

**LACKAWANNA COUNTY
REGIONAL PLANNING COMMISSION
REGULAR BOARD MEETING**

Thursday, May 12th 2022

AGENDA

- I. ROLL CALL**
- II. PUBLIC COMMENT** (agenda items only)
- III. APPROVAL OF MEETING MINUTES**
- IV. BILLS**
- V. COMMUNICATIONS**
- VI. OLD BUSINESS**
 - A. Transportation Planning Program
 - Approval of UPWP COLTS contract
 - B. Scranton-Abington Planning Association Zoning
 - C. Scranton to New York Rail Resumption
 - D. Hazard Mitigation Plan
 - E. Chesapeake Watershed County Action Plan
 - F. Northern Lackawanna Planning Association (NorLack)
- VII. NEW BUSINESS**
 - A. Development Reviews
 - B. Vote to remove board member for nonfeasance
- VIII. OTHER BUSINESS**
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**

BILLS
May 12th, 2022

Scranton Times – MPO meeting notice	\$134.28
Zoning Bulletin, Zoning & Planning Report subscription	\$1052.00
APA dues – Jessica Edwards	\$99.00
APA dues/ZP subscription – Mary Liz Donato	\$415.00

COMMUNICATIONS

May 12th, 2022

- A. Correspondence from Ms. Donato to Valerie Calpin, ERR Coordinator for the Department of Planning and Economic Development regarding Dunmore Borough’s Chestnut Street Stormwater, Sidewalk, and Street Improvement Project. She wrote that she had reviewed the proposed project activities and determined that the project will have no significant adverse environmental impact.

- B. Correspondence from Ms. Donato to Joseph Corcoran, Executive Director of the Lackwanna Heritage Valley Authority, regarding the LHVA’s economic impact assessment of the Heritage Trail System. She wrote that the Heritage Trail is a premier point of public recreation for residents of and visitors to the area, and that the LCRPC is committed to assisting with the assessment however possible.

- C. Correspondence from Ms. Edwards to Michael Fenick, representative from Colwell-Naegele Associates, Inc., regarding a DCED Flood Mitigation Grant application for the Blakely Borough Watershed Flood Control & Protection Project Phase II. She wrote that the project will help reduce the amount of erosion within the area, thus helping address water quality and aiding the pollutant reduction efforts of the Borough.

- D. Correspondence from Ms. Edwards to Daniel Zeleniak, Taylor Borough Manager, regarding a DCNR Grant application for improvements to the Derenick Park, including the construction of a new pavilion, the addition of ADA parking, paved walkways, and pedestrian foot bridges. She wrote that the project complies with the Lackawanna & Luzerne Counties Open-Space, Greenways, and Outdoor Recreation Master Plan of 2004, and has the LCRPC’s support.

- E. Correspondence from Ms. Donato to Valerie Calpin, ERR Coordinator for the Department of Planning and Economic Development regarding Taylor Borough’s South Pond Street Improvement Project, Phase 2. She wrote that she had reviewed the proposed project activities and determined that the project will have no significant adverse environmental impact.

Act 67 and 68 Reviews and Chapter 102 Permits

<u>Municipality</u>	<u>Development Name</u>	<u>Engineer/ Consultant</u>	<u>Date Received</u>	<u>Date Replied</u>
Scranton	COLTS Facility	Stantec Consulting	4/13/22	4/13/22
Archbald	Three Up Realty, LLC	PennEastern Engineers, LLC	4/27/22	4/28/22

Old Business

May 12, 2022

TRANSPORTATION PLANNING PROGRAM – FY 2020/2021 & 2021/2022

1. ADMINISTRATION

The First Quarter invoice for FY 2021-22 has been completed and includes pass-through transit funding for COLTS for the first time since 2017. The contract with COLTS for the funding has been approved and signed by COLTS. The invoice amount is \$47,827.00, which includes \$3,853.48 pass-through funding to COLTS. The invoice will be submitted upon approval of the contract by the Board.

2. SYSTEMS PLANNING

Mary Liz Donato, Brenda Sacco, Bob Kenney, and Jessica Edwards participated in the April 20, 2022, hybrid quarterly LLTS MPO meeting. Action items included TIP amendments for three items: Hanover Industrial Estates multimodal improvements; I-80, 81, and 380 ground mounted delineators, and I-81 high-friction surface ramps. Discussion items included Spring Project Commencement (prepared by Bob Kenney) overview; request by the City of Carbondale for funding for two bridge repair projects (7th Avenue over Lackawanna River and Spring Street over Racket Brook). Neither bridge is in the long-range plan or on the TIP. Information on funding opportunities through the IIJA and multi-modal grants were provided to the City; TASA and MTF project awards (In Lackawanna County, TASA awards went to the Borough of Archbald for curbs and sidewalks along Columbus Drive; Borough of Dickson City for Main Street multimodal improvements; and LHVA for a mile trail gap in Dickson City. An MTF award went to Olyphant Borough for improvements to Mid-Valley Drive.) Progress reports included the 2023-26 TIP update and schedule; the downtown bike study; PennDOT Connects update, discussion on the updating of the current bylaws; the Eastern PA Freight Alliance Freight Study; and the remaining 2022 meeting schedule.

Mary Liz Donato, Brenda Sacco, Bob Kenney, and Jessica Edwards participated in the April 22, 2022, PennDOT Connects Municipal Outreach and Peer Exchange hybrid meeting. The session highlighted two of PennDOT Connects' overall goals to strengthen community planning capacity and capabilities and to enhance municipal ability to capitalize on a variety of funding sources.

Bob Kenney has started work on the Functional Classification update. He met with Chris Chapman from Luzerne County on April 22nd for an overview of the process. There are 545 road segments that will need to be re-evaluated based on AADT volume.

The Eastern PA Freight Alliance conducted consultant interviews with the top two ranking firms on April 28th. Mary Liz Donato participated in the interviews. The five MPOs were asked to rank the interviews based on seven specific questions and the overall presentation. Results were forwarded to Lehigh Valley MPO for the final tally. Lehigh Valley is the lead MPO involved in the study.

Mary Liz Donato, Bob Kenney, and Jessica Edwards participated in the quarterly HOP meeting with PennDOT permitting staff and Luzerne County planning staff.

Mary Liz Donato continues to work with Chris Chapman from Luzerne County on the 2023 TIP update. The EJ Analysis required as part of the TIP has been completed by PennDOT central office. The public comment period will begin in late May or early June and is scheduled for adoption at the July 6th MPO meeting.

Bob Kenney and Jessica Edwards attended a virtual information webinar on May 2nd on the SS4A (Safe Streets for All) program sponsored by FHWA. It was a general national presentation overviewing the program to be funded by the IIJA.

SCRANTON ABINGTONS PLANNING ASSOCIATION

No activity.

SCRANTON-NEW YORK PASSENGER RAIL RESUMPTION

No activity.

HAZARD MITIGATION

FEMA/PEMA has requested additional/revised information regarding the grant application for the next plan update. Revisions regarding the cost of a High Hazards Dam Analysis were made, along with more detailed Scopes of Work regarding plan annexes to address Technological/Manmade Hazards and Cultural/Historic resources.

CHESAPEAKE BAY WATERSHED COUNTY ACTION PLAN

No activity.

NORTHERN LACKAWANNA PLANNING ASSOCIATION (NorLack)

The City of Carbondale hosted a meeting to discuss a regional plan and zoning ordinance update project on April 21st. Mary Liz Donato, Bob Kenney, Jessica Edwards, and Board members Cindy Campbell and Tony Grizzanti attended, along with representatives of DCED and officials from the City and the surrounding municipalities of Carbondale and Greenfield Townships, and Mayfield, Jermyn, and Vandling boroughs. Fell Township was unable to attend the meeting, but they are in contact with the City regarding the project. There was a consensus of interest for the project. DCED and county planning staff will attend local municipal meetings in the next few months to present to project to the full governing bodies. To date, meetings are scheduled with Carbondale Township and Mayfield. The county will administer the grant and coordinate the project in the same manner as the SAPA project.

RESOLUTION

BE IT RESOLVED on this 12th day of May in 2022, the Lackawanna County Regional Planning Commission, having received and reviewed the following proposals:

Municipality	Nature of Proposal
Moscow	Moscow Family Dollar
North Abington Twp.	Lands of Sun Aqua Farms
Archbald	Clover Leaf Development
Moosic	Mavis Discount Tires
Newton Twp.	Lands of Terra Manor, LLC
Benton Twp.	Lands of Johnson
Benton Twp.	Lands of Seamans
Scott Twp.	Lands of Schultz
Jefferson Twp.	Lands of Homer L. Butler
Jefferson Twp.	Lands of Anelli/Sadowski
Scott Twp.	Lands of Guariglia, Inc.
Old Forge	Masters Millwrights Industrial, LLC
Taylor	Lands of Zenaida Spindler
Scott Twp.	Zoning Map amendment review – converting RU lot to DD
Jefferson Twp.	Zoning Ordinance/Map amendment review – adding L-1 “Lakeside” district

do hereby submit the following reports, which are attached hereto and made part hereof, pursuant to the requirements of the Pennsylvania Municipalities Planning Code.

This does not constitute an overall approval or disapproval of the subject proposal but is merely a review and report on same as required by the Pennsylvania Municipalities Planning Code.



LACKAWANNA COUNTY

PLANNING COMMISSION
123 Wyoming Avenue - 5th Floor - Scranton, PA 18503
Phone: (570) 963-6400 Fax: (570) 963-6364
www.lackawannacounty.org

SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 13-Apr-22
Reviewed: 13-Apr-22
Returned: 12-May-22
File Box ID: 78-3E
Reviewer: JE
Planning Region: 2
Review Fee: \$75.00

GENERAL INFORMATION

Development Name: Moscow Family Dollar
Municipality: Moscow
Municipal Classification:
 City Borough Township
Property Location: 208 South Main Street
Nearest Intersection: South Main St. & Market St.
Zoning District: C-1
School District: North Pocono
Owner: Pocono MGMT, LLC
Address: 169 Route 9W
Haverstraw
NY 10927
Developer: Property owner
Address: Same as owner
Plan Prepared By: Barry Isett & Associates Inc.
Address: 1170 Highway 315, Suite 3
Wilkes-Barre
PA 18702

DEVELOPMENT DESCRIPTION

Plan Type: Minor Subdivision

Development Type:

- Single-Family Residential
- Multi-Family Residential
- Commercial/Professional
- Industrial
- Land Only
- Other
- Unknown

Lots or Units:
(including any residual land)
1

Acres:
(residual land excluded)
1.76

Square Footage:
(non-residential buildings only)
13,594

Public Improvements Proposed:

- Yes No

New Roads:
(lineal feet)

Specific Details:

The consolidation of three existing lots to one lot containing 1.76 acres.

*The purpose of this consolidation is to allow for an expansion to the establishment on existing Lot B, Moscow Family Dollar. The proposed expansion falls under the threshold for review as indicated by the County's Expansion Policy; therefore, a county Land Development review has not been completed.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Verizon
Electric: PPL Electric Utilities
Cable: Comcast
Sewer: Moscow Borough
Water: Aqua Pennsylvania
Natural Gas: N/A: No service at site

Existing Utilities at Site?

- Yes No

Act 247 Water Certification Provided?

- Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?

- Yes No N/A See Comments

Compliance with Municipal Zoning?

- Yes No N/A See Comments

Compliance with Municipal Sub/Land Dev?

- Yes No N/A See Comments

Any Floodplain Affected by Development?

- Yes No See Comments

Any Wetlands Affected by Development?

- Yes No See Comments

Other Agencies That May Require Permits/Approvals:

US Army Corps/PA DEP: Joint Permit (Wetlands)

Additional Comments:

The name on the plan is Express Residential. This may be a typo as the supporting documentation refers to the plan as the Moscow Family Dollar. For the purpose of this particular review, the project will be referred to as the Moscow Family Dollar. (The Surveyor's Certification also references Express Residential)

The southerly property line, following along Van Brunt Creek, reflects as a 15' Side yard setback; however, since this portion of the lot abuts a Residential Zone, the prescribed side yard setback is 25'. This can be found in Zoning Section 603, Schedule II.

Since the stem, located on the northerly side of the lot, contains access/egress easements and can not be considered buildable, the setback indications are not necessary.

Per SALDO section 404.2B., please add the name of each officer in Pocono MGMT, LLC.

SALDO section 404.2D., requires the signature of the plan preparer.

The second item listed on the plan, under Restrictions & Covenants, is incomplete and does not express who will own and maintain the easements. SALDO section 404.2 Z.4., requires a statement of ownership and maintenance in reference to Utility and Drainage easements.

Under Site Data, please add the street address for the site. Currently only Moscow, PA is provided.

There is a minor typo in No. 2 of the Plan References. The second line contains two of the word "of" concurrently.

Although not required by the minor subdivision section of the SALDO, it would be convenient to have the uses of each building identified on the plan.

Wetlands have been identified on the site; although the consolidation will not effect the wetlands, further development of the area may require additional review.

*Please note:

The items identified in the Waiver request to the Borough pertain to a SALDO section for Major Subdivisions. Since this is a consolidation of lots, the project is considered a minor subdivision; therefore, the items are not required.

RECOMMENDATION TO MUNICIPALITY:

APPROVAL

DENIAL

CONDITIONAL APPROVAL

NONE

WITHHELD

Reviewer: _____

 Jessica Edwards

OFFICE USE ONLY

Revised Plan? _____
 Yes No

If Yes, date of First Submission: _____

Review Fee Paid? _____
 Yes
 No
 Exempt

30-day Letter Issued? _____
 Yes No

If Yes, to whom? _____
 Municipality
 Plan Preparer



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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 12-Apr-22

Reviewed: 12-Apr-22

Returned: 12-May-22

File Box ID: 78-3C

Reviewer: RK

Planning Region: 1

Review Fee: \$100.00

GENERAL INFORMATION

Development Name: Lands of Sun Aqua Farms

Municipality: North Abington

Municipal Classification:

City Borough Township

Property Location: 370 Kennedy Creek Rd.

Nearest Intersection: Kennedy Creek Rd. (SR -524) and Grist Mill Rd.

Zoning District: A-1

School District: Abington Heights

Owner: Sun Aqua Farms, Inc.

Address: 370 Kennedy Creek Rd.
North Abington Township
PA 18414

Developer: same as owner

Address:

Plan Prepared By: LaBella Associates

Address: 1000 Dunham Drive, Suite B
Dunmore
PA 18512

DEVELOPMENT DESCRIPTION

Plan Type: Minor Subdivision

Development Type:

- Single-Family Residential
- Multi-Family Residential
- Commercial/Professional
- Industrial
- Land Only
- Other
- Unknown

Lots or Units:
(including any residual land)

2

Acreage:
(residual land excluded)

4.6

Square Footage:
(non-residential buildings only)

0

Public Improvements Proposed:

Yes No

New Roads:
(lineal feet)

0

Specific Details:

Subdivision dividing 15.36-acre lot into Parcel #1 (residual area, 10.76 acres) and Parcel #2 (4.60 acres).

Parcel #1 contains multiple existing buildings and greenhouses.

Parcel #2 contains an existing dwelling and barn.

Both parcels are served by existing on-lot water and sewer.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Frontier Comm

Electric: PPL Electric Utilities

Cable: Comcast

Sewer: N/A: On-Lot Septic System(s)

Water: N/A: On-Site Well(s)

Natural Gas: N/A: No service at site

Existing Utilities at Site?

Yes No

Act 247 Water Certification Provided?

Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?

Yes No N/A See Comments

Compliance with Municipal Zoning?

Yes No N/A See Comments

Compliance with Municipal Sub/Land Dev?

Yes No N/A See Comments

Any Floodplain Affected by Development?

Yes No See Comments

Any Wetlands Affected by Development?

Yes No See Comments

Other Agencies That May Require Permits/Approvals:

Additional Comments:

Wetlands are present on Parcel #2, a freshwater pond and a riverine. Though unaffected by this subdivision, future development of Parcel #2 will need to comply with the township's zoning ordinance, Section 704.2 regarding state/federal regulations for and delineation of wetlands, as well as Section 704.3, regarding a buffer zone for all bodies of water or streams.

As per the township zoning ordinance, Section 404.3, part 4, the maximum lot coverage for single-family residential uses in all zoning districts is 20%, rather than the 30% listed on the plan.

RECOMMENDATION TO MUNICIPALITY:

APPROVAL

DENIAL

CONDITIONAL APPROVAL

NONE

WITHHELD

Reviewer: Robert Kenney
Robert Kenney

OFFICE USE ONLY

Revised Plan? Yes No

If Yes, date of First Submission:

Review Fee Paid? Yes No Exempt

30-day Letter Issued? Yes No

If Yes, to whom?
Municipality
Plan Preparer



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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 26-Apr-22

Reviewed: 27-Apr-22

Returned: 12-May-22

File Box ID: 78-3D

Reviewer: JE

Planning Region: 3

Review Fee: \$205.00

GENERAL INFORMATION

Development Name: Clover Leaf Development

Municipality: Archbald

Municipal Classification:

City Borough Township

Property Location: Beverly Road and Pierce Street

Nearest Intersection: Pierce Street and Catherine Drive

Zoning District: R-2

School District: Valley View

Owner: New Venture Reality, Inc.

Address: 411 Deer Run Drive
Archbald
PA 18403

Developer: Property Owner

Address: Same as Property Owner

Plan Prepared By: Tompkins Engineering, LLC

Address: 287 SR 2071
Kingsley
PA 18826

DEVELOPMENT DESCRIPTION

Plan Type: Land Development Site Plan

Development Type:

- Single-Family Residential
- Multi-Family Residential
- Commercial/Professional
- Industrial
- Land Only
- Other
- Unknown

Lots or Units:
(including any residual land)
7

Acreage:
(residual land excluded)
5.11

Square Footage:
(non-residential buildings only)
0

**Public Improvements
Proposed:**

Yes No

New Roads:
(lineal feet)
0

Specific Details:

Proposed construction of two two-family dwellings (two duplexes) and one multi-family dwelling (one triplex) on an existing parcel within Clover Leaf Townhouse Development.

The parcel in question contains one existing four unit townhouse fronting on Pierce Street. The proposed triplex will also front on Pierce Street. The proposed duplexes front on the easterly side of Beverly Road.

According to previously issued reviews of the development, it appears community lands and streets are owned and managed by a Home Owner's Association.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Verizon

Electric: PPL Electric Utilities

Cable: Comcast

Sewer: Lackawanna River Basin

Water: PA American

Natural Gas: UGI Penn Natural

Existing Utilities at Site?

Yes No

**Act 247 Water
Certification Provided?**

Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?

Yes No N/A See Comments

Compliance with Municipal Zoning?

Yes No N/A See Comments

Compliance with Municipal Sub/Land Dev?

Yes No N/A See Comments

Any Floodplain Affected by Development?

Yes No See Comments

Any Wetlands Affected by Development?

Yes No See Comments

Other Agencies That May Require Permits/Approvals:

- Lacka Cons Dist: Erosion/Sediment Control Plan >=5000 sq. ft.
- Municipal Engineer: Improvement Design Standards
- Municipal Engineer: Stormwater Management Plan
- Local Fire Dept: Adequate Access and Fire Fighting
- Municipal Zoning Hearing Board: Special Exception

Additional Comments:

1) If a master or phase plan exists for this development, please add a copy to the plan packet to allow for thorough review. Many comments may have been addressed previously via that plan and/or modifications granted by the approving authority. Without viewing the master/phase plan, we are unable to determine if the undeveloped lands were previously reserved for required development elements, such as open or recreational space.

A) Additionally, are there other phases and/or buildings proposed for this development?

2) Townhouses are not a permitted use within the R-2 District and require a special exception from the Zoning Hearing Board. Since this is an addition to an existing townhouse development, special exceptions may have been granted previously; if this is the case, please add a note expressing the request and outcome of each individual Zoning Hearing Board case.

3) Per Zoning Section 5.414, a minimum of 10% of the gross area shall be set aside as Permanent Open Space reserved for useable open recreation by the residents. The open space requirement has not been in addressed with this plan. Please indicate where the permanent open space is located, provide open space calculations, and provide the required statement provided in SALDO Section 529. Open Space is discussed further in Zoning Section 11.180, SALDO Sections 104, 528 and 529.

4) Zoning Section 5.412b.2 provides required setbacks for multi-family dwellings on a shared lot. Per this section, no structure may be located nearer to the Front property line than 50'. This section also indicates that no structure shall be nearer to the side property than 30'. All dwellings proposed in this plan are located less than the required distance from the front property line. Additionally, the northerly corner of proposed triplex measures approximately 27 feet from the side property line. If variances have been received, please note this on the plan.

A) Proposed duplex buildings 2 & 3 are proposed at the shown front yard setback line. (Please reference the above comment in respect to the validity of the setback dimension). To avoid accidental encroachment, it may be beneficial to have the building placement staked by the surveyor prior to the start of construction and to have a foundation location survey completed prior to construction past the foundation stage. Please review Zoning Section 4.340. in reference to projections into required yards as some projections are allowable.

5)Based off previous reviews of the development, it is my understanding that the lands surrounding the existing and proposed multi-family dwellings, and the roads of the community are owned and maintained by a Homeowner's Association (HOA), leaving the dwellings themselves to be sold into private ownership. The single-family dwellings located within the community may be fee-simple leaving the yard maintenance to the individual owners, instead of the HOA, but also fronting on an HOA owned street and receiving lighting from HOA owned streetlights. Please add a note to the plan expressing the ownership, maintenance, and limitations of the HOA authority. Additionally, Per SALDO Section 400E. A copy of the restrictions, covenants and limitations is required as a part of the land development review.

6) Since Lots 1-6, containing single family dwellings on standalone lots, are part of the overall development, please show them on the plan, including the property owner's names and property identification numbers. Also, since each attached dwelling unit in the development is owned independently, please document the property owner's names and property identification number as required by SALDO Section 403B.

****Please see attached for additional comments****

RECOMMENDATION TO MUNICIPALITY:

APPROVAL

DENIAL

CONDITIONAL APPROVAL

NONE

WITHHELD

Reviewer: 

 Jessica Edwards

OFFICE USE ONLY

Revised Plan? _____

Yes No

If Yes, date of First Submission: _____

Review Fee Paid? _____

Yes

No

Exempt

30-day Letter Issued? _____

Yes No

If Yes, to whom? _____

- 6) Since Lots 1-6, containing single family dwellings on standalone lots, are part of the overall development, please show them on the plan, including the property owner's names and property identification numbers. Also, since each attached dwelling unit in the development is owned independently, please document the property owner's names and property identification number as required by SALDO Section 403B.

- 7) Per Zoning Section 4.920 and SALDO section 403, the Borough may require that a plan to cover future ownership and maintenance responsibilities of the Open Space. Based off previous reviews, it is my understanding that these amenities will be owned and managed by the HOA.

- 8) Also, please add the required information located in SALDO Section 403B.(1)(e), including density calculations, and the number of bedrooms per unit.
 - a. Please note, once the density of the development is confirmed, additional items may be necessary. For example, SALDO Section 522 requires sidewalks and pedestrian paths where five dwelling units or more exist per net acre.

****If sidewalks are not required inside this development, they are highly recommended to promote safe pedestrian travel.***

- 9) Utility lines are located on the westerly side of Beverly Road, serving seven, four-unit dwellings (28 dwelling units total). Underground utility lines can also be seen on the southeasterly side of the lot serving six single family dwellings on individual lots. The utility lines/easement are not reflected in front of the proposed duplexes; will these utility lines be run through the vacant portion of the lot from Pierce Street, extended along the south westerly portion of the lot, or run across the street from the westerly side of Beverly Road?
 - a. Please also add the total acreage of the site, both gross and net, and ownership and size of underground utilities.
 - b. Additionally, per SALDO Section 520A., utility easements are required to have a minimum width of 20 feet; the utility easements shown on the plan are 10' wide.

- 10) Please ensure the engineer's seal is added to the plan prior to approval as required by SALDO Section 403B.(1)(d). Also, please add the surveyor's information, including the seal and the certification statement required by SALDO Section 406(2)(c).

- 11) Please obtain approval from the Municipal Engineer and Municipal Fire Chief to ensure that adequate fire protection is provided.

- 12) A landscape plan has not been provided and may be part of the master or phase plan, in the event one exists. According to SALDO Section 523, street trees are required along all streets. According to available imagery, no street trees exist onsite. Additional planting requirements can be found in SALDO Section 617.

- 13) SALDO Section 523, also provides a requirement for Refuse collection stations within a residential development. These may also be shown on the master or phasing plan but are not reflected for review in reference to this plan.

- 14) Please add the required Owner's acknowledgement as indicated in SALDO Section 406B.(2)

- 15) According to the third paragraph in Zoning Section 5.711, no off-street parking shall be located in the front yard of any residential lot. Although, each dwelling meets the off-street parking requirement by means of an attached two car garage, it is likely that residents will park in the driveway, which is in the front yard. If it has not already been done, I suggest adding parking limitations to the HOA's governing documents to ensure future compliance.

- 16) Although no wetlands appear on the National Wetlands Inventory Map, being that a waterway traverses the site, wetlands may exist. Has a Field Verification Survey been completed?



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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 26-Apr-22

Reviewed: 28-Apr-22

Returned: 12-May-22

File Box ID: 78--3D

Reviewer: JE

Planning Region: 4

Review Fee: \$134.00

GENERAL INFORMATION

Development Name: Mavis Discount Tires

Municipality: Moosic

Municipal Classification:

City Borough Township

Property Location: 3356 Birney Avenue

Nearest Intersection: Washington Ave. & Birney Ave.

Zoning District: C-2

School District: Riverside

Owner: Birney 1 LP

Address: 921 Drinker Turnpike
Covington Township
PA 18444

Developer: Property Owner

Address: Same as the Property Owner

Plan Prepared By: George W. Parker

Address: PO Box 318
Chinchilla
PA 18410

DEVELOPMENT DESCRIPTION

Plan Type:

Development Type:

- Single-Family Residential
- Multi-Family Residential
- Commercial/Professional
- Industrial
- Land Only
- Other
- Unknown

Lots or Units:
(including any residual land)
1

Acreage:
(residual land excluded)
26.99

Square Footage:
(non-residential buildings only)
6,975

**Public Improvements
Proposed:**

Yes No

New Roads:
(lineal feet)
0

Specific Details:

Proposed demolition of an aprox. 9,382.5 square foot vacant building within the Birney Plaza development, and proposed construction of a 6,975 square foot building to house Mavis Discount Tires in the same footprint.

Based off traditional services offered by this franchise, we have assumed this use will include tire related sale and services.

All curbs, sidewalks, landscape islands and parking lot lighting will remain.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Verizon

Electric: PPL Electric Utilities

Cable: Comcast

Sewer: Lackawanna River Basin

Water: PA American

Natural Gas: UGI Penn Natural

Existing Utilities at Site?

Yes No

**Act 247 Water
Certification Provided?**

Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?

Yes No N/A See Comments

Compliance with Municipal Zoning?

Yes No N/A See Comments

Compliance with Municipal Sub/Land Dev?

Yes No N/A See Comments

Any Floodplain Affected by Development?

Yes No See Comments

Any Wetlands Affected by Development?

Yes No See Comments

Other Agencies That May Require Permits/Approvals:

Municipal Engineer: Stormwater Management Plan
Local Fire Dept: Adequate Access and Fire Fighting
Municipal Zoning Hearing Board: Variance Approval
Municipal Planning Commission: Waiver/Modification

Additional Comments:

- 1) Zoning Section 5.751f. States that automotive service stations/repair shops shall not be located within 100 feet of any boundary line of any R District. A variance would be needed from the Municiple Zoning Hearing Board as the proposed tire shop is located 38.81 feet from the R District.
- 2) Please consider relocating the northern most ADA parking space as the shortest path to the building involves existing steps that are marked to remain. Please consider relocating the space to the other side of the parking lot, near the additional ADA spaces, to provide adequate ADA access. This can be accomplished by relocating the 8' wide discharge lane so that it is straddled by and serving two ADA spaces. (An additional parking space may be obtained through this revision as well)
 - A) ADA parking signage is missing from the plan in front of the ADA space closes to the front property line.
 - B) Although the required number of parking spaces has been accomidated, since this is a portion of an existing development, it may be a good idea to include parking calculations for the development as a whole, including providing each respective use. This will ensure that the development as a whole continues to have enough parking for each use.
- 4) Although the buffering and screening requirements exist within the ordinance, I am unsure how feaseable strict compliance is on-site. There is a grassy area along the property line shared with the R District that may be able to support new plantings. The governing body may want to consider waivers to the below requirements due to the conditions of the site.
 - A) Per Zoning Section 4.162, when a building is positioned to face interior roadways or parking areas and this results in the rear and sides of the buiding being within 100 feet of the public right of way, the rear and side of the buiding shall be screened from the right of way in accordance with Zoning Section 4.723
 - B) When parking is in front of the buiding and/or right of way a thickly vegetated buffer sufficient to visually screen the view of parked vehicles is required by Zoning Section 4.722a.2.
 - C) Per Zoning Section 4.723b., property Line and right of way line buffers are required for all nonresidential development adjoining a residential district. Additionally, commerical uses and off-street parking areas for more than 10 vehicles, shall be screened from adjacent residential zones.
- 5) Zoning Section 4.860 supplies aesthetic design standards for commerical uses. Additional information on the design of the building, including the location of any garage bays, is necessary to verify compliance with this section.
 - A) This section also includes a prevision suggesting preserving and fostering the existing mature growth as much as possible. Although not mentioned on the plan, I assume the existing trees within the landscape island will remain thus complying with this specific item.
- 6) Please be advised that per Zoning Section 5.921e., no tires, used or new, shall be stored outdoors.
- 7) Saldo Section 403 requires the addition of all underground utility lines, their sizes and ownership be listed on the plan. This section also requires the total acreage both gross and net be included in the plan, along with the respective uses of all buildings on the lot. Additionally, an anticipated construction timeline is also required.

****Please see attached for additional comments****

RECOMMENDATION TO MUNICIPALITY:

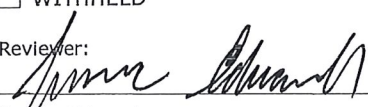
APPROVAL

DENIAL

CONDITIONAL APPROVAL

NONE

WITHHELD

Reviewer: 

Jessica Edwards

OFFICE USE ONLY

Revised Plan? Yes No

If Yes, date of First Submission: _____

Review Fee Paid? Yes

No

Exempt

30-day Letter Issued? Yes No

If Yes, to whom? _____

***** Additional Comments for Mavis Used Tires Land Development Review_Birney Plaza_Moosic*****

8) Is this project being developed by the property owner, or by Mavis Discount Tires independently? If it is being developed by anyone other than the property owner, please add their information to the plan.

9) No additional lighting and/or signage is proposed at this time; if/when additions are proposed, they must be in compliance with the ordinance.



LACKAWANNA COUNTY

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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 29-Apr-22

Reviewed: 29-Apr-22

Returned: 12-May-22

File Box ID: 78-3B

Reviewer: RK

Planning Region: 1

Review Fee: \$75.00

GENERAL INFORMATION

Development Name: Lands of Terra Manor LLC

Municipality: Newton

Municipal Classification:

City Borough Township

Property Location: Terra Drive

Nearest Intersection: Terra Drive and Orchard Drive (T-381)

Zoning District: R1

School District: Abington Heights

Owner: Terra Manor LLC (Shannon Cross)

Address: P.O. Box 400
Hamlin
PA 18641

Developer: same as owner

Address:

Plan Prepared By: Reuther + Bowen

Address: 326 Ward Street
Dunmore
PA 18512

DEVELOPMENT DESCRIPTION

Plan Type: Minor Subdivision

Development Type:

- Single-Family Residential
- Multi-Family Residential
- Commercial/Professional
- Industrial
- Land Only
- Other
- Unknown

Lots or Units:
(including any residual land)

1

Acresage:
(residual land excluded)

1.68

Square Footage:
(non-residential buildings only)

0

Public Improvements Proposed:

Yes No

New Roads:
(lineal feet)

0

Specific Details:

Lot consolidation of two lots into a single 1.68-acre lot for future development.

Approximately 4,900 sq. ft. of the consolidated lot will be given over for the Terra Dr. right of way, to be dedicated to the township. The street is being developed as part of a plan submitted to the department and reviewed in Aug. 2020.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Frontier Comm

Electric: PPL Electric Utilities

Cable: Comcast

Sewer: N/A: On-Lot Septic System(s)

Water: N/A: On-Site Well(s)

Natural Gas: N/A: No service at site

Existing Utilities at Site?

Yes No

Act 247 Water Certification Provided?

Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?

Yes No N/A See Comments

Compliance with Municipal Zoning?

Yes No N/A See Comments

Compliance with Municipal Sub/Land Dev?

Yes No N/A See Comments

Any Floodplain Affected by Development?

Yes No See Comments

Any Wetlands Affected by Development?

Yes No See Comments

COMMENTS:

Other Agencies That May Require Permits/Approvals:

Additional Comments:

As per the Pennsylvania Professional Engineer's Registration Act, all plans showing metes and bounds must contain the seal of the registered surveyor responsible for the plan.

RECOMMENDATION TO MUNICIPALITY:

APPROVAL
 DENIAL
 CONDITIONAL APPROVAL
 NONE
 WITHHELD

Reviewer: 
Robert Kenney

OFFICE USE ONLY

Revised Plan? Yes No
If Yes, date of First Submission:

Review Fee Paid? Yes
 No
 Exempt

30-day Letter Issued? Yes No
If Yes, to whom?



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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 02-May-22
Reviewed: 02-May-22
Returned: 12-May-22
File Box ID: 78-3C
Reviewer: RK
Planning Region: 1
Review Fee: \$100.00

GENERAL INFORMATION

Development Name: Lands of Johnson
Municipality: Benton
Municipal Classification:
 City Borough Township
Property Location: Amasa Road, east of Brundage Road
Nearest Intersection: Amasa Road and Brundage Road
Zoning District: RR, RU
School District: Lackawanna Trail
Owner: Johnson, Douglas and David
Address: 1264 Amasa Road
Jermyn
PA 18433
Developer: same as owner
Address:

Plan Prepared By: John K. Seamans, LLC
Address: P.O. Box 247
Fleetville
PA 18420

DEVELOPMENT DESCRIPTION

Plan Type: Minor Subdivision
Development Type:
 Single-Family Residential
 Multi-Family Residential
 Commercial/Professional
 Industrial
 Land Only
 Other
 Unknown
Public Improvements Proposed:
 Yes No
Lots or Units:
(including any residual land)
2
Acreage:
(residual land excluded)
2.87
Square Footage:
(non-residential buildings only)
0
New Roads:
(lineal feet)
0

Specific Details:

Subdivision of 2.87 acres from an existing 89.65-acre lot that straddles Amasa Road to the north and south.

The new lot is south of the road in the Rural Residential zoning district and contains an existing dwelling, on-lot water, and on-lot sewer.

The remaining lands are split north of the road (Rural Agricultural district) and south of the road (RR district), is approved for on-lot water and sewer.

No development is planned at this time.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Frontier Comm
Electric: PPL Electric Utilities
Cable: Comcast
Sewer: N/A: On-Lot Septic System(s)
Water: N/A: On-Site Well(s)
Natural Gas: N/A: No service at site

Existing Utilities at Site? Yes No
Act 247 Water Certification Provided? Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?
 Yes No N/A See Comments
Compliance with Municipal Zoning?
 Yes No N/A See Comments
Compliance with Municipal Sub/Land Dev?
 Yes No N/A See Comments
Any Floodplain Affected by Development?
 Yes No See Comments
Any Wetlands Affected by Development?
 Yes No See Comments

COMMENTS:

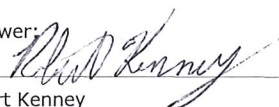
Other Agencies That May Require Permits/Approvals:

Additional Comments:

RECOMMENDATION TO MUNICIPALITY:

- APPROVAL
- DENIAL
- CONDITIONAL APPROVAL
- NONE
- WITHHELD

Reviewer: _____



Robert Kenney

OFFICE USE ONLY

Revised Plan? _____

- Yes
- No

If Yes, date of First Submission: _____

Review Fee Paid? _____

- Yes
- No
- Exempt

30-day Letter Issued? _____

- Yes
- No

If Yes, to whom? _____



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**SUBDIVISION AND LAND DEVELOPMENT
 EVALUATION**

Received: 02-May-22
Reviewed: 02-May-22
Returned: 12-May-22
File Box ID: 78-3C
Reviewer: RK
Planning Region: 1
Review Fee: \$100.00

GENERAL INFORMATION

Development Name: Lands of Seamans
Municipality: Benton
Municipal Classification:
 City Borough Township
Property Location: SR 107 at Lake Sheridan
Nearest Intersection: SR 107 and Cobb Hill Road
Zoning District: SR
School District: Lackawanna Trail
Owner: Seamans, Clementina and Susan
Address: 993 Seamans Road
 Factoryville
 PA 18419
Developer: Pish, John and Beverly
Address: unknown

Plan Prepared By: George Dunda & Associates
Address: 221 Barnard St.
 Dunmore
 PA 18512

DEVELOPMENT DESCRIPTION

Plan Type:

Development Type:

Single-Family Residential
 Multi-Family Residential
 Commercial/Professional
 Industrial
 Land Only
 Other
 Unknown

Public Improvements Proposed:

Yes No

Lots or Units:
 (including any residual land)
 2

Acreeage:
 (residual land excluded)
 0.41

Square Footage:
 (non-residential buildings only)
 0

New Roads:
 (lineal feet)
 0

Specific Details:

Consolidation of Lot #2 (owned by the Pishes) with Lot #3 (owned by the Seamans). Ownership of the new lot will be conveyed to the Pishes.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Frontier Comm
Electric: PPL Electric Utilities
Cable: Comcast
Sewer: unknown
Water: unknown
Natural Gas: N/A: No service at site

Existing Utilities at Site? Yes No

Act 247 Water Certification Provided? Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?

Yes No N/A See Comments

Compliance with Municipal Zoning?

Yes No N/A See Comments

Compliance with Municipal Sub/Land Dev?

Yes No N/A See Comments

Any Floodplain Affected by Development?

Yes No See Comments

Any Wetlands Affected by Development?

Yes No See Comments

COMMENTS:

Other Agencies That May Require Permits/Approvals:

PennDOT: Highway Occupancy Permit

Additional Comments:

What is the intended use of the new lot? Given that the minimum setback distances listed are for 2+ acre residential lots rather than under-0.5 acre residential lots, is further consolidation with Lot #1 planned? Or do the owners intend to develop the new lot as it stands now?

What are the utilities proposed for the lot? Public water/sewer or on-lot?

As per the township SALDO Section 404.2(O), the setback lines must be drawn on the map.

A notation stating that a Highway Occupancy Permit from PennDOT is required for driveway access to state roads must be shown on the plan (state law). No notation provided.

RECOMMENDATION TO MUNICIPALITY:

APPROVAL

DENIAL

CONDITIONAL APPROVAL

NONE

WITHHELD

Reviewer: 

Robert Kenney

OFFICE USE ONLY

Revised Plan? Yes No

Review Fee Paid? Yes No Exempt

If Yes, date of First Submission:

30-day Letter Issued? Yes No

If Yes, to whom?



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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 29-Apr-22

Reviewed: 03-May-22

Returned: 12-May-22

File Box ID: 78-3A

Reviewer: RK

Planning Region: 1

Review Fee: \$100.00

GENERAL INFORMATION

Development Name: Lands of Schultz

Municipality: Scott

Municipal Classification:

City Borough Township

Property Location: Kraky Rd. (SR 524) and Cheresky Ln. intersection

Nearest Intersection: Kraky Rd. (SR 524) and Cheresky Ln.

Zoning District: RU

School District: Lakeland

Owner: Schult, Anthony and Barbara

Address: 111 Kraky Road
Scott Township
PA 18447

Developer: same as owner

Address:

Plan Prepared By: ESC Design

Address: P.O. Box 308
Moscow
PA 18444

DEVELOPMENT DESCRIPTION

Plan Type: Minor Subdivision

Development Type:

- Single-Family Residential
- Multi-Family Residential
- Commercial/Professional
- Industrial
- Land Only
- Other
- Unknown

Lots or Units:
(including any residual land)

2

Acreeage:
(residual land excluded)

2.59

Square Footage:
(non-residential buildings only)

0

Public Improvements Proposed:

Yes No

New Roads:
(lineal feet)

0

Specific Details:

Subdivision of 2.59-acre lot into Lots #1 and #2.

Lot #1 is 1.126 acres, has an existing dwelling, and is served by on-lot water and sewer.

Lot #2 is 1.462 acres, will be served by on-lot water and sewer, and has an existing building of unspecified use.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Verizon

Electric: PPL Electric Utilities

Cable: Comcast

Sewer: N/A: On-Lot Septic System(s)

Water: N/A: On-Site Well(s)

Natural Gas: N/A: No service at site

Existing Utilities at Site?

Yes No

Act 247 Water Certification Provided?

Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?

Yes No N/A See Comments

Compliance with Municipal Zoning?

Yes No N/A See Comments

Compliance with Municipal Sub/Land Dev?

Yes No N/A See Comments

Any Floodplain Affected by Development?

Yes No See Comments

Any Wetlands Affected by Development?

Yes No See Comments

COMMENTS:

Other Agencies That May Require Permits/Approvals:

PennDOT: Highway Occupancy Permit
PA DEP: Sewage Planning Approval

Additional Comments:

Kraky Road's state route number and the proposed location of Lot 2's well should be shown on the plan.

RECOMMENDATION TO MUNICIPALITY:

APPROVAL
 DENIAL
 CONDITIONAL APPROVAL
 NONE
 WITHHELD

Reviewer: *Robert Kenney*
Robert Kenney

OFFICE USE ONLY

Revised Plan? Yes No
If Yes, date of First Submission: _____

Review Fee Paid? Yes
 No
 Exempt

30-day Letter Issued? Yes No
If Yes, to whom? _____



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**SUBDIVISION AND LAND DEVELOPMENT
 EVALUATION**

Received: 29-Apr-22
Reviewed: 03-May-22
Returned: 12-May-22
File Box ID: 78 -3F
Reviewer: JE
Planning Region: 2
Review Fee:

GENERAL INFORMATION

Development Name: Lands of Homer L. Butler
Municipality: Jefferson
Municipal Classification:
 City Borough Township
Property Location: Golf Course Road, between I-84 and the former golf course
Nearest Intersection: Golf Course Road and Mt. CobbRoad
Zoning District: C-1
School District: North Pocono
Owner: Homer L Butler
Address: 100 Homers Place
 Jefferson Township
 PA 18436
Developer: Property Owner
Address: Same as Owner
Plan Prepared By: ESC Design, Inc
Address: PO Box 308
 Moscow
 PA 18444

DEVELOPMENT DESCRIPTION

Plan Type: Land Development Site Plan
Development Type:
 Single-Family Residential
 Multi-Family Residential
 Commercial/Professional
 Industrial
 Land Only
 Other
 Unknown
Public Improvements Proposed:
 Yes No
Lots or Units:
 (including any residual land)
 1
Acres:
 (residual land excluded)
 4.48
Square Footage:
 (non-residential buildings only)
 2,200
New Roads:
 (lineal feet)
 0

Specific Details:

Proposed construction of a 2,200 sqft steel pole building for use as an Minor automotive repair garage as defined by the Zoning Ordinance.
 The property is bordered by I-84 to the north and west, the former golf course to the east and residentially zoned properties to the south across Golf Course Road.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Verizon
Electric: PPL Electric Utilities
Cable: Comcast
Sewer: N/A: On-Lot Septic System(s)
Water: N/A: On-Site Well(s)
Natural Gas: N/A: No service at site

Existing Utilities at Site?
 Yes No
Act 247 Water Certification Provided?
 Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?
 Yes No N/A See Comments
Compliance with Municipal Zoning?
 Yes No N/A See Comments
Compliance with Municipal Sub/Land Dev?
 Yes No N/A See Comments
Any Floodplain Affected by Development?
 Yes No See Comments
Any Wetlands Affected by Development?
 Yes No See Comments

Other Agencies That May Require Permits/Approvals:

PA DEP: Sewage Planning Approval
PA DEP: NPDES Permit
PennDOT: Highway Occupancy Permit
Local Fire Dept: Adequate Access and Fire Fighting
Municipal Engineer: Improvement Design Standards

County Engineer: Driveway Permit
Municipal Planning Commission: Waiver/Modification
Municipal Zoning Hearing Board: Variance Approval
Municipal Engineer: Stormwater Management Plan

Additional Comments:

1) The definition of this particular use is as follows: Includes repairs other than major automobile repairs limited to oil changes, tune-ups, tire changing, servicing of spark plugs and batteries, adjustment of brakes, greasing, lubrication, radiator cleaning and flushing, replacement of mufflers, tail pipes, hoses, belts, lights, brakes and transmission and radiator fluids, wipers and emergency wiring repairs, and the installation of automobile radios and electric car starters.

A) More extensive repairs, including but not limited to reconditioning of engines, air-conditioning systems, transmissions for automobiles, towing services with on-site storage of vehicles, collision services, painting, customizing or performing state inspection services, will transition this use to the classification of Major automotive repair, which is considered a Conditional use in this Zoning District.

B) Although the Ordinance does not include supplemental regulations specific for Minor automotive repair shops, Zoning Section 801.07 contains regulations for other automotive related activities including major automotive repair shops and the storage of vehicles. Although not required for the activities as proposed, if the use becomes more extensive, requirements detailed in this section will be applicable.

2) Is outdoor storage of vehicles proposed as a portion of this plan, or will vehicles be removed timely after servicing? Per Zoning Section 6.100(9)(a), outdoor storage of any types should be located to the rear of structures and be enclosed or screened by natural vegetation or fencing.

A) Based off aerial imagery, it appears the gravel upland portion of the lot, is/was being used as outdoor storage space for a variety of equipment, automobiles, and a variety of other items. Are these items still present and/or are they associated with the proposed minor repair shop, or is there a secondary use on the lot? These items, along with the majority of the lot, are clearly visible from the Interstate 84.

B) Also based off aerial imagery, it also appears there may be a secondary point of entry along the easterly property line to access the upland portion of the lot. If still existing and/or use of that area is proposed, additional details will be necessary for review.

3) Per Zoning Section 1003E, a minimum width of 24' is required to provide access to parking stalls, with two-way traffic. The proposed width to allow access to the first five spaces is 20'. The parking lot then widens to provide additional room for the remaining six spaces.

4) The plan proposes the drive/parking area, excluding the entrance drive, be constructed of "6" depth 2A Subbase". Is additional concrete and/or bituminous asphalt proposed for the drive/parking area or is the subbase the proposed finish for the area? Per Zoning Section 1011, the area is required to be surfaced with bituminous asphalt or concrete; the parking area shall also be curbed.

A) Additionally, a complete parking lot design and layout are required and must be sealed by the engineer attesting that the design and construction will fully comply with the stormwater management items found in this section.

Please see attached for additional comments

RECOMMENDATION TO MUNICIPALITY:

APPROVAL

DENIAL

CONDITIONAL APPROVAL

NONE

WITHHELD

Reviewer: Jessica Edwards
Jessica Edwards

OFFICE USE ONLY

Revised Plan? Yes No

Review Fee Paid? Yes No Exempt

If Yes, date of First Submission:

30-day Letter Issued? Yes No

If Yes, to whom?

5) Please add an ADA parking space on the shortest accessible route, including the required van accessible discharge isle and signage, as required by Zoning Section 1021-1024 and the Americans with Disability Act. The minimum number of parking spaces required for this use have been provided; however, the required addition of the discharge isle may result in the loss of a parking space. Revisions to the parking lot should result in no less than 11 spaces as required for the use.

6) Is the well and on-lot sewage existing or is this proposed? If this is proposed, please be sure to provide a copy of the sewage planning module. Additional information can be found in SALDO Section 7.400

7) No landscaping plan was provided for review. Per SALDO Section 6.100(11)(c)(1), natural screening is required where commercial or industrial uses abut residential use. The property is boarded by residentially zoned properties to the south and the east.

8) Please revise the C-1 requirements on Sheet 1. The front yard setback is 25' instead of 30'. Additionally, per Zoning Section 503, the side yard setbacks are 25' per side adjoining a residential zone. The side setback is shown properly on the plan; only the chart needs revisions.

A) The front yard setback should be taken from the front property line.

9) An outdoor lighting plan is required by Zoning Section 323B.

10) Any signage must comply with Zoning Article 11.

11) Please obtain approval from the local Fire Chief relation to emergency capabilities.

12) Please add the Engineer Certification as required by SALDO Section 5.410.

13) Please also add the location, type, material and sizes of all monuments and lot markers per SALDO Section 5.410(11).

14) A final approved Erosion and Sedimentation Control Plan is necessary per 5.410(21).

15) The proposed pole building will be located at the very edge of the westerly side setback line. It may be beneficial to have the surveyor stake the location prior to the start of construction and have a foundation location survey completed prior to construction past that stage. This will ensure no encroachments occur.



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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 29-Apr-22

Reviewed: 04-May-22

Returned: 12-May-22

File Box ID: 78-3F

Reviewer: RK

Planning Region: 2

Review Fee: \$100.00

GENERAL INFORMATION

Development Name: Lands of Anelli/Sadowski

Municipality: Jefferson

Municipal Classification:

City Borough Township

Property Location: south of Wimmers Road (SR 2002) at intersection with Canyon Drive

Nearest Intersection: Wimmers Road (SR 2002) and Canyon Drive

Zoning District: R-2

School District: North Pocono

Owner: Anelli, Peter & Sadowski, Rose

Address: 103 Canyon Dr.
Jefferson Township
PA 18436

Developer: same as owner

Address:

Plan Prepared By: ESC Design

Address: P.O. Box 308
Moscow
PA 18444

DEVELOPMENT DESCRIPTION

Plan Type: Minor Subdivision

Development Type:

- Single-Family Residential
- Multi-Family Residential
- Commercial/Professional
- Industrial
- Land Only
- Other
- Unknown

Lots or Units:
(including any residual land)

2

Acreage:
(residual land excluded)

6.35

Square Footage:
(non-residential buildings only)

0

Public Improvements Proposed:

Yes No

New Roads:
(lineal feet)

0

Specific Details:

Subdivision of existing 6.35-acre lot into Lot #1 (3.476 acres) and Lot #2 (2.874 acres).

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Verizon

Electric: PPL Electric Utilities

Cable: Adams CATV

Sewer: Jefferson Township

Water: N/A: On-Site Well(s)

Natural Gas: N/A: No service at site

Existing Utilities at Site?

Yes No

Act 247 Water Certification Provided?

Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?

Yes No N/A See Comments

Compliance with Municipal Zoning?

Yes No N/A See Comments

Compliance with Municipal Sub/Land Dev?

Yes No N/A See Comments

Any Floodplain Affected by Development?

Yes No See Comments

Any Wetlands Affected by Development?

Yes No See Comments

COMMENTS:

Other Agencies That May Require Permits/Approvals:

PennDOT: Highway Occupancy Permit

Additional Comments:

Who owns Canyon Drive? If someone other than Mr. Anelli and/or Ms. Sadowski, is there an access agreement in place for Lot #2?

A notation stating that a Highway Occupancy Permit from PennDOT is required for driveway access to state roads must be shown on the plan (state law). No notation provided.

RECOMMENDATION TO MUNICIPALITY:

APPROVAL
 DENIAL
 CONDITIONAL APPROVAL
 NONE
 WITHHELD

Reviewer: 
Robert Kenney

OFFICE USE ONLY

Revised Plan? Yes No
If Yes, date of First Submission:

Review Fee Paid? Yes
 No
 Exempt

30-day Letter Issued? Yes No
If Yes, to whom?



LACKAWANNA COUNTY

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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 29-Apr-22

Reviewed: 04-May-22

Returned: 12-May-22

File Box ID: 78 -3F

Reviewer: JE

Planning Region: 1

Review Fee: \$175.00

GENERAL INFORMATION

Development Name: Lands of Guariglia, Inc

Municipality: Scott

Municipal Classification:

City Borough Township

Property Location: Justus Blvd.

Nearest Intersection: Cherry Street & Fieldstone Drive

Zoning District: RU

School District: Lakeland

Owner: Guariglia, Inc.

Address: 423 White Birch Drive
Archbald
PA 18403

Developer: Property Owner

Address: Same as Property Owner

Plan Prepared By: ESC, Inc.

Address: PO Box 908
Moscow
PA 18444

DEVELOPMENT DESCRIPTION

Plan Type: Major Subdivision: Final

Development Type:

- Single-Family Residential
- Multi-Family Residential
- Commercial/Professional
- Industrial
- Land Only
- Other
- Unknown

Lots or Units:
(including any residual land)
5

Acreage:
(residual land excluded)
11.16

Square Footage:
(non-residential buildings only)
0

Public Improvements Proposed:

Yes No

New Roads:
(lineal feet)
590

Specific Details:

Proposed subdivision of 37.56 acres into five lots served by a proposed extension of Cherry Street through a .37acre property under the same ownership. The proposed extension will terminate in a cul-de-sac to serve proposed lots 1-3 and the residual lands. Proposed Lot 4 will retain road frontage on Justus Blvd.

Please note, dimensions were not provided for the length of the proposed roads and no scale was provided on the plan. The linear feet listed above is a rough estimate assuming the scale is 1"=100'.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Verizon

Electric: PPL Electric Utilities

Cable: Comcast

Sewer: Scott Township

Water: N/A: On-Site Well(s)

Natural Gas: N/A: No service at site

Existing Utilities at Site?

Yes No

Act 247 Water Certification Provided?

Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?

Yes No N/A See Comments

Compliance with Municipal Zoning?

Yes No N/A See Comments

Compliance with Municipal Sub/Land Dev?

Yes No N/A See Comments

Any Floodplain Affected by Development?

Yes No See Comments

Any Wetlands Affected by Development?

Yes No See Comments

Other Agencies That May Require Permits/Approvals:

PA DEP: Water Obstruction/Encroachment Permit

Local Fire Dept: Adequate Access and Fire Fighting

PA DEP: NPDES Permit

Municipal Governing Body: Waiver/Modification

Lacka Cons Dist: Erosion/Sediment Control Plan >=5000 sq. ft.

Municipal Engineer: Improvement Design Standards

Municipal Engineer: Stormwater Management Plan

Additional Comments:

1) Please indicate what scale the plan is drawn to. Based off measurements, it appears the scale is 1"/100'. This requirement can be found in SALDO Section 403.B.(1)(i).

2) This plan is labeled as a Minor Subdivision however, since the plan proposes the extension of Cherry Street and its terminus in a cul-de-sac, this project is considered a Major Subdivision.

3) Please document the lot width of each lot and the linear feet of road frontage for each proposed lot. Per Zoning Section 306I., the minimum road frontage for newly formed lots is not less than 75'.

A) According to the Curve Table, Curve C2 depicts the road frontage of proposed Lot 1 will be 60.17'. Assuming the measurement accurately depicts the proposed road frontage, the creation of this lot will create a non-conforming lot of record.

B) Additionally, the front setback is taken from the point where the lot width requirement is met. This may be a cause for concern in reference to proposed Lot 1; however, without the measurements and/or scale being provided, we can not be sure.

4) Presently, Cherry Street intersects with Fieldstone Drive at its westerly terminus. This plan proposes to extend Cherry Street by use of a vacant lot under the same ownership as the parent parcel. Full details are needed on the proposed street extension. The required details can be found in SALDO Section 403B.(8), SALDO Section 503-512 and 601-606.

A) Will the street and cul-de-sac be privately owned and maintained, or will it be dedicated to the municipality? - Please review SALDO Section 403B.(9)-(11) for necessary documentation needed relative to this specific situation.

B) How will Erosion/Sedimentation be controlled during this expansion? Additionally, how will stormwater be managed? Plans for each of these items are required relative to the street extension.

C) What is the current classification of Cherry Street and Fieldstone Drive?

D) Please address the requirements in SALDO Section 506, relative to the construction and design of a cul-de-sac, including providing a minimum paved width of 14' and curbing within the culdesac and the sidewalk as required by this section. Please also show all proposed easements. Code Sections relative to curbing and easements can be found in SALDO Section 521 and 520. Sidewalk requirements can be found in SALDO Section 522. Street trees may also be required per SALDO Section 523. (Also per this section, the governing body may grant a waiver to the sidewalk requirement if they see fit. Details for a request of this nature, and potential modifications to street and curbing requirements can be found in SALDO Section 533).

5) The proposed cul-de-sac appears to encroach on wetlands at the cul-de-sac frontage point of the parent parcel. Has encroachment permitting begun with DEP?

6) Please seek approval from the local Fire Chief relation to emergency capabilities.

7) Please provide the acreage of the lands prior to division.

****Please see attached for additional comments****

RECOMMENDATION TO MUNICIPALITY:

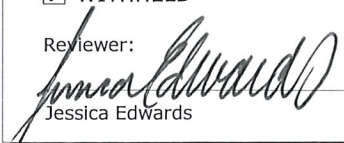
APPROVAL

DENIAL

CONDITIONAL APPROVAL

NONE

WITHHELD

Reviewer: _____

 Jessica Edwards

OFFICE USE ONLY

Revised Plan? _____

Yes No

If Yes, date of First Submission: _____

Review Fee Paid? _____

Yes

No

Exempt

30-day Letter Issued? _____

Yes No

If Yes, to whom? _____

*****Additional Subdivision Comments: Lands of Guariglia, Inc. – Scott Township*****

8) Please seek approval from the local Fire Chief relation to emergency capabilities.

9) Please provide the acreage of the lands prior to division.

10) Per SALDO Section 403.B.(1)(o), please show the existing principal buildings, their uses, wells and driveways within 300 feet of the site. Please also show the sewer lines, utility easements and other significant man-made features within 500 feet of the site. This is particularly important since the plan reflects that the proposed lots will be served by public sewage facilities.

11) Please also add the location, ownership, size and widths of all rights-of-ways for all underground utility lines per SALDO Section 403.B.(1)(p).

12) Please add the engineer certification as required by SALDO Section 407.B.(2)(d)



LACKAWANNA COUNTY

PLANNING COMMISSION

123 Wyoming Avenue - 5th Floor - Scranton, PA 18503

Phone: (570) 963-6400 Fax: (570) 963-6364

www.lackawannacounty.org

SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 27-Apr-22

Reviewed: 05-May-22

Returned: 12-May-22

File Box ID: 78 -3E

Reviewer: JE

Planning Region: 4

Review Fee: \$160.00

GENERAL INFORMATION

Development Name: Masters Millwrights Industrial, LL

Municipality: Old Forge

Municipal Classification:

City Borough Township

Property Location: 1 Lonesome Road

Nearest Intersection: Lonesome Rd. & Bridge St.

Zoning District: C2

School District: Old Forge

Owner: MMI Realty, LLC

Address: 1 Lonesome Road
Old Forge
PA 18518

Developer: Property Owner

Address: Same As Owner

Plan Prepared By: Quad3

Address: 37 North Washington St.
Wilkes-Barre
PA 18701

DEVELOPMENT DESCRIPTION

Plan Type: Land Development Site Plan

Development Type:

- Single-Family Residential
- Multi-Family Residential
- Commercial/Professional
- Industrial
- Land Only
- Other
- Unknown

Lots or Units:

(including any residual land)

1

Acreage:

(residual land excluded)

4.8

Square Footage:

(non-residential buildings only)

12,000

Public Improvements Proposed:

Yes No

New Roads:

(lineal feet)

0

Specific Details:

Proposed 12,000 square foot building to house an expansion of the existing machine shop operation that is presently carried out in the 1,800 square foot building on the same site.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Verizon

Electric: PPL Electric Utilities

Cable: Comcast

Sewer: Lower Lackawanna Valley

Water: PA American

Natural Gas: UGI Penn Natural

Existing Utilities at Site?

Yes No

Act 247 Water Certification Provided?

Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?

Yes No N/A See Comments

Compliance with Municipal Zoning?

Yes No N/A See Comments

Compliance with Municipal Sub/Land Dev?

Yes No N/A See Comments

Any Floodplain Affected by Development?

Yes No See Comments

Any Wetlands Affected by Development?

Yes No See Comments

Other Agencies That May Require Permits/Approvals:

- PennDOT: Highway Occupancy Permit
 - Lacka Cons Dist: Erosion/Sediment Control Plan >=5000 sq. ft.
 - PA DEP: NPDES Permit
 - Municipal Engineer: Stormwater Management Plan
 - Municipal Zoning Hearing Board: Variance Approval
- Municipal Governing Body: Waiver/Modification

Additional Comments:

1) Since the existing building is to remain, parking calculations should include the existing building and the proposed, to ensure enough parking is available for the site. The proposed building is 12,000 square feet and the existing is 1,800 square feet, totaling 13,800.

A) The code cited on Drawing No. CLS-1, from the digital version of the code (350-36.D(9)(c)(11)), is actually in reference to open space areas used for commercial purposes: "Other open space areas used for commercial purposes shall be provided with one parking space for each 2,000 square feet of area or fraction thereof."

B) The Ordinance provides parking requirements for other commercial buildings (Zoning Section from the electronic code, 350-36EC26) and also supplies parking requirements for industrial uses, (Zoning Section from the electronic code, 350-36.(E)(d)).The governing body should make a determination to which calculation will be appropriate. A variance will be necessary to allow the proposed number of parking spaces.

2) Zoning Section 801.5k., requires any structure used for commercial or industrial uses be provided with loading and unloading space. Per Zoning Section 801.5d., required loading spaces shall be 80'x12' with an overhead clearance of 14'.

3) Zoning Section 801. 5.d f., requires that all off-street parking areas be effectively screened. Although red maple trees are being added to the site, Zoning Section 801.5.F requires several planting strips of varying depths, to act as screening relative to off-street parking. It does not appear the proposed landscaping meets the requirements of this section.

4) Zoning Section 801.7 states that yard screening shall be provided along the boundaries of any industrial or commercial lot where the lot abuts a residential use. Such screening shall consist of a visual screen or obstruction of suitable shrubs, hedges, fences, or walls at least six feet high. This requirement is echoed in SALDO Section 5.02L.4. Based off available imagery, it appears the area abutting the R-1 zone may have rather dense existing foliage. If that foliage is meant to meet the requirements of this section, please add a note to that effect.

5) Drawing No. C-300 reflects the flood zones on the property. It appears the proposed building will be placed between two AE flood zones. The structure must comply with municipal floodproofing, building and anchoring requirements. Additionally, the drawing references notes 3A and 3B; however, the notes section pertaining to these zones are actually 4A and 4B.

6) Please dimension the existing structure and update the symbol used to identify the proposed building on the plan, as this symbol is also used to identify existing buildings. The same scenario is present in reference to the existing and proposed concrete elements.

7) As reflected on the plan, the existing machine shop and associated concrete pad extend across the northerly property line. There is also a small shed that crosses the southerly property line. Please be advised that the side yard setback for unattached accessory structures is 10'.

8) If any additional lighting is proposed on-site, it must comply with Zoning Section 801.

9) If any additional signage is proposed, it must be in compliance with Zoning Section 801.8

RECOMMENDATION TO MUNICIPALITY:


APPROVAL

DENIAL

CONDITIONAL APPROVAL

NONE

WITHHELD

Reviewer: 
 Jessica Edwards

OFFICE USE ONLY

Revised Plan? Yes No

Review Fee Paid? Yes No Exempt

If Yes, date of First Submission:

30-day Letter Issued? Yes No

If Yes, to whom?



LACKAWANNA COUNTY

PLANNING COMMISSION

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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 03-May-22

Reviewed: 05-May-22

Returned: 12-May-22

File Box ID: 78 -3C

Reviewer: JE

Planning Region: 4

Review Fee: \$100.00

GENERAL INFORMATION

Development Name: Lands of Zenaida Spindler

Municipality: Taylor

Municipal Classification:

City Borough Township

Property Location: 999 S Keyser Ave.

Nearest Intersection: S Keyser Ave & Ransom Road

Zoning District: R-1A

School District: Riverside

Owner: Zenaida Spindler

Address: 20 Laurel Street
Pittson
PA 18640

Developer: Jesse Baum

Address: 999 S Keyster Ave.
Taylor
PA 18577

Plan Prepared By: Borton Lawson

Address: 613 Baltimore Drive, Suite 300
Wilkes-Barre
PA 18702

DEVELOPMENT DESCRIPTION

Plan Type: Minor Subdivision

Development Type:

- Single-Family Residential
- Multi-Family Residential
- Commercial/Professional
- Industrial
- Land Only
- Other
- Unknown

Lots or Units:
(including any residual land)
2

Acres:
(residual land excluded)
7.98

Square Footage:
(non-residential buildings only)

Public Improvements Proposed:

Yes No

New Roads:
(lineal feet)
0

Specific Details:

Proposed subdivision of a 7.98 acre parcel containing existing commercial and residential uses. The proposed division includes separation of the commercial aspects from the residential uses. Proposed Lot 1, containing 4.69 acres, contains the existing dwelling and residential accessory structures. This lot will not have road frontage; however, is currently served by an existing access easement through the neighboring parcel. The plan also includes a proposed blanket utility and access easement through proposed Lot 2. Proposed Lot 2 will contain all commercial aspects of the parent parcel. No additional development is proposed at this time.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Verizon

Electric: PPL Electric Utilities

Cable: Comcast

Sewer: Lower Lackawanna Valley

Water: PA American

Natural Gas: UGI Penn Natural

Existing Utilities at Site? Yes No

Act 247 Water Certification Provided? Yes No N/A

LAND-USE/ENVIRONMENTAL COMPLIANCE

Compliance with Municipal Comprehensive Plan?
 Yes No N/A See Comments

Compliance with Municipal Zoning?
 Yes No N/A See Comments

Compliance with Municipal Sub/Land Dev?
 Yes No N/A See Comments

Any Floodplain Affected by Development?
 Yes No See Comments

Any Wetlands Affected by Development?
 Yes No See Comments

Other Agencies That May Require Permits/Approvals:

Municipal Planning Commission: Waiver/Modification
Municipal Zoning Hearing Board: Variance Approval

Additional Comments:

- 1) Sheet 1 of the plan references waiver requests for the following items:
 - A) SALDO 402.A(1), requiring the scale of the plan be 1"=50'. Sheet No. 1 is drawn at 1"=80'.
 - B) SALDO 404(2)(B), requiring wetlands to be delineated. The note explains that the waiver is requested because no new development is proposed. The plan also notes that the National Wetland Inventory Mapper does not show any wetland other than the existing fresh water pond on proposed Lot 1.
 - C) SALDO 511(A)(1), requiring all new lots about a public street. As mentioned in the description, proposed Lot 1 can be accessed via the existing access easement (Instrument No. 201718490) and the proposed blanket utility and access easement through proposed Lot 2, which fronts on S Keyser Ave.
- C-1) Please note, SALDO 511.H. requires that residential lots front on existing or proposed public streets. If a waiver is granted to SALDO 511(A)(1), the waiver should include SALDO 511.H. as well.
- 2) Sheet 1 also requests a Variance to the Zoning Article 3, requiring minimum road frontage 100', for proposed Lot 1.
- 3) The plan does not indicate the specific uses of the commercial activities on proposed Lot 2. If these uses have lot size restrictions, the division may create a non-conformity. This should be considered by the Municipal Planning Commission and the Zoning Hearing Board.

RECOMMENDATION TO MUNICIPALITY:

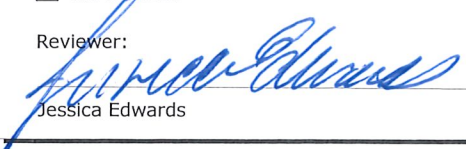
APPROVAL

DENIAL

CONDITIONAL APPROVAL

NONE

WITHHELD

Reviewer: _____

 Jessica Edwards

OFFICE USE ONLY

Revised Plan? _____

Yes No

If Yes, date of First Submission: _____

Review Fee Paid? _____

Yes

No

Exempt

30-day Letter Issued? _____

Yes No

If Yes, to whom? _____

LACKAWANNA COUNTY PLANNING COMMISSION
ORDINANCE/AMENDMENT
EVALUATION REPORT

Office Use Only:

REC'D: 12 Apr. 2022

REV'D: 12 Apr. 2022

RET'D: 12 May 2022

Municipality: Scott Township
Ordinance: Zoning
Replacement/Amendment: Amendment
Date of Current Ordinance: Jan-03
Summary: Amend the zoning map to change 49.66 acres of 67.81-acre lot from
RU to DD. Lot is currently split between RU and DD.
Submitted by: Richard Fanucci, Twp. Solicitor

COMMENTS

The LCRPC has no comments or concerns regarding this amendment.

Reviewer: 

LACKAWANNA COUNTY PLANNING COMMISSION
ORDINANCE/AMENDMENT
EVALUATION REPORT

Office Use Only:
REC'D: 22 Apr. 2022 REV'D: 29 Apr. 2022 RET'D: 12 May 2022

Municipality: Jefferson Township
Ordinance: Zoning
Replacement/Amendment: Amendment
Date of Current Ordinance: Dec-21
Summary: Amend the zoning map and ordinance to include an L-1, "Lakeside"
district
Submitted by: Coleen Watt, Twp. Secretary

COMMENTS

Article 11 should be updated to specify which types of signs are permitted in the L-1 district, and for which uses.

Reviewer: 