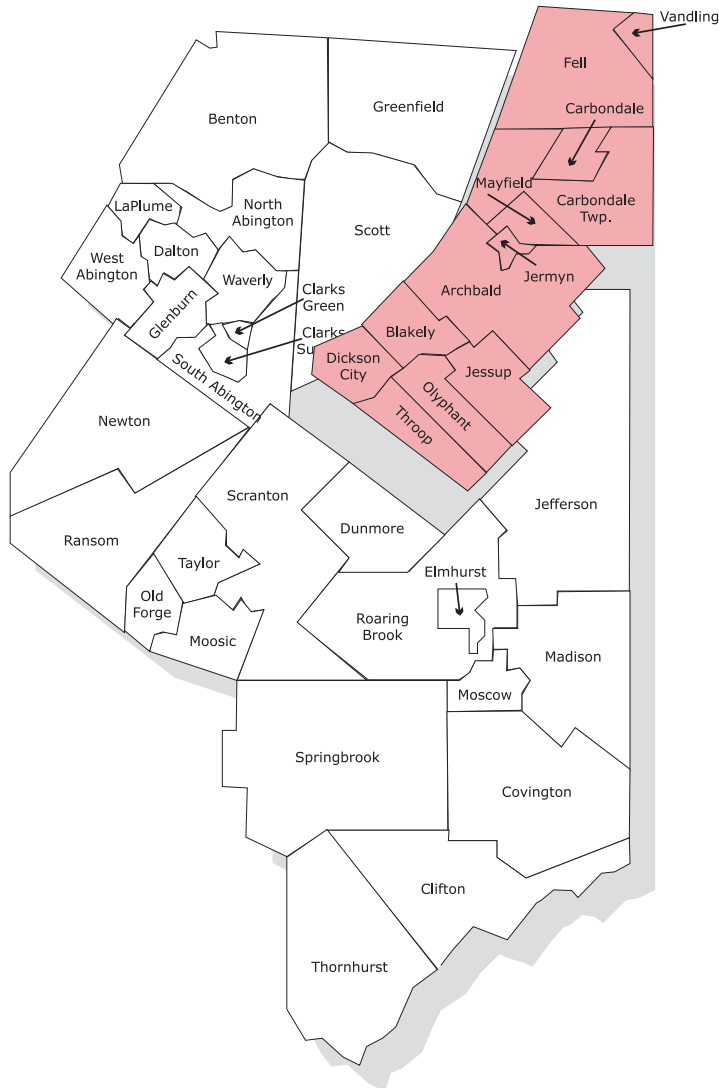
Total Reviews..... 27
Lots Subdivided/Developed..... 65
Acres Subdivided/Developed 524
New Roads 0.16 miles



	Subs	Lots	Acres
Clifton	1	1	1
Covington	4	14	245
Elmhurst	0	0	0
Jefferson	6	14	65
Madison	4	9	107
Moscow	0	0	0
Roaring Brook	3	13	46
Spring Brook	6	14	60
Thornhurst	0	0	0
Totals	27	65	524

Region 3 - Mid & Up Valley

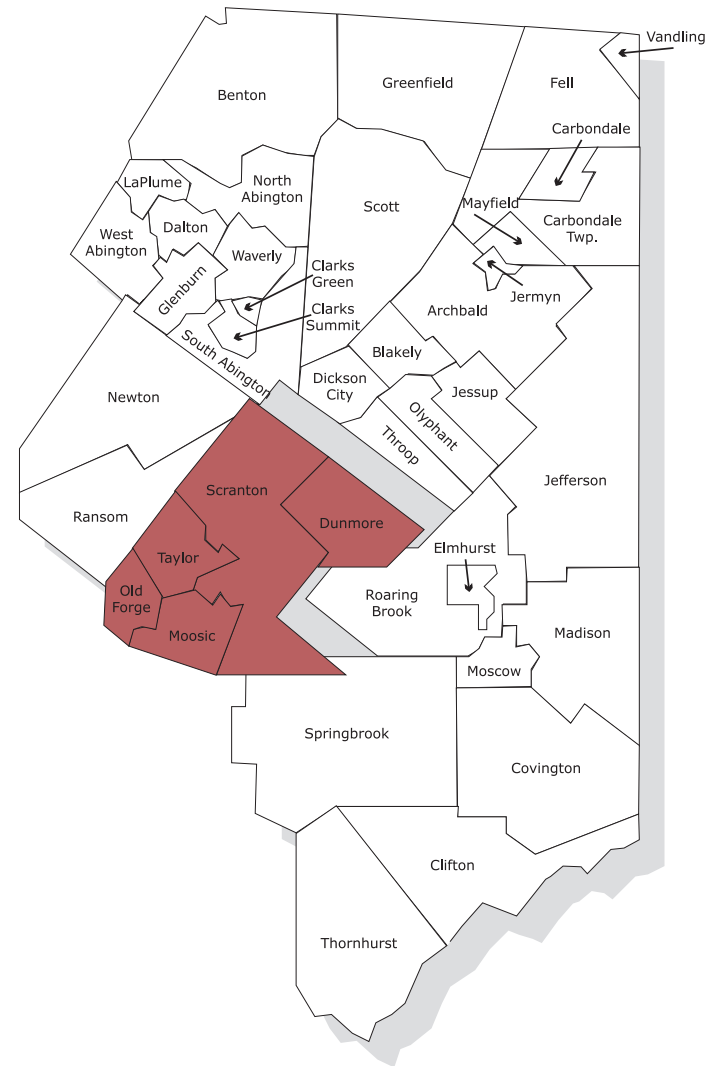
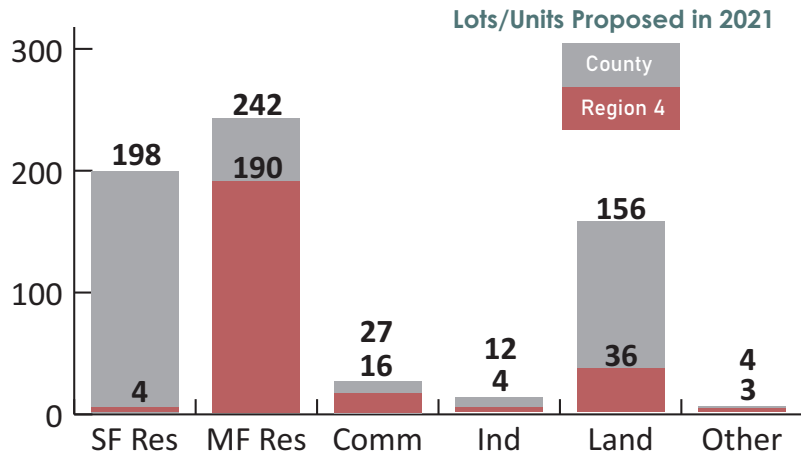
Total Reviews..... 35
Lots Subdivided/Developed..... 69
Acres Subdivided/Developed 2528
New Roads 1.4 miles



	Subs	Lots	Acres
Archbald	6	11	476
Blakely	0	0	0
Carbondale City	3	6	54
Carbondale Twp	6	10	59
Dickson City	5	9	24
Fell	2	4	11
Jermyn	1	2	<1
Jessup	2	5	2
Mayfield	2	4	6
Olyphant	8	18	1896
Throop	0	0	0
Vandling	0	0	0
Totals	35	69	2,528

Region 4 - City & Down Valley

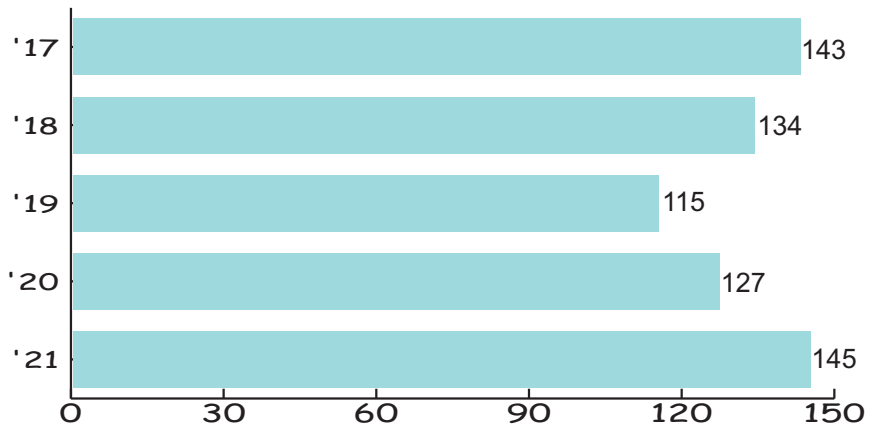
Total Reviews..... 30
 Lots Subdivided/Developed..... 253
 Acres Subdivided/Developed 223
 New Roads 0.46 miles



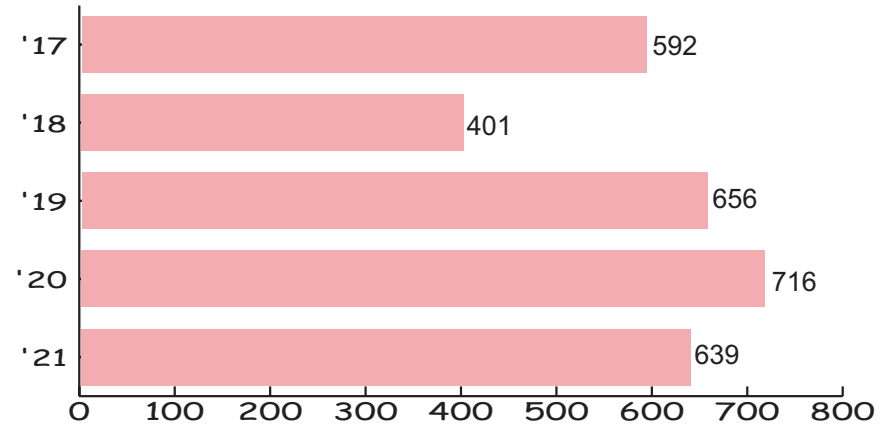
	Subs	Lots	Acres
Dunmore	2	5	<1
Moosic	5	8	121
Old Forge	3	153	50
Scranton	20	87	51
Taylor	0	0	0
Totals	30	253	223

Five-Year Review Analysis

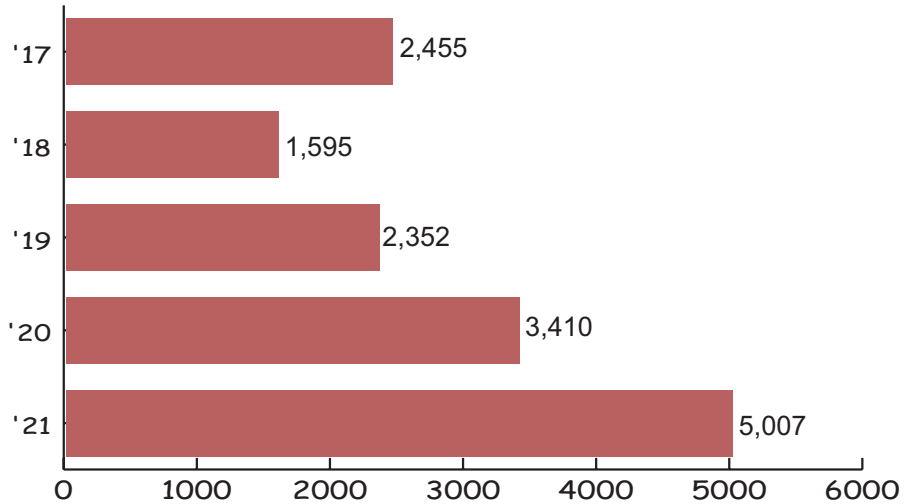
Submissions



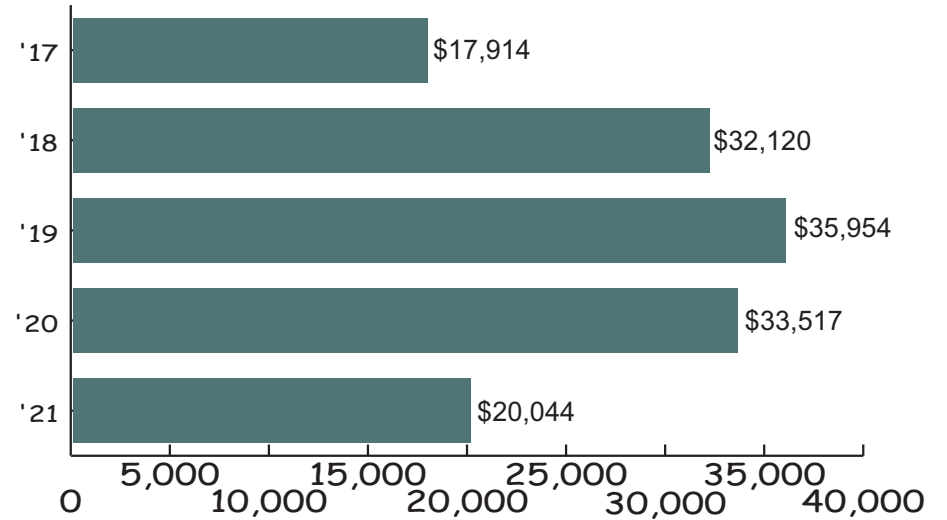
Lots/Units Proposed



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

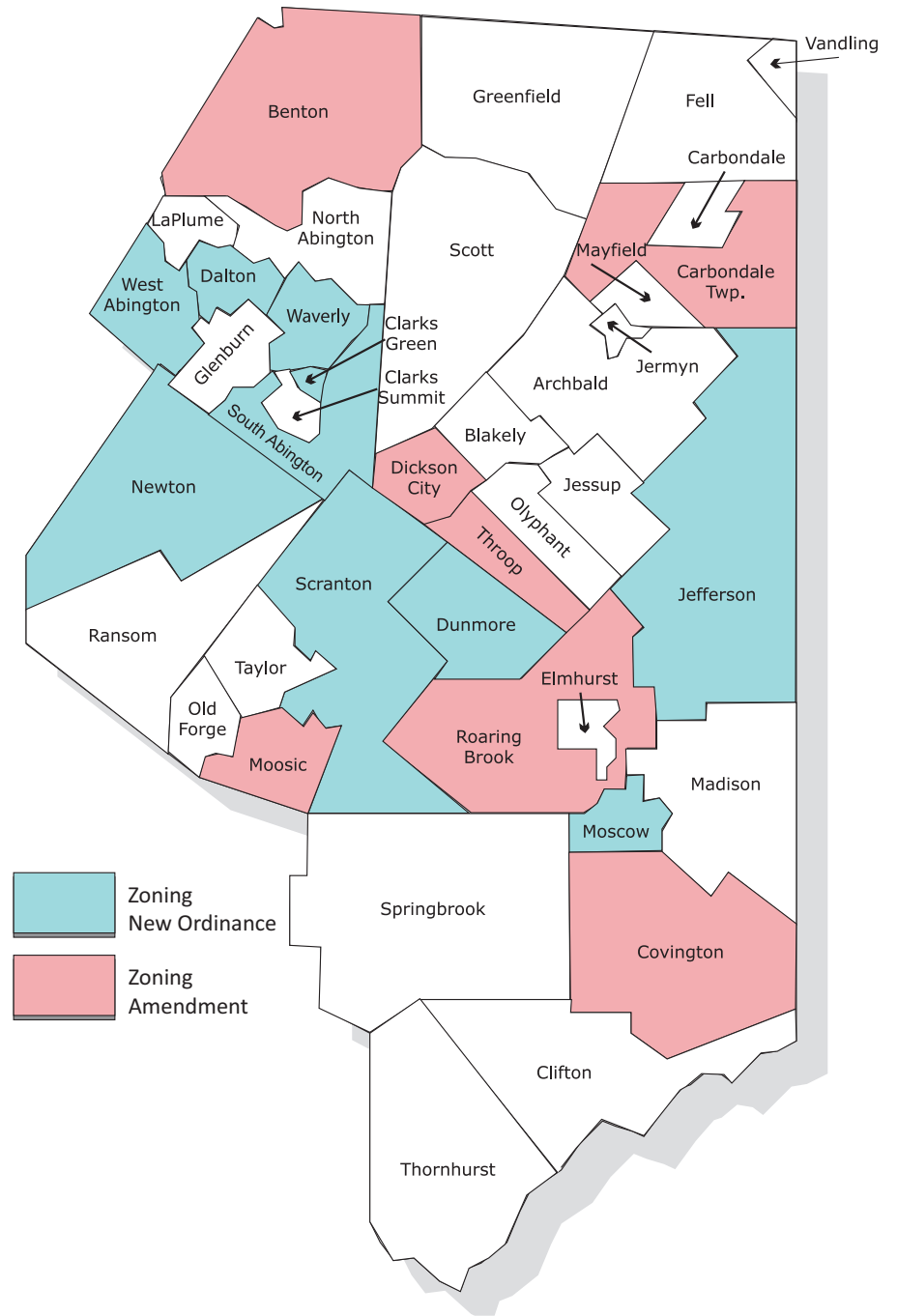
any comprehensive plan or land-use ordinance, including amendments, the municipality must forward a certified copy of said plan, ordinance, or amendment to the county planning agency for public record.

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

- Moosic: amendment (Jan)
- Dickson City: amendments (Feb)
- Scranton: amendment (Feb)
- Roaring Brook: amendment (Feb)
- Covington: amendment (Mar)
- West Abington: SAPA, new ordinance (Mar)
- Dunmore: SAPA, new ordinance (Mar)
- South Abington: SAPA, new ordinance (Apr)
- Newton: SAPA, new ordinance (Apr)
- Clarks Green: SAPA, new ordinance (Apr)
- Dalton: SAPA, new ordinance (Apr)
- Scranton: SAPA, new ordinance (Apr)
- Dickson City: amendment (Apr)
- Waverly: SAPA, new ordinance (May)

- Dickson City: amendment (May)
- Moscow, new ordinance (Aug)
- Benton, amendment (Aug)
- Throop: amendment (Oct)
- Jefferson: new ordinance (Oct)
- Carbondale Twp.: amendment (Dec)



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 2021, the LCRPC completed the update of the Lackawanna Luzerne Long-Range Transportation Plan (LRTP). (Adopted by the county commissioners on February 5, 2021.) 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 and other agencies, including the County of Lackawanna Transit System, in planning for and promoting mass transit in the county.

SCRANTON-TO-NEW YORK CITY PASSENGER RAIL STUDY

In cooperation with the Northeast Pennsylvania Railroad Authority, the county planning commission continues to support the re-establishment of the Scranton to Hoboken rail system. 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 a study. The rail authority has signed on to Amtrak for a detailed study on bringing the service back. The authority will pick up the \$400,000 cost of the study, which is expected to take Amtrak a year to complete.



EASTERN PA FREIGHT ALLIANCE - FREIGHT STUDY

The LLTS MPO is part of a group of MPOs that have organized around the growing freight economy to address opportunities and challenges posed by the industry as it relates to mobility, safety, and infrastructure system maintenance and improvement. The Lehigh Valley Planning Commission/Transportation Study is assuming the leadership role in this study. Other MPOs participating in the study are Lebanon County MPO, Northeastern PA Alliance MPO, and Reading Area Transportation Study. An RFP for a project consultant will be prepared in early 2022.

AIR CARGO FEASIBILITY STUDY

The county planning commission is providing support to the Bi-County Airport Board for an air cargo feasibility study at the Wilkes-Barre/Scranton International Airport (AVP). AVP has some air cargo services; however, expansion opportunities may exist. The objective of the study is for informing strategic development. The study effort entails quantitative and geographic research, in addition to multiple outreach approaches to garner feedback directly from the cargo industry and its customers.

DOWNTOWN BICYCLE STUDY

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.

Environmental & Regional Planning

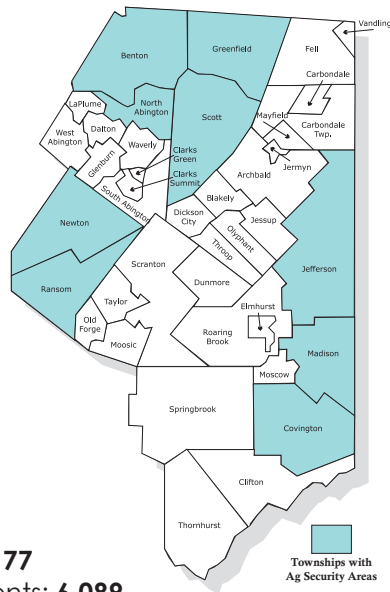


FARMLAND PRESERVATION

The LCRPC continued to support the Farmland Preservation Program in 2021 with printing and legal ad costs. Planning Department Manager, Mary Liz Donato, continues to serve as Chairman of the five-member Farmland Preservation Board.

Acres in Ag Security

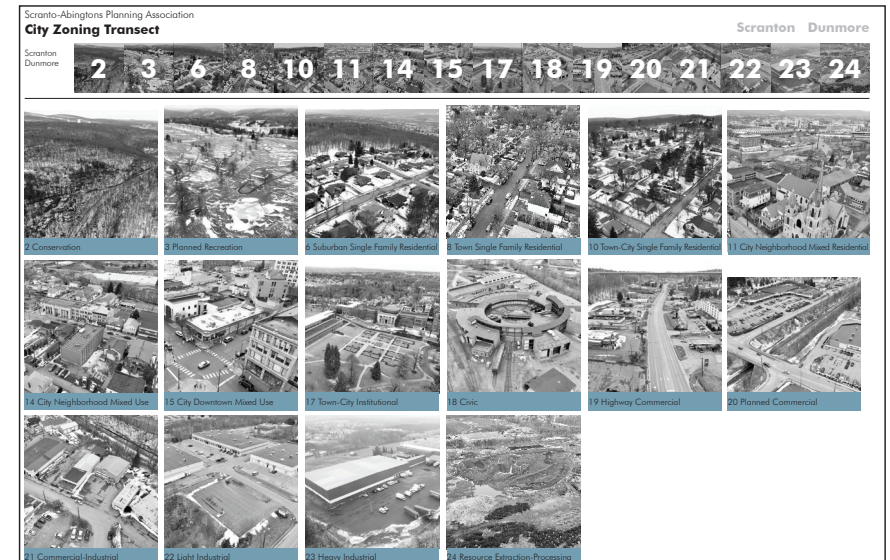
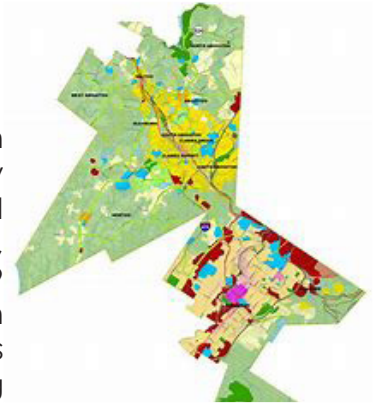
Benton	5,949
Covington	1,525
Greenfield	2,198
Jefferson	4,217
Madison	2,602
Newton	4,275
North Abington	1,503
Ransom	2,191
Scott	3,762
Total Acres	28,222



No. of Farms with Ag Easements: **77**
 Total Acres Protected by Easements: **6,089**
 Average Size of Protected Farm: **79 acres**
 Average Cost/Acre for Easement Purchase: **\$1,956**
 Total Purchase Price for Ag Easements in Lackawanna County as of December 2021: **\$11,448,961**

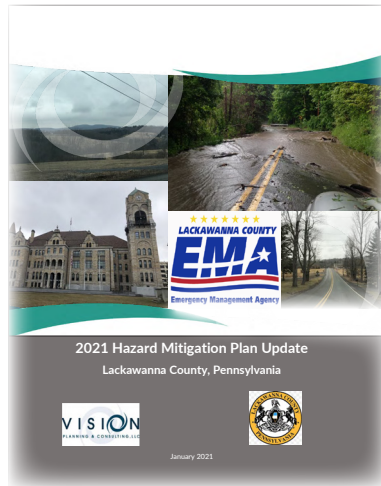
SAPA REGIONAL PLAN IMPLEMENTATION

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. Seven of the nine SAPA municipalities adopted their updated zoning ordinances before the end of 2021. Clarks Summit, 12/2/20; West Abington, 4/6/21; Dalton, 4/8/21; Newton, 4/12/21; South Abington, 4/12/21; Clarks Green, 4/21/21; Waverly, 6/14/21. The remaining two municipalities, Scranton and Dunmore, are anticipated to adopt in early 2022. The ordinances will not go into effect until the last municipality adopts.



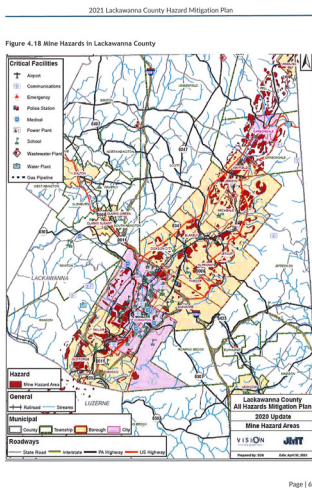
HAZARD MITIGATION PLAN

As required by the Disaster Mitigation Act of 2000, 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 approved by FEMA on February 26, 2021. The county commissioners adopted the plan update on April 7, 2021, and all 40 county municipalities subsequently adopted the county plan. FEMA has approved all local adoptions and the county is 100% compliant with the Act. The plan can be viewed on the planning department page of the Lackawanna County website, lackawannacounty.org.

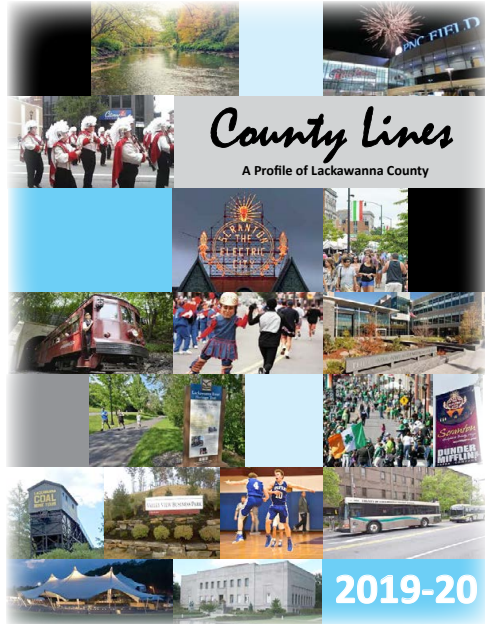


LACKAWANNA-LUZERNE REGIONAL PLAN UPDATE & LONG-RANGE TRANSPORTATION PLAN UPDATE

In the fall of 2019, the Lackawanna and Luzerne County planning departments began work on the update of the Lackawanna-Luzerne Regional Comprehensive Plan and the Long Range Transportation Plan. The counties hired consultant Michael Baker International for the Regional and Long Range Plans. PA DCED and PennDOT provided funding for the projects. Both plans were developed concurrently. The county commissioners adopted the Long Range Transportation Plan on February 3, 2021, and the Comprehensive Plan on June 16, 2021. The plans can be viewed on the Planning department page of the Lackawanna County website, lackawannacounty.org.



GIS & County Lines



COUNTY LINES

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

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

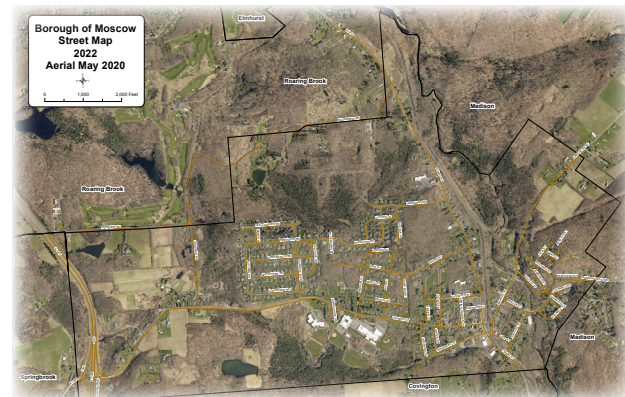
An updated electronic version of the document is anticipated for 2022.

GEOGRAPHIC INFORMATION SYSTEMS

The planning office 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
- Census Tracts & Block Data
- 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.



Lackawanna County population

Municipality	2010	2020	Percent change
Archbald	6,984	7,297	▲ 4.5%
Benton Twp.	1,908	1,726	▼ -9.5%
Blakely	6,564	6,657	▲ 1.4%
Carbondale	8,891	8,828	▼ -0.7%
Carbondale Twp.	1,115	1,125	▲ 0.9%
Clarks Green	1,476	1,524	▲ 3.3%
Clarks Summit	5,116	5,107	▼ -0.2%
Clifton Twp.	1,480	1,493	▲ 0.9%
Covington Twp.	2,284	2,198	▼ -3.8%
Dalton	1,234	1,284	▲ 4.1%
Dickson City	6,070	6,038	▼ -0.5%
Dunmore	14,057	14,042	▼ -0.1%
Elmhurst Twp.	894	842	▼ -5.8%
Fell Twp.	2,178	2,338	▲ 7.3%
Glenburn Twp.	1,246	1,434	▲ 15.1%
Greenfield Twp.	2,105	2,260	▲ 7.4%
Jefferson Twp.	3,731	3,765	▲ 0.9%
Jermyn	2,169	2,150	▼ -0.9%
Jessup	4,676	4,520	▼ -3.3%
La Plume Twp.	602	476	▼ -20.9%
Madison Twp.	2,750	2,469	▼ -10.2%
Mayfield	1,807	1,763	▼ -2.4%
Moosic	5,719	5,959	▲ 4.2%
Moscow	2,026	2,039	▲ 0.6%
Newton Twp.	2,846	2,816	▼ -1.1%
North Abington Twp.	703	706	▲ 0.4%
Old Forge	8,313	8,497	▲ 2.2%
Olyphant	5,151	5,383	▲ 4.5%
Ransom Twp.	1,420	1,397	▼ -1.6%
Roaring Brook Twp.	1,907	2,273	▲ 19.2%
Scott Twp.	4,905	4,629	▼ -5.6%
Scranton	76,089	76,328	▲ 0.3%
South Abington Twp.	9,073	9,532	▲ 5.1%
Spring Brook Twp.	2,768	2,748	▼ -0.7%
Taylor	6,263	6,294	▲ 0.5%
Thornhurst Twp.	1,085	1,008	▼ -7.1%
Throop	4,088	4,065	▼ -0.6%
Vandling	751	730	▼ -2.8%
Waverly Twp.	1,743	1,856	▲ 6.5%
West Abington Twp.	250	300	▲ 20.0%

SOURCE: U.S. CENSUS BUREAU

KEVIN O'NEILL / STAFF ARTIST

U.S. Census 2020

The population of Lackawanna County increased from 214,437 in 2010 to 215,896, according to 2020 census figures released by the U.S. Census Bureau.

2020 census figures for the county's 40 municipalities was released in August 2021.

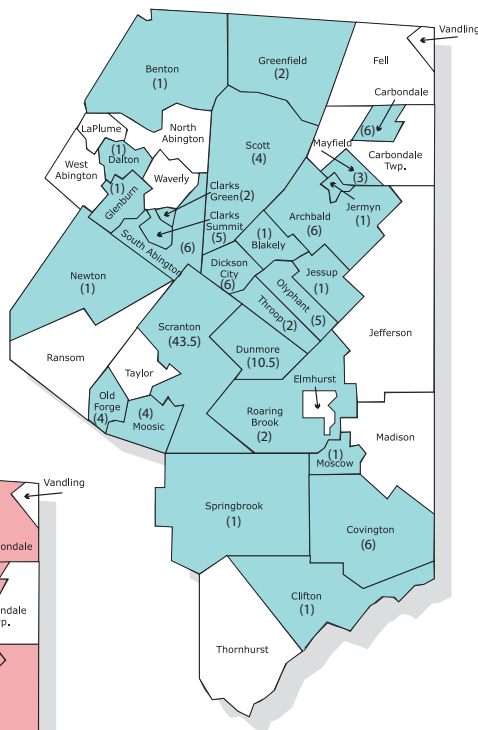
South Abington Township saw the largest increase in the number of residents, up 459; while Madison Township saw the largest decrease, down 281. Percentage-wise, West Abington Township grew by 20% from 250 to 300 residents (still the least populated municipality), while neighboring LaPlume Township shrunk by 20.9% from 602 to 476 residents.

Population in the county's two cities remained relatively stable, with only slight changes. Scranton's population increased by 0.3%, while Carbondale lost only 0.7% of its residents.

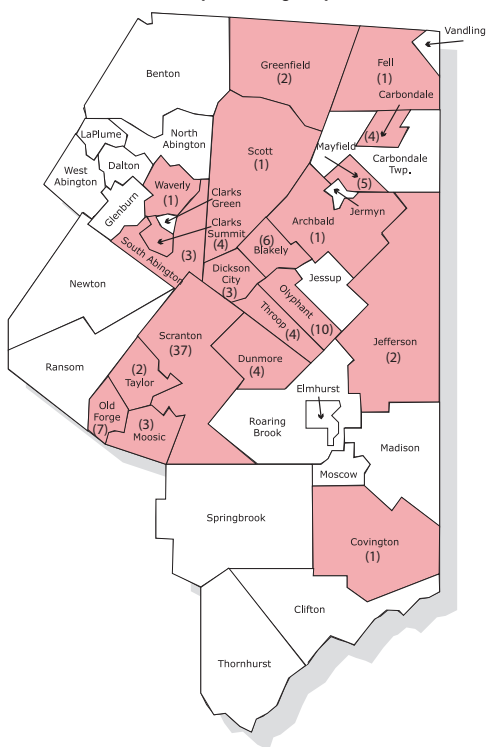
The COVID-19 pandemic has slowed the release of additional demographic information. Population characteristics related to gender, race, and age and housing data have been recently released. Economics and additional population characteristics related to ancestry, education, and households have yet to be released.

Economic Development Initiatives

**SBA FEE WAIVER PROGRAM GRANTS
AWARDED BY MUNICIPALITY
2013-2021
(number of grants)**



**BUSINESS IMPROVEMENT GRANTS
AWARDED BY MUNICIPALITY
2016-2021
(number of grants)**



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 2021 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 \$1,300,613 in SBA fee waiver requests to 123 applicants. Funding is provided through the county's economic development job creation budget. The program is ongoing and will continue in 2022.

LAND DEVELOPMENT & CONSTRUCTION FEE WAIVER PROGRAM

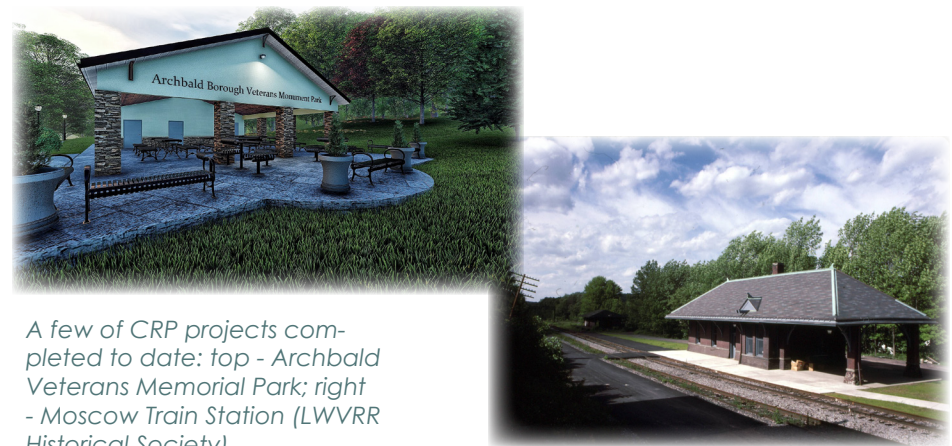
The County Commissioners established the Lackawanna County Land Development and Construction Fee Waiver Program in 2013 to promote economic development, spur local economic growth, and encourage the private sector to create family-sustaining jobs in Lackawanna County. The County has allocated this job 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 job creation budget. The program is ongoing and will continue in 2022.

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 \$520,847 to 96 recipients (max. \$5,000 each). Funding is provided through the economic development job creation budget. The program is ongoing and will continue in 2022.

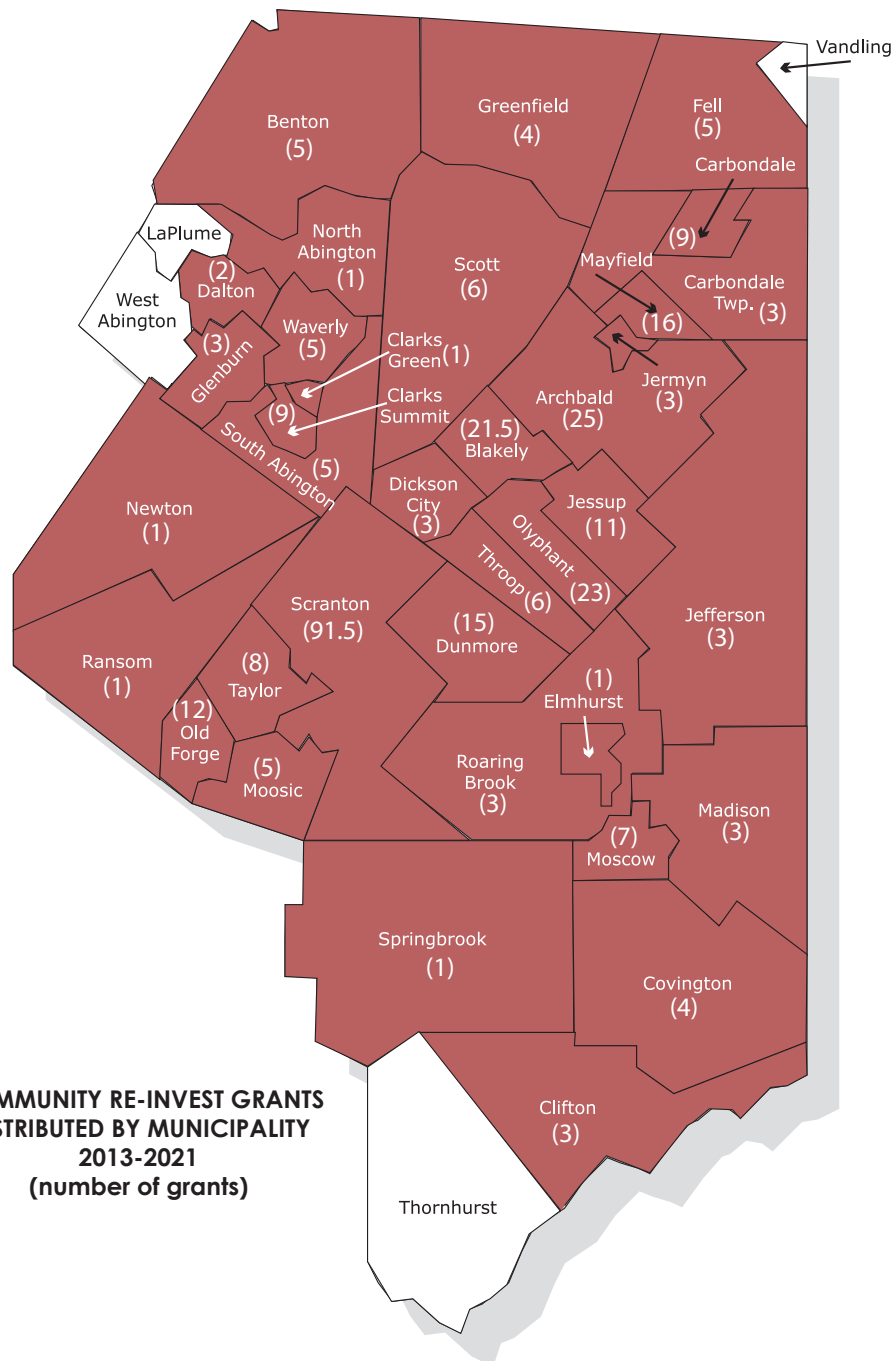
COMMUNITY RE-INVEST PROGRAM

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 2021, the commissioners have awarded \$3.1 million in CRP grants to 331 applicants that have leveraged \$17.2 million in local investments. Funding is provided through the county's economic development budget. The program is ongoing and will continue in 2022, with an additional \$200,000.



A few of CRP projects completed to date: top - Archbald Veterans Memorial Park; right - Moscow Train Station (LWVRR Historical Society)

**COMMUNITY RE-INVEST GRANTS
DISTRIBUTED BY MUNICIPALITY
2013-2021
(number of grants)**



Letters of Support

The planning staff issued the following letters of support during 2021:

- **South Abington Township**, DCED Monroe County LSA grant for Hillside Park storage building.
- **PA Environmental Council**, C2P2 grant for Pocono Forests and Waters Conservation Landscape
- **Fellowship House Foundation**, DCED Monroe County LSA grant for property acquisition, construction, and architectural and engineering services
- **Greenfield Township**, Small Community Program Development grant for Greenfield Township Community Park development
- **Thornhurst Township**, DCNR grant for Riverfront Park development
- **Fell Township/Vandling**, DCNR RCT Program grant for NEP Sno-Trails trail maintenance equipment
- **Lackawanna County**, DCNR grant for All-Terrain Vehicle study
- **Archbald**, Keystone Communities Program grant for American Legion post maintenance
- **Scranton**, DCNR Park Rehab/ Dev. Grant for Connel Park rehab and Nay Aug Park Swim Complex development
- **Thornhurst Township**, DCED GTR grant for Riverfront Park development
- **Moosic**, DCED GTR grant for borough parks playground equipment
- **Throop**, Flood Mitigation Program grant for Lackawanna River Levee Repair
- **Jermyn**, Community Development Block grant for elevator construction at municipal building
- **Spring Brook Township**, DCED Multi-modal grant for Aston Mountain Road paving, Phase III
- **Dickson City**, DCED grant for Crystal Park rehabilitation
- **LHVA**, DCED GTR grant for LH Trail, Mayfield Section, trailhead and rec. area development
- **Archbald**, Act 13 grant for 2021 Flood Mitigation program
- **Moosic**, Flood Mitigation program grant for flood mitigation
- **Olyphant**, DCED Monroe County LSA grant for downtown revitalization
- **Olyphant/Jessup**, DCED Multi-modal grant for Mid-Valley Drive upgrade
- **Covington Township**, DCED Monroe County LSA grant for Covington Independent Volunteer Fire Company heating system upgrade
- **Glenburn Township**, DCED Monroe County LSA grant for Abington Little League pole barn construction and existing building demolition
- **Spring Brook Township**, DCED Monroe County LSA grant for purchase of wheel loader

- **Archbald**, DCED Multi-modal grant for Archbald Borough Streetscape Project, Phase IV
- **Glenburn Township**, DCED Monroe County LSA grant for Hillside Park storage building
- **Clifton Township**, DCED Monroe County LSA grant for construction of a municipal garage
- **Covington Township**, CFA Multi-Modal Transportation Fund grant for PA Route 435 Driveway/Traffic Improvements project
- **Dickson City**, TASA grant for Main Ave. streetscape project, Phase II
- **Dickson City**, DCED Multi-Modal grant for Main Ave. streetscape project, Phase II
- **Dickson City**, DCED Multi-Modal grant for Hull Creek Bridge connector
- **Moosic**, DCED Monroe County LSA grant for borough Public Safety Headquarters construction
- **Dickson City**, DCED Monroe County LSA grant for Bradley Memorial UMW window replacements
- **Carbondale Township**, DCED Monroe County LSA grant for new building construction, Meredith Hose Company
- **Scranton**, DCED Monroe County LSA grant for North Scranton Little League field improvements
- **Scranton**, DCED Monroe County LSA grant for South Scranton Little League LED lighting project
- **Dunmore**, DCED Monroe County LSA grant for Missy League field renovations
- **Minooka**, DCED Monroe County LSA grant for Minooka Athletic Assoc. field equipment
- **Throop**, DCED Monroe County LSA grant for Mid-Valley School Dist. turf replacement
- **Scranton**, DCED Monroe County LSA grant for Willow House Project Recovery Facility expansion
- **Scranton**, DCED Monroe County LSA grant for Deutsch Institute Robinson Park upgrades
- **Scranton**, DCED Monroe County LSA grant for Fellowship House Project expansion
- **Jessup**, DCED Monroe County LSA grant for American Legion post expansion
- **Scranton**, DCED Monroe County LSA grant for VFW post expansion
- **Covington Township**, DCED Monroe County LSA grant for Covington Independent Volunteer Fire Company heating system upgrade
- **Glenburn Township**, DCED Monroe County LSA grant for Abington Little League pole barn construction and existing building demolition
- **Scranton**, DCED Monroe County LSA grant for Connell Park Little League building insulation/field equipment
- **Spring Brook Township**, DCED Monroe County LSA grant for Aston Complex Little League field renovations and bathroom remodel project

APA-PA Annual Conference & Summer Internship Program

- **Scranton**, DCED Monroe County LSA grant for Victor Alfieri Club roof replacement and repair
- **Hospice of the Sacred Heart**, DCED Monroe County LSA grant for patient/family equipment
- **Jessup**, DCED Monroe County LSA grant for Jessup Hose Co. #2 SCBA purchase
- **Scranton**, DCED Monroe County LSA grant for renovation of VFW Post #25
- **Moscow**, DCED Monroe County LSA grant for Moscow Sewer Authority Church St. Extension project
- **Mayfield**, DCED Monroe County LSA grant for borough equipment/vehicle storage garage
- **Jefferson Township**, DCED Monroe County LSA grant for construction of police station
- **Jefferson Township**, DCED Monroe County LSA grant for maintenance building and pump repair
- **Spring Brook Township**, PA Unserved High-Speed Broadband Funding grant for Spring Brook Twp. broadband deployment
- **Scranton**, DCED Monroe County LSA grant for Scranton Cultural Center facility upgrades
- **Dalton**, DCED Monroe County LSA grant for trailer-mounted sewer jet machine
- **Throop**, DCED Monroe County LSA grant for Civic Center Park/Parking Lot design/engineering costs
- **Archbald**, DCED Monroe County LSA grant for Veterans Monument Park construction
- **Covington Township**, PennDOT Multi-modal Transportation Fund grant for PA Route 435 Driveway/Traffic Improvements project
- **Moscow**, PennDOT Multi-modal Transportation Fund grant for Main St. sidewalks project
- **Dickson City**, PennDOT Multi-modal grant for Main Ave. streetscape project, Phase IV
- **Clifton Township**, PennDOT Multi-modal Transportation Fund grant for Plank Rd. bridge replacement
- **Archbald**, PennDOT Multi-Modal Transportation Fund grant for Eynon Main St. sidewalk project, Phase IV
- **Mayfield**, T-Mobile grant for playground renovations project

APA-PA CHAPTER ANNUAL CONFERENCE 2021 STATION SQUARE - PITTSBURGH



Steve Pitoniak and Mary Liz Donato attended the annual APA-PA State Planning Conference on October 17-19. The Southwest Section hosted the 2021 event, which drew close to 400 planners from across the Commonwealth to Allegheny County. The 2022 conference will be held in Lancaster, and the 2023 conference will return to Scranton after the COVID-19 pandemic forced the 2020 Scranton conference to switch to virtual.

SUMMER INTERNSHIP PROGRAM

The planning office hosted two summer internships. Robert Kenney, a Geography and Regional Planning major from Bloomsburg University; and Alec Faber, a Regional Planning student at Cornell University were with the department from late May to mid-August. In addition to plan reviews and daily planning activities, they worked on researching background information and an outline for a comprehensive plan for Moscow Borough. Mr. Kenney continued his internship with the office on a one-day-a-week basis through the end of 2021 and was hired as Senior Planner in January 2022.

Planning interns Alec Faber (4th from right) and Robert Kenney (2nd from right) participated in a day of tree-planting in Scott Township, as part of the Lackawanna County Chesapeake Bay Action Plan.



2021 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
Archbald					
	Highlands at Archbald	Land Only	4	467.78	0
	Kost Tire & Auto Service (Archbald)	Commercial/Office	1	1.47	0
	Lands of Farina and Zawislak	Land Only	1	0.13	0
	Lands of JWB Property	Land Only	1	0.35	0
	Loral Estates- Lots 102/103	Single-Family Residential	2	0.89	0
	NEIU #19 and Archbald Borough	Land Only	2	5.68	0
Municipality Totals:			11	476.3	0
Benton					
	Griffing Land Development	Industrial	1	2.6	0
	Hopkins Land Development	Single-Family Residential	2	8.09	0
	Lands of Naylor	Land Only	2	2.26	0
	Schweitzer Subdivision	Single-Family Residential	3	91.37	0
	Skyline Holdings/Durling Minor Subdivisio	Single-Family Residential	2	211.9	0
Municipality Totals:			10	316.22	0
Carbondale					
	D & L Realty/Tran & Nguyen	Single-Family Residential	2	51.84	0
	Lands of Dzielak and Tuzze	Single-Family Residential	2	1.24	0
	Pilcavage Lot Line Revision	Land Only	2	0.56	0
Municipality Totals:			6	53.64	0
Carbondale Township					
	D&L Realty/Kirby	Land Only	2	40	0
	Lands of Carrier Coal/Carroll	Land Only	2	0.28	0
	Lands of Furtuner and Demianovich	Land Only	2	0.66	0
	Lands of Purdy, Connolly and Dilts	Land Only	1	0.34	0
	Sheetz - Carbondale	Commercial/Office	1	5.4	0
	Sheetz - Carbondale Sub.	Land Only	2	12.65	0
Municipality Totals:			10	59.33	0
Clarks Green					
	927 Summit Realty	Commercial/Office	1	0.94	0
	Lands of 101 North Abington Rd	Commercial/Office	1	0.15	0
Municipality Totals:			2	1.09	0
Clarks Summit					
	Lands of Poremba	Single-Family Residential	2	0.25	0
Municipality Totals:			2	0.25	0
Clifton					

2021 Subdivisions/Land Developments by Municipality



Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Minken/Big Bass Lake Lot Cons.	Land Only	1	1.02	0
Municipality Totals:			1	1.02	0
Covington					
	F&L Realty Subdivision	Single-Family Residential	4	16.85	0
	Lands of Millard	Land Only	1	11.17	0
	Matter Lot Reconfiguration	Land Only	2	3.97	0
	North Point Industrial Warehouse	Industrial	1	85.87	0
	North Point Industrial Warehouse	Land Only	2	114.68	0
	Sohns Lot Line Adjustment	Land Only	2	10.86	0
	Storm Estate Subdivision	Single-Family Residential	2	2.08	0
Municipality Totals:			14	245.48	0
Dickson City					
	America's Tire	Commercial/Office	1	2.19	0
	Lands of Burgette Excavation	Land Only	2	1.32	0
	Lands of Kriger	Single-Family Residential	3	14.51	0
	Lands of Tully	Land Only	2	0.99	0
	Marcora Lot Cons/Land Dev	Commercial/Office	1	4.85	0
Municipality Totals:			9	23.86	0
Dunmore					
	Lands of Burke and McCallister	Land Only	3	0.36	0
	Lands of Shotto and Rinaldi	Single-Family Residential	2	0.44	0
Municipality Totals:			5	0.8	0
Fell					
	Lands of Curcio III	Land Only	2	7.16	0
	Lands of D&L Realty/Ruddy	Single-Family Residential	2	3.44	0
Municipality Totals:			4	10.6	0
Glenburn					
	Lands of Syal	Land Only	1	5.33	0
	Schell Enterprises LLC Subdivision	Land Only	2	108.65	0
Municipality Totals:			3	113.98	0
Greenfield					
	Lands of Marino	Land Only	3	34.06	0
	Lands of Michalek	Land Only	2	61.85	0
Municipality Totals:			5	95.91	0
Jefferson					
	DDRC Subdivision	Land Only		5.32	0



2021 Subdivisions/Land Developments by Municipality

	Development Type	Lots/Units	Acreage	New Roads (lf)
Lands of Giordano	Single-Family Residential	3	4.91	0
Lands of Mayeski	Single-Family Residential	2	5.59	0
Lands of Rogers	Land Only	2	9.31	0
Lands of the Haydens	Land Only	1	5	0
Scartelli & Roth	Land Only	3	34.51	0
Municipality Totals:		14	64.64	0
Jermyn				
Lands of Loff	Land Only	2	0.51	0
Municipality Totals:		2	0.51	0
Jessup				
Lands of Dubas	Land Only	2	0.57	0
Rotell Minor Subdivision	Land Only	3	1	0
Municipality Totals:		5	1.57	0
LaPlume				
Keystone College Fieldhouse	Other*	1	6.8	0
Municipality Totals:		1	6.8	0
Madison				
Harold Lee Subdivision	Land Only	2	55.3	0
Hartpence Minor Subdivision	Land Only	3	48.3	0
Lands of McLain and Kamora	Land Only	2	1.96	0
Lands of Pane	Single-Family Residential	2	1.5	0
Municipality Totals:		9	107.06	0
Mayfield				
Lands of Forgione	Land Only	2	6.01	0
Zeshonki Lot Consolidation	Land Only	2	0.24	0
Municipality Totals:		4	6.25	0
Moosic				
Acadia-Geisinger Behavioral Health Hospi	Other*	1	42.39	0
Dave & Buster's	Commercial/Office	1	4.04	0
Davis Street Warehouse Land Developme	Industrial	1	36.91	0
Davis Street Warehouse Lot Consolidatio	Land Only	3	36.91	0
Lands of Stop Fire Group	Commercial/Office	2	0.77	0
Municipality Totals:		8	121.02	0
Newton				
Lands of Bennett	Land Only	2	6.26	0
Lands of Gralinski	Single-Family Residential	2	13.86	0

2021 Subdivisions/Land Developments by Municipality



Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Griggs	Single-Family Residential	2	14.59	0
	Lands of Petty	Single-Family Residential	2	1.86	0
	Lands of Sheridan	Single-Family Residential	2	1.82	0
	Lands of Spencer and Waters	Land Only	1	21.95	0
	Lands of Wilmot	Single-Family Residential	2	2.21	0
Municipality Totals:			13	62.55	0
North Abington					
	Lands of Colombo	Land Only	3	97.68	0
	Lands of Dovydaitis	Land Only	2	10.34	0
Municipality Totals:			5	108.02	0
Old Forge					
	Holly Ridge Station	Multi-Family Residential	149	34.19	2431
	Lands of Cusumano	Single-Family Residential	2	0.38	0
	Lands of Old Forge Borough	Land Only	2	15.76	0
Municipality Totals:			153	50.33	2431
Olyphant					
	Lands of Baldan	Land Only	2	0.23	0
	Lands of Barilka and Krukovitz	Land Only	2	0.11	0
	Lands of Onda	Land Only	2	0.28	0
	Lands of S & G Acquisitions, Inc.	Single-Family Residential	1	0.62	0
	Lands of Theta Land Corp.	Land Only	2	28.85	0
	Lands of Triboro Indust. Park	Land Only	2	984.13	0
	S & G Acquisitions Lot Line Revision	Land Only	3	5.31	0
	Triboro Industrial Park- revised	Industrial	4	876.52	7394
Municipality Totals:			18	1896.05	7394
Ransom					
	Joyce Davies 2020 Subdivision	Land Only	2	31.9	0
	Red Mill Holdings Subdivision Lots 3/4	Land Only	3	442.8	0
Municipality Totals:			5	474.7	0
Roaring Brook					
	Lands of R + B Realty	Land Only	5	23.09	0
	Robert & Roxanna Russo	Land Only	1	4.07	0
	White Oak Estates- Phase II revised	Single-Family Residential	7	18.52	840
Municipality Totals:			13	45.68	840
Scott					
	Dollar General Site Plan	Commercial/Office	1	1.06	0



2021 Subdivisions/Land Developments by Municipality

	Development Type	Lots/Units	Acreage	New Roads (lf)
Govan Subdivision	Single-Family Residential	2	67.8	0
Joseph & Ruth Hammond Subdivision	Single-Family Residential	2	14.21	0
Lands of Blue Letter Holdings	Single-Family Residential	3	10.97	0
Lands of Howanitz	Single-Family Residential	2	2	0
Lands of Maiolatesi	Single-Family Residential	2	3.19	0
Lands of Powell	Single-Family Residential	5	3.32	0
Lands of Schultz	Land Only	2	2.59	0
Lands of Verrastro	Single-Family Residential	2	3	0
Lands of Zabrowski	Land Only	2	1.85	0
Matechak Minor Subdivision	Land Only	2	14.83	0
Popovich Estate 2021 Sub	Land Only	3	39.13	0
Municipality Totals:		28	163.95	0
Scranton				
1629 Pittston LLC	Land Only	2	0.21	0
Barry and Glenn Thomas	Land Only	2	0.08	0
Central Scranton Self Storage	Commercial/Office	1	2.06	0
Dollar General- Cedar Avenue Land Devel	Commercial/Office	1	0.61	0
Dollar General- Cedar Avenue Subdivisio	Commercial/Office	8	0.61	0
H. W. Roever Dunkin	Commercial/Office	1	0.77	0
Holy Rosary Congregation	Other*	2	2.1	0
Jushi-Scranton Grow Facility	Industrial	1	6.46	0
Lands of Caterino/Gerard	Land Only	2	0.14	0
Lands of IIP-PA 1 LLC	Industrial	2	6.46	0
Lands of IIP-PA 1 LLC	Land Only	1	7.9	0
Lands of Janczak	Land Only	3	0.51	0
Lands of Leonori	Land Only	3	1.03	0
Lands of Trail Blazers LLC	Land Only	2	2.37	0
Leonori Subdivisions III & IV	Land Only	11	3.59	0
Murtaj Lot Consolidation	Land Only	1	0.75	0
Northeast Oral Surgery	Commercial/Office	1	1.79	0
Parodi Loft Apartments	Multi-Family Residential	41	1.85	0
Pocono Peterbuilt	Commercial/Office	1	10.96	0
V and V Express Marts	Land Only	1	0.5	0
Municipality Totals:		87	50.75	0
South Abington				
Abmont, Inc.	Commercial/Office	1	0.32	0
Griffin Pond LLC	Industrial	2	53.91	0
MAM Terrace	Single-Family Residential	3	1.93	0



2021 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Morris Avenue Subdivision	Single-Family Residential	13	5.25	644
	Rainbow Land Corporation Commercial D	Commercial/Office	1	5.05	
	Saint Gabriel's Residential Subdivision	Single-Family Residential	39	34.7	3400
	Suburban Realty Subdivision	Single-Family Residential	3	4.42	0
	The Preserve at Gravel Pond- Phase 3A	Single-Family Residential	26	21.69	1350
	Weinberger Commercial Real Estate	Commercial/Office	2	3.48	0
Municipality Totals:			90	130.75	5394
Springbrook					
	Fick Subdivision	Single-Family Residential	2	2.82	0
	Lands of Gintoff	Single-Family Residential	2	1	0
	Lands of Gintoff	Single-Family Residential	3	2.26	0
	Lands of Suriano & Beavers	Single-Family Residential	2	6.68	0
	Siekierka Lot Consolidation	Single-Family Residential	3	3.16	0
	Subdivision of Lands of Johnson Family T	Land Only	2	44.31	0
Municipality Totals:			14	60.23	0
Waverly					
	Lands of Mogerman	Single-Family Residential	2	8.46	0
	Pine Grove	Land Only	2	2.98	0
	Pine Grove- revised	Single-Family Residential	23	28.32	2144
	The Orchards	Multi-Family Residential	52	21.01	2800
Municipality Totals:			79	60.77	4944
West Abington					
	Gentile Land Development	Single-Family Residential	2	83.5	0
	Lands of Chibirka	Single-Family Residential	2	3.52	0
	Lands of Chibirka 2.0	Land Only	2	105.1	0
	Lands of Ditchey	Land Only	3	4.47	0
Municipality Totals:			9	196.59	0
Annual Totals:			639	5006.7	21003