LACKAWANNA COUNTY REGIONAL PLANNING COMMISSION
REGULAR MEETING MINUTES
September 10th, 2026

The regular monthly meeting of the Board of the Lackawanna County Regional Planning Commission was held at the Electric City Trolley Museum, 300 Cliff St., Scranton, PA 18503 on September 10th, 2026. Carol Scrimalli began the meeting at 10:32 AM.

ROLL CALL

On Roll Call the following members were present:

Cindy Campbell
Rosemary Broderick
Bruce Zero
John Pocius
Germaine Carey
Tony Grizzanti
Chet Merli Jr.
Harry Lindsay
Carol Scrimalli

Absent was:

Also in attendance:
Mary Liz Donato, Director
Jessica Edwards, Regional Planning Manager
Paul Dunay, Senior Planner
Robert Kenney, Associate Planner

ADDENDUM ADDITION

A motion to add the addendum to the plan reviews was made by John Pocius with a second from Cindy Campbell. The motion carried on a voice vote.

PUBLIC COMMENT

There was no public comment offered at the meeting.

MINUTES

Carol Scrimalli stated the minutes for the June 11th Board Meeting had been distributed via e-mail to the board. She asked if there were any corrections, additions, or deletions to the documents. Hearing no comments, she asked for a motion to approve the minutes as distributed. A motion to approve was made by Harry Lindsay with a second from Rosemary Broderick. The motion carried on a voice vote.

BILLS

Jessica Edwards: Travel Reimbursement	$183.45
The Times Tribune: TIP Advertisement	$225.86
The Times Tribune: North Pocono Planning Ass. 6/10/26 Mtg. Ad.	$110.40
APA: Membership Renewal – Mary Liz Donato	$481.40
APA: Membership Renewal – Eric Middleton	$343.65
APA: Membership Renewal – Jessica Edwards	$294.35
Hailstone Economic: North Pocono Regional Plan Invoice 3	$10,324.00
Hailstone Economic: North Pocono Regional Plan Invoice 4	$10,442.00
Environmental Planning & Design: NorLACK Plan Final Invoice	$13,432.10
The Times Tribune: NorLACK 6/24/26 Mtg. Ad.	$110.40
The Times Tribune: LLTS MPO 7/7/26 Mtg. Ad.	$105.38
The Times Tribune: Ag. Land Preservation 7/22/26 Mtg. Ad.	$105.38
Hailstone Economic: North Pocono Regional Plan Invoice 5	$10,342.00
Mary Liz Donato: Travel Reimbursement	$195.04
Mary Liz Donato: Travel Reimbursement	$40.61
APA PA: Conference Registration – Mary Liz Donato	$325.00
APA PA: Conference Registration – Jessica Edwards	$400.00

CORRESPONDENCE

July

A. Correspondence from Ms. Edwards to Sandra Opshinsky, Lackawanna County Grants Manager, regarding a DCED GTRP application for the continued construction of the North Pocono Trail in Elmhurst Twp. The project proposes construction from the terminus of the trailhead at SR 435, along GC Smith Road to the access road at the Elmhurst Reservoir. The proposed trail section will also connect a proposed pocket park, the Elmhurst Fire Dept. Picnic Grounds and a

historic church which is currently undergoing renovation by the Township. She wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the plan. She also wrote that the project is supported by the Lackawanna-Luzerne Long Range Transportation Plan and the Lackawanna & Luzerne Counties Open-Space, Greenways and Outdoor Recreation Master Plan of 2021. Lastly, she noted that the project is supported by community survey results from the North Pocono Regional Planning Association, noting that residents of the region greatly desire enhanced trail networks.

B. Correspondence from Mr. Kenney to Blakely Borough regarding a DCED Multimodal Transportation Grant Application for stormwater and street improvements along Kingsley Blvd., Rhoda St., and Virginia Ave. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the project.
C. Correspondence from Ms. Edwards to Sandra Opshinsky, Lackawanna County Grants Manager, regarding a DCED GTRP application for proposed ADA improvements at the Covington Park. Proposed improvements include the purchase and installation of an ADA accessible fishing pier and accessible ADA restrooms. She wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and the Lackawanna & Luzerne Counties Open-Space, Greenways and Outdoor Recreation Master Plan of 2021.

August

D. Correspondence from Mr. Kenney to Dave Lopatka, Reuther + Bowen, regarding a plan submittal for Dunmore Borough and the City of Scranton. He wrote that the plan's proposed expansion of parking facilities for an existing apartment complex did not meet the threshold for review established by the LCRPC Expansion Policy.
E. Correspondence from Mr. Dunay to Kathleen Mooney, Kleinfelder Engineering, regarding a PENNVEST application for proposed the proposed installation of treatment equipment at the Lakeland Jr. Sr. Highschool to remove PFAS. The proposed improvements will improve the school's drinking water quality by removing PFAS contaminates. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the project.
F. Correspondence from Ms. Edwards to Stephanie Chunca, regarding a DCED GTRP application for proposed Archbald Borough's Pike Street Park Improvements. Proposed improvements include upgrades to the existing basketball court, installation of a new ADA playground, seeding, mulching, and ADA ramp/pedestrian infrastructure improvements. She wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and the Lackawanna & Luzerne Counties Open-Space, Greenways and Outdoor Recreation Master Plan of 2021. She also wrote that the LCRPC supports the project.
G. Correspondence from Mr. Dunay to Sandra Opshinsky, Lackawanna County Grants Manager, regarding a DCED GTRP application for the proposed development of

Wildflower Park, a passive recreation and environmental education destination on approximately 4.25 acres of permanently protected open space adjacent to the Trolley Trail corridor. The proposed project will be a publicly accessible recreation area that promotes walking, nature observation, environmental education, and outdoor enjoyment. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the project.

H. Correspondence from Ms. Edwards to Paul Colarossi, Ashburn Associates Director of Government Lending, regarding a Commonwealth Financing Authority Multi-Modal Transportation Fund application for the Carbondale Pedestrian Infrastructure Project. Proposed improvements include replacement of curbs and sidewalks, and the addition of landscaping on South Church Street and 7th Avenue in the City of Carbondale. Additional improvements include the milling and paving of portions of Wilson Court bordering the property. She wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021. She also wrote that the project is supported by the Lackawanna-Luzerne Long Range Transportation Plan.
I. Correspondence from Ms. Edwards to Paul Colarossi, Ashburn Associates Director of Government Lending, regarding a Commonwealth Financing Authority Multi-Modal Transportation Fund application for the Jermyn Borough Infrastructure Project. Proposed improvements include base repairs and overlays, along with stormwater management improvements. She wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021.
J. Correspondence from Mr. Kenney to Krystin Jenkins, Total Grant Services, regarding a DCED Multimodal Transportation Fund grant application for sidewalk and streetscape improvements to Main St. in Old Forge Borough. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the project.
K. Correspondence from Mr. Kenney to Cody Hoover, Penn Strategies, regarding a DCED Multimodal Transportation Fund grant application for sidewalk and streetscape improvements to Birney Ave. in Moosic Borough. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the project.
L. Correspondence from Ms. Edwards to Connor Kane, of Benesch, regarding a Commonwealth Financing Authority Multi-Modal Transportation Fund application for the Equity Drive Rehabilitation Project in Jefferson Township. Proposed improvements include full depth pavement replacement, restoration of the existing roadside swale, stormwater management upgrades, and the addition of multimodal signage and pavement markers. She wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021. She also wrote that the project is supported by the Lackawanna-Luzerne Long Range Transportation Plan.
M. Correspondence from Mr. Dunay to Michael Fenick, regarding a DCED Multimodal Transportation Fund grant application for sidewalk and streetscape improvements to proposed improvements on the following streets: Glenburn Rd., Armstrong Rd., Squirrel Run, Nelson St., Brighton Dr., Belmont Ave., Grayson

Dr., Hill St., Clark St., and Evans St. in Clarks Green. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the project.

N. Correspondence from Mr. Kenney to Mary Lou Butler, ESC Design Inc., regarding a PennVest grant application for an ammonia removal system for the Spring Brook Twp. Sewer Authority. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the project.
O. Correspondence from Mr. Dunay to Michael Fenick, regarding a DCED Multimodal Transportation Fund grant application for sidewalk and streetscape improvements to proposed improvements on the following streets: Powell Ave., Electric St., and W. Grove St. (SR 4026). He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the project.
P. Correspondence from Mr. Dunay to Krystin Jenkins, Total Grant Services, and JoAnn Pane, South Abington Twp., regarding a DCED Multimodal Transportation Fund grant application to complete the West Grove Street pedestrian access and corresponding trail improvements. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the project. He also wrote that the project is supported by the Lackawanna-Luzerne Long Range Transportation Plan.
Q. Correspondence from Mr. Dunay to Brianna Seiwell, MLH Holdings, LLC., regarding a DCED Multimodal Transportation Fund grant application to construct new roads, pedestrian facilities, and related infrastructure to improve safety, connectivity, and long-term access for residents and the surrounding community. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the project.

September

R. Correspondence from Mr. Kenney to Sandra Opshinsky Hailstone, of the Lackawanna County Dept. of Economic Development, regarding a DCED Multi-Modal Transportation Fund Application for road widening and signage for Montage Mountain Road in Moosic. Proposed improvements include programmable overhead signs to dynamically manage traffic flows during peak periods. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the plan.
S. Correspondence from Mr. Kenney to Sandra Opshinsky Hailstone, of the Lackawanna County Dept. of Economic Development, regarding a DCED Multi-Modal Transportation Fund Application for roadway extension of Lakeview Commons Road in Moosic. Proposed improvements will create a secondary access and egress route to Montage Mountain. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the plan.

T. Correspondence from Mr. Kenney to Sandra Opshinsky Hailstone, of the Lackawanna County Dept. of Economic Development, regarding a DCED Multi-Modal Transportation Fund Application for rehabilitation of a railroad crossing on Cliff St. in Scranton. Proposed improvements include replacement of deteriorated crossing surface, installation of railroad warning signals and gates, and the addition of pavement markings and other safety measures. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the plan.

U. Correspondence from Mr. Kenney to Sandra Opshinsky Hailstone, of the Lackawanna County Dept. of Economic Development, regarding a DCED Multi-Modal Transportation Fund Application for rehabilitation of a railroad crossing on Hill St. in Jessup. Proposed improvements include replacement warning signals, automatic gate assemblies, and train detection equipment. He wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021 and noted that the LCRPC supports the plan.

Act 67 and 68 Reviews and Chapter 102 Permits

Municipality	Development Name	Engineer/ Consultant	Date Received	Date Replied
Dunmore/Scranton	Jefferson Ave LLC Apts.	Reuther+Bowen	6/8/26	6/8/26
Scranton	Scranton City Warehousing	Schlouch Inc.	6/23/26	6/24/26
Dunmore	Keystone Sanitary Landfill	Keystone Landfill	6/29/26	6/29/26
Throop	Underwood Rd. Grading	Colwell-Naegele	7/27/26	7/28/26
Clifton	Tourist Inn	Colwell-Naegele	7/31/26	8/3/26
Moosic	Rocky Glen Pond	PA DEP	8/18/26	8/18/26
Dickson City	American Youth Dev. DC	Indep. Eng. Serv.	8/31/26	8/31/26

OLD BUSINESS
TRANSPORTATION PLANNING PROGRAM – FY 2025-26

1. ADMINISTRATION

The 1st Quarter FY 2025-26 invoice has been submitted to, and approved by, PennDOT in the amount of $60,006.09, of which $5,732.00 is pass through FTA funds for COLTS.

2. SYSTEMS PLANNING

Mary Liz Donato, Eric Middleton, and Jessica Edwards participated in the virtual LLTS MPO quarterly pre-meeting on June 16th with Luzerne County and PennDOT staff.

Mary Liz Donato, Eric Middleton, and Jessica Edwards participated in the virtual bi-monthly Planning Partners call on June 18th.

Eric Middleton participated in the virtual Eastern PA Freight Alliance quarterly meeting on June 29th.

Mary Liz Donato, Eric Middleton, and Jessica Edwards participated in the quarterly LLTS MPO meeting on July 7th at Luzerne County Transportation Authority offices in Wilkes-Barre.

Mary Liz Donato and Eric Middleton participated in a virtual statewide MPO/RPO meeting on July 9th to discuss proposed state legislation that would drastically alter the make-up of MPO/RPO committee members. Letters opposing the legislation were to be drafted by all state MPO/RPOs and sent to each organization's state representatives.

Eric Middleton participated in the annual Highway Performance Monitoring System (HPMS) workshop conducted by PennDOT central office on July 21st.

Mary Liz Donato and Eric Middleton attended a virtual COLTS Transit Development Plan stakeholders meeting on July 24th.

Mary Liz Donato and Eric Middleton attended a virtual statewide 2027-29 Unified Planning Work Program (UPWP) guidance presentation on July 30th.

Mary Liz Donato and Eric Middleton participated in a virtual UPWP discussion on August 12th with Luzerne County staff.

Mary Liz Donato, Eric Middleton, and Jessica Edwards participated in the virtual bi-monthly Planning Partners call on August 19th.

Mary Liz Donato and Eric Middleton participated in a second virtual UPWP discussion on August 25th with Luzerne County and PennDOT staff.

Mary Liz Donato and Eric Middleton attended a virtual AMPO (American Metropolitan Planning Organization) meeting on August 27th to update statewide MPO/RPOs on the proposed new Transportation Bill in Congress that will extend/replace the current IIJA.

Mary Liz Donato and Eric Middleton participated in the virtual Eastern PA Freight Alliance quarterly meeting on August 27th.

Eric Middleton participated in a virtual NEPA Moves quarterly meeting on August 28th.

Eric Middleton attended the annual PennDOT Planning Partners Meeting from September 1 to September 3 in State College.

3. PROGRAMMING

The public comment period for the 2027-2030 Transportation Improvement Program (TIP) was held between June 5 and July 6.

Mary Liz Donato, Eric Middleton, and Jessica Edwards participated the 2027-30 Transportation Improvement Program (TIP) public meeting on June 24th at the Wilkes-Barre/Scranton Airport.

The 2027-30 TIP was approved at the July 7th LLTS MPO quarterly meeting.

SCRANTON-NEW YORK PASSENGER RAIL RESUMPTION

No activity.

HAZARD MITIGATION

The Commissioners adopted the Hazard Mitigation Plan update on August 5th. Resolution templates for municipal adoption have been mailed to the municipalities for adoption. Four have been returned thus far.

NORTHERN LACKAWANNA PLANNING ASSOCIATION (NorLack)

The series of meetings with the local planning commissions to review and discuss the zoning ordinance updates have been completed. The local planning commissions have formally motioned to move the draft to the governing body for action to start the 45-day public review period and schedule a public hearing. The 45-day review period is running from August 3 through September 16. Public hearings and intent to adopt meetings have been scheduled for October.

NORTH POCONO PLANNING ASSOCIATION (NPPA)

A rough draft of the comprehensive plan has been completed and was discussed at the June 10th planning committee meeting. The project consultant, Hailstone Economic, met with all eight local planning commissions to discuss the draft and start conversations regarding zoning and the land-use sharing concept. The committee was scheduled to meet on September 9th to discuss the project timeline for the comp plan adoption and begin a preliminary discussion on the land-use tables.

SCRANTON-ABINGTONS PLANNING ASSOCIATION (SAPA)

The County was awarded the $90,000 DCED Municipal Assistance Grant (MAP) to undertake the comp plan and zoning ordinance updates. The announcement was made on August 31st. A committee meeting will be scheduled for late October to review a revised Intergovernmental Cooperative Agreement and discuss moving the project forward.

ACT 167 STORMWATER MANAGEMENT PLAN

The County was awarded the $26,250 DEP Stormwater Management Grant to undertake the countywide Phase I Scope of Study. The grant expiration date is January 21, 2029.

OPEN SPACE, TRAILS, AND OUTDOOR RECREATION MASTER PLAN

No activity.

NEW BUSINESS

A. Development Reviews

RESOLUTION

BE IT RESOLVED on this 10th day of September in 2026, the Lackawanna County Regional Planning Commission, having received and reviewed the following proposals:

Municipality	Nature of Proposal
July	
LaPlume	Rev: Lands of Millett 21st Century
Glenburn	Lands of Gallagher & Monacelli
Glenburn	Hickory Ridge Land Development
Scranton	Scranton City Warehousing
Covington	Lands of Santini
Blakely	Lands of Iron Granite, LLC
Madison	Lands of Walters
Roaring Brook	H&P Partnership: Marjon Golf Course
Scranton	Troianiello Realty LLC Cigar Bar
Madison	Revision: Lands of Walters
Spring Brook	Dandy Lion Little League
Scranton	Lands of SPJ Property Group, LLC
Clarks Summit	Lands of Dyska
August	
Archbald	Wildcat Ridge
Archbald	Lands of Palickar & Dippel
Scott	Lands of Edwards
Scott	Lands of Kolsovsky
Newton	Lands of Larue
Jefferson	Lands of Blaine
Greenfield	Lands of Gardner
Greenfield	Lands of Miller
Elmhurst	Lands of McCabe
September	

Jefferson	Lands of Japchen
Jefferson	Lands of Krukowski
Fell	Lands of Hoeg & Schotchlas
Scranton	Lands of Neighborworks
Scranton	Lands of Wyoming Apartments LLC
Carbondale City	Lands of Wall
Scott	Lands of Costello
Elmhurst	Lands of Domin
Jefferson	Lands of Mustafic & Crothers/Gataveskas
Spring Brook	Dandy Lion Little League Revision
Spring Brook	Lands of Kenosky
Clifton	Gilbride Tourist Inn & Event Space
Covington	Lands of Sixth Fleet, Inc. & Van Fleet
Spring Brook	Rev. Zoning Ord. Amend.: Data Centers
Archbald	SALDO: Redesignation of approval auth.
Throop	Zoning Amend.: Data Center Overlay
Throop	Zoning Am.: Data Center Overlay revision
Clifton	Zoning. Amend: Data Centers, Power Generation, Power Storage, Large Scale Water Extraction
Mayfield	Zoning Amend: Solar
Mayfield	Stand-Alone Solar Ord. Amend.
Blakely	Zoning Amend: regs for decommissioning & chickens, and reclassifying power gen. uses from SE to CU Greenfield
Carbondale Twp.	Zoning Ord. Replacement:NorLACK
Carbondale City	Zoning Ord. Replacement: NorLACK
Jermyn	Zoning Ord. Replacement: NorLACK
Mayfield	Zoning Ord. Replacement: NorLACK
Greenfield	Zoning Ord. Replacement: NorLACK
Blakely	Zoning Amend: decomm. regs, reclass uses, mineral extraction
Throop	Zoning Amend: warehouses in E-1
Ransom	Zoning Ord. Amend.: Data Centers
Benton	Zoning Ord. Amend.: Data Centers

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.

A motion to recommend approval of the reviews was made by Cindy Campbell with a second from Chet Merli Jr. The motion carried on a voice vote. John Pocius and Cindy Campbell abstained from the vote for any plans prepared by Labella.

OTHER BUSINESS

There was no other business offered at the meeting.

PUBLIC COMMENT

There was no public comment offered at the meeting.

ADJOURNMENT

As all business had been conducted, a motion to adjourn was made by John Pocius with a second by Chet Merli Jr. The motion carried.

Submitted by
Mary Liz Donato
Director