

Lackawanna County

Regional Planning Commission

ANNUAL REPORT

2024



Prepared by the
Lackawanna County Department of
Planning & Economic Development
Government Center at The Globe
123 Wyoming Avenue † Scranton, PA 18503
570-963-6400 † lackawannacounty.org

LACKAWANNA COUNTY PLANNING STAFF

Kristin Magnotta

Planning & Econ Dev Director

Mary Liz Donato

Planning Department Manager

Jessica Edwards

Regional Planning Manager

Eric Middleton

Transportation Planning Manager

Paul Dunay

Senior Planner/GIS

LACKAWANNA COUNTY REGIONAL PLANNING COMMISSION BOARD

Carol Scrimalli, Chair

Cindy Campbell, Vice-Chair

Germaine Carey, Secretary

Harry Lindsay

Rosemary Broderick

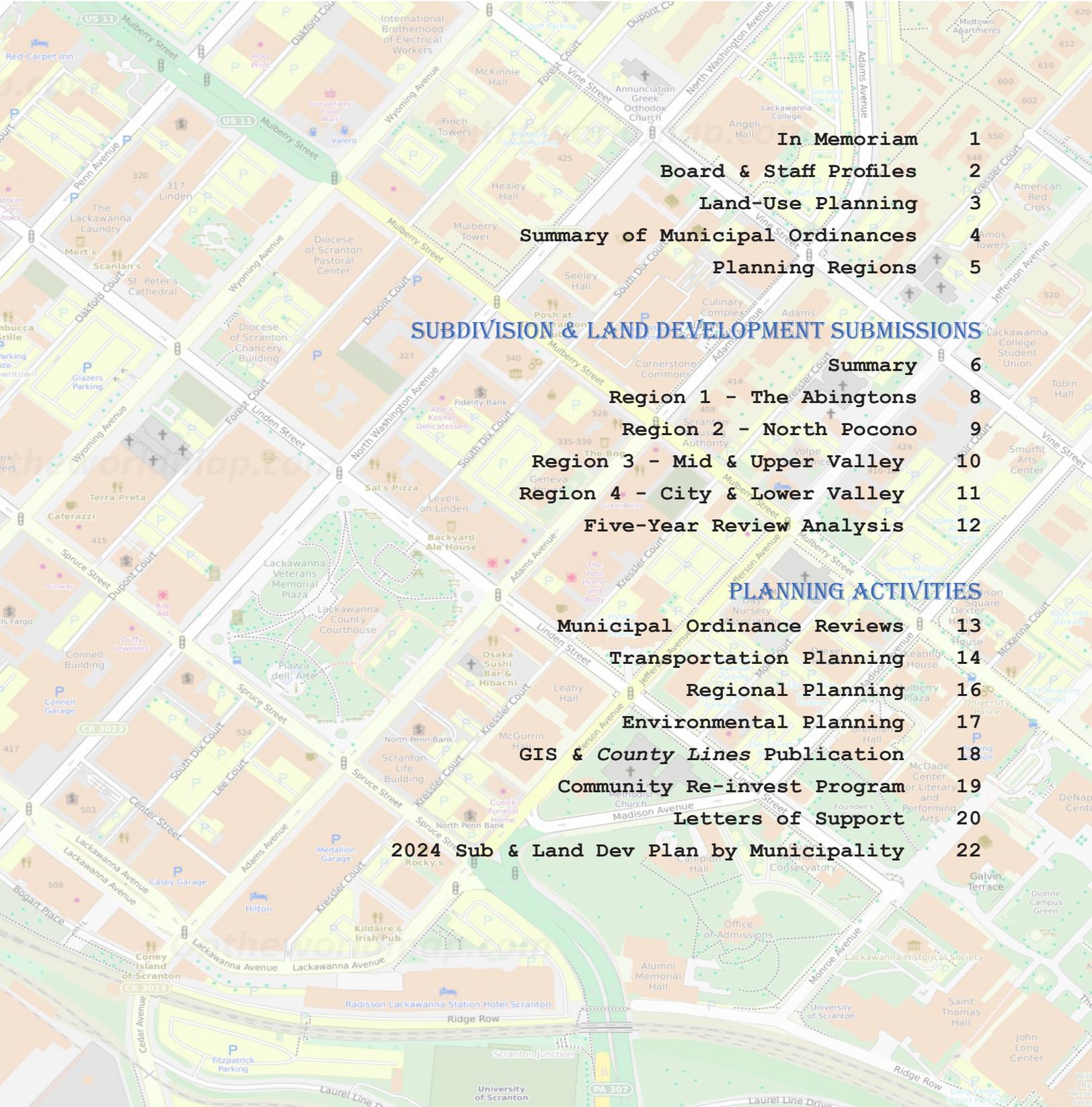
John Pocius

Chet Merli

Tony Grizzanti

Bruce Zero, Esq.

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BOARD MEMBERS' MESSAGE

March 1, 2025

Lackawanna County Commissioners
Bill Gaughan
Matt McGloin
Chris Chermak



Dear Commissioners and Citizens of Lackawanna County:

The Lackawanna County Regional Planning Commission is pleased to present you the Planning Department's 2024 Annual Report.

Act 247, the Pennsylvania Municipalities Planning Code, requires all planning agencies to prepare a written report annually to the governing body. We have traditionally used this opportunity to not only fulfill the state requirement, but to also inform the public and local municipalities of development trends and planning issues and resources.

As we begin another year, and in reflection of our time together, I want to thank the Board and Staff for their dedication and hard work put forth.

The Staff's commitment to careful reviewing, evaluating, commenting, and recommending is outstanding. Their professional guidance through the planning process of our county's projects is second to none. For that, I thank you. Their ability to come together as a team is a valuable asset to this Commission. With their education, knowledge and experience, they each bring unique insight and mastery to provide the important perspective needed for providing our communities' needs. All of this is so important to help shape Lackawanna County for the future and to assess the needs of generations to come.

What is also appreciated is the camaraderie among our members, our staff and our leaders. I look forward to 2025 with great flourish.

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

Sincerely,
Carol Scrimalli

Chair

IN MEMORIAM



PATRICK J. DEMPSEY 1933 - 2025

Our heartfelt appreciation for his 50 years of dedicated leadership of the Lackawanna County Regional Planning Commission and his tireless service to the Lackawanna County community, especially his beloved native Dunmore.

He will be missed immeasurably.

BOARD & STAFF PROFILES

2024 PLANNING COMMISSION BOARD

Carol Scrimalli, Chair
Dunmore, First appointed: 2021

Cindy Campbell, Vice-Chair
Blakely, First appointed: 2018

Germaine Carey, Secretary
Clarks Summit, First appointed: 2013

Harry Lindsay
Moosic, First appointed: 2016

John Pocius
Scranton, First appointed: 2004

Rosemary Broderick
S. Abington Twp, First appointed: 2007

Tony Grizzanti
Archbald, First appointed: 2021

Chet Merli
Blakely, First appointed: 2021

Bruce Zero, Esq.
Moscow, Re-appointed: 2024

2024 PLANNING DEPARTMENT STAFF

Kristin Magnotta
Planning & Economic Dev. Director
University of Pittsburgh (BA)
Scranton, On staff since March 2024

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

Jessica Edwards
Regional Planning Manager
Lehigh University
Lenox Twp, On staff since 2022

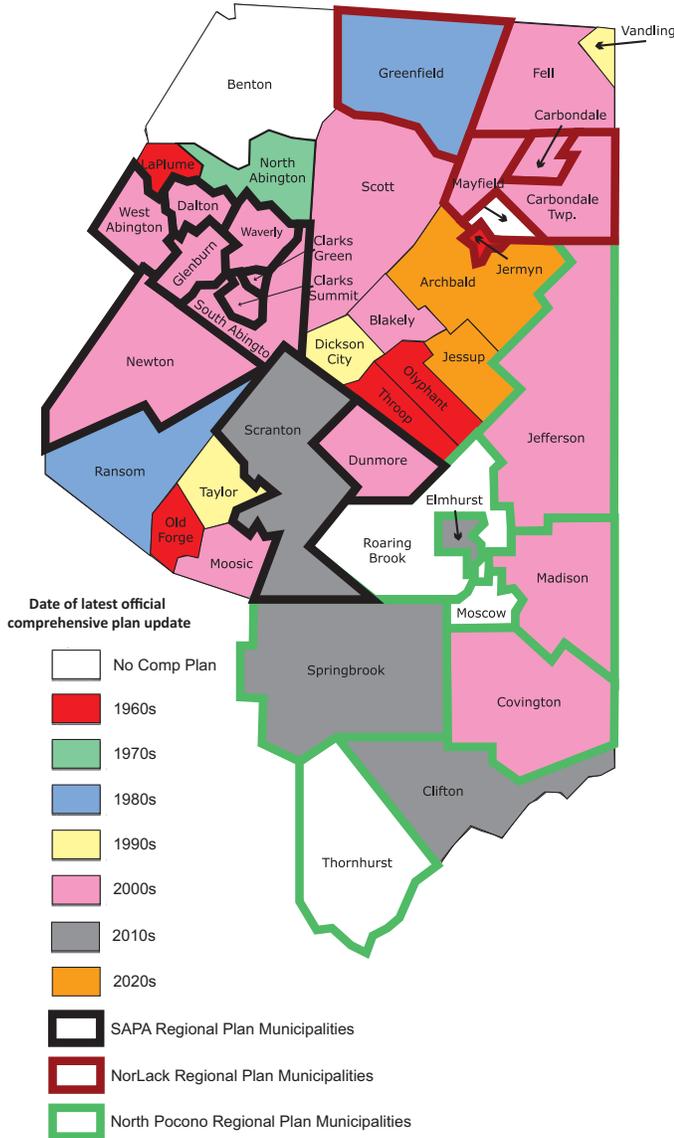
Eric Middleton
Transportation Planning Manager
Penn State University (BS)
Newton Twp, On staff since 2022

Paul Dunay
Senior Planner
Keystone College (BS)
Blakely, On staff since 2023

Stephen Solon
GIS Coordinator
Riverside HS
Lackawanna Career Tech Center
Dunmore, On staff since 1982,
retired April 2024

LAND-USE PLANNING

Municipal Comprehensive Plans



COMPREHENSIVE PLANS

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

COUNTY COMPREHENSIVE PLAN

The Lackawanna-Luzerne Regional Plan, Lackawanna County's official comprehensive plan, was adopted on June 16, 2021.

LOCAL AND REGIONAL COMPREHENSIVE PLANS

Thirty-five of the county's 40 municipalities have adopted comprehensive plans.

SCRANTON-ABINGTONS PLANNING ASSOCIATION

Ten county municipalities adopted the Scranton-Abingtons Regional Comprehensive Plan between 2009 and 2014. In 2017, nine of the municipalities that had adopted the SAPA plan signed an Implementation Agreement to develop cooperative zoning ordinances. The ordinances are in effect as December 2023.

NORTHERN LACKAWANNA PLANNING ASSOCIATION

Five of the county's upvalley municipalities have passed resolutions to participate in the Northern Lackawanna (NorLack) Planning Association to develop a regional comprehensive plan and cooperative zoning ordinances. The project is underway.

NORTH POCONO PLANNING ASSOCIATION

Eight municipalities within the North Pocono School District have passed resolutions to participate in the North Pocono (NPPA) Planning Association to develop a regional comprehensive plan and cooperative zoning ordinances. The project is underway.

ACT 247 (MUNICIPALITIES PLANNING CODE) & LAND-USE PLANNING IN PENNSYLVANIA

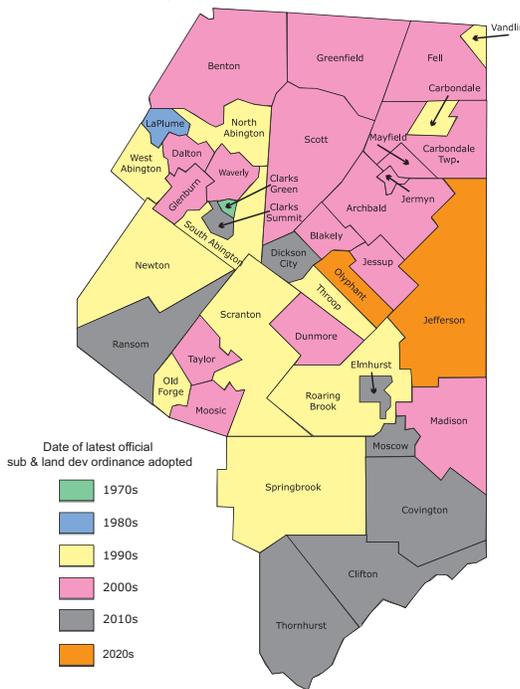
In Pennsylvania, the power and responsibility to plan for land-use and its regulation lies exclusively with local government, including counties. However, city, borough, and township regulations act as a "repeal protanto" of any county regulations. In other words, a local municipal ordinance negates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

ORDINANCE SUMMARY

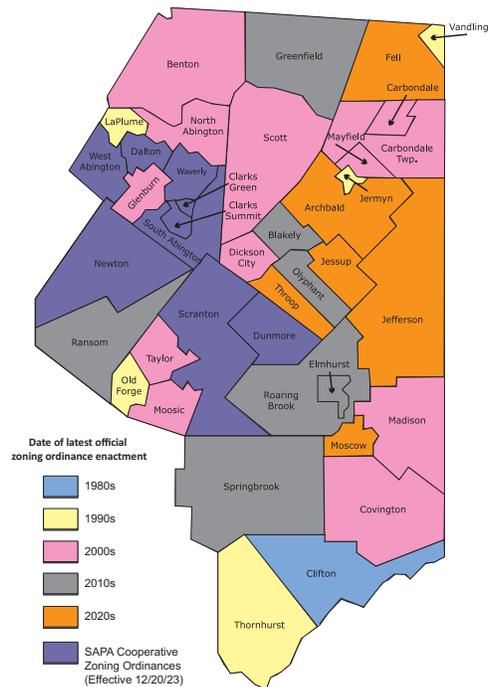
SUBDIVISION AND LAND DEVELOPMENT

A subdivision and land development ordinance is a law requiring the review and approval of plot and site plans, and specifying criteria on how to develop land. Subdivisions entail the creation, re-location, or removal of property lines and the development of new roads and infrastructure, such as sewer, water, and other utility lines and facilities. Land developments involve the construction of multi-family dwellings; commercial, professional, or industrial facilities; schools; and other public buildings and community facilities, such as hospitals, fire stations, and government buildings. Article V of Act 247 governs the implementation of subdivision and land development ordinances in the Commonwealth. There is no county subdivision and land development ordinance. All forty (40) of the county's municipalities have local subdivision and land development ordinances in effect.

Municipal Subdivision & Land Development Ordinances
(Adoption of latest Comprehensive Ordinance;
subsequent amendments not included.)



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



ZONING

Zoning is a method to regulate the use of land and structures, designed to protect health, safety, and welfare and to guide growth. Article VI of Act 247 governs the implementation of zoning ordinances in the Commonwealth. There is no county zoning ordinance. All forty (40) of the county's municipalities have local zoning ordinances in effect.

PLANNING REGIONS

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

REGION 1 (THE ABINGTONS)

Municipalities: 14
 School Districts: 2.5
 2020 Population: 35,047
 Square Miles: 156

REGION 2 (NORTH POCONO)

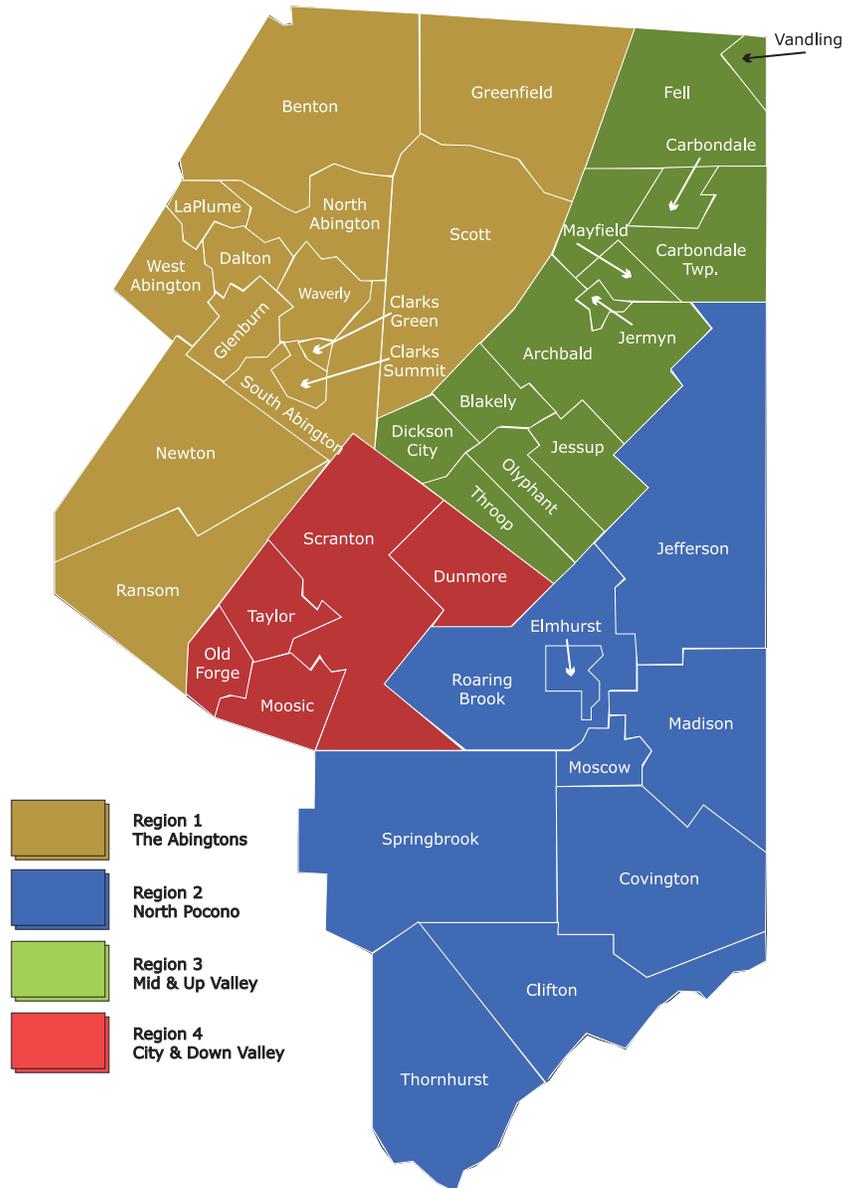
Municipalities: 9
 School Districts: 1
 2020 Population: 18,835
 Square Miles: 179.2

REGION 3 (MID & UP VALLEY)

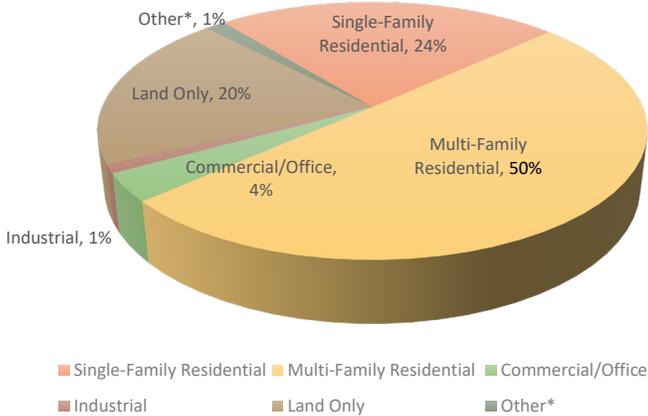
Municipalities: 12
 School Districts: 4.5
 2020 Population: 50,894
 Square Miles: 79.6

REGION 4 (CITY & DOWN VALLEY)

Municipalities: 5
 School Districts: 4
 2020 Population: 111,120



DEVELOPMENT SUMMARY



Total Reviews

163

Lots Subdivided/Developed

842

Acres Subdivided/Developed

4,176

New Roads

3.6 miles

Review Fees

\$23,184

DEVELOPMENT BY LOTS/UNITS

	Lots/Units	Percent
Single-Family Residential	203	24%
Multi-Family Residential	425	50%
Commercial/Office	29	4%
Industrial	9	1%
Land Only	164	20%
Other*	12	1%
	842	100%

Article V of Act 247 mandates that all proposed subdivisions and land developments be reviewed by county planning agencies for comments and concerns at least 30 days prior to any municipality taking official action thereon.

During 2024, the LCRPC reviewed 163 submittals, 12 more than 2023. Lots plotted or proposed for development numbered 842; nonresidential buildings created 1,591,532 square feet of new floor area; and 4,176 acres were affected.

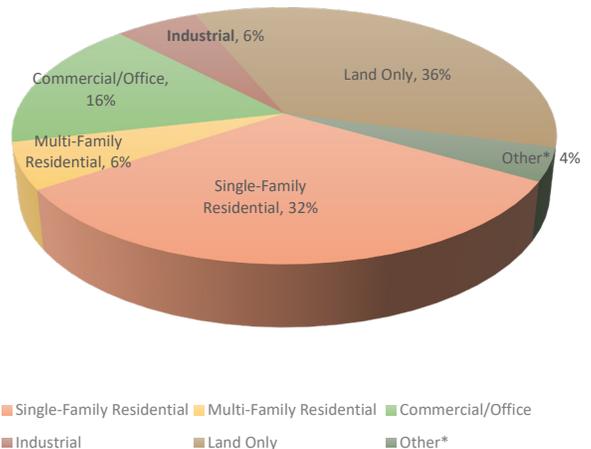
A breakdown by Planning Region showed that Region 3 accounted for 53% of lots/units created while Region 1 accounted for 35% of the acreage affected.

Of the 163 submittals, 127 were minor subdivisions (5 lots or less), 2 major subdivisions, and 34 land developments. The following municipalities had no submissions: Elmhurst, Jessup, LaPlume, Old Forge, and West Abington.

Multi-family residential developments accounted for 50% of the total lots/units and land-only subdivisions 36% of the acreage affected. On the opposite end, industrial and other* development accounted for only 1% of the lots and other* development for 4% of the acreage.

The largest developments in the county proposed in 2024 were Mountain View Estates, Dickson City, 199 townhouse units; Highlands at Archbald Hawks Ridge, 121 single-family residential lots; and Olde Grove Estates, Jefferson Twp, 76 duplex units.

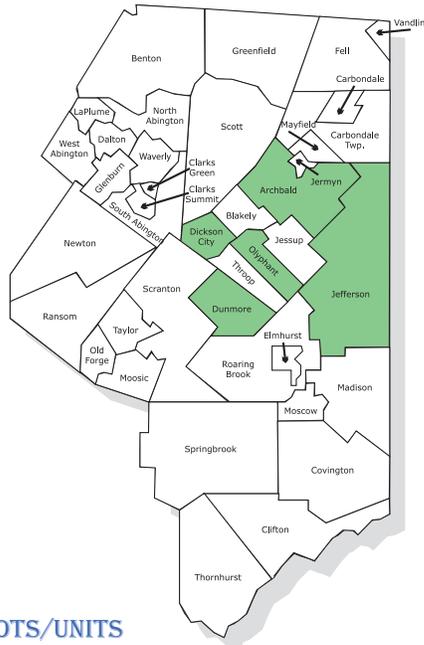
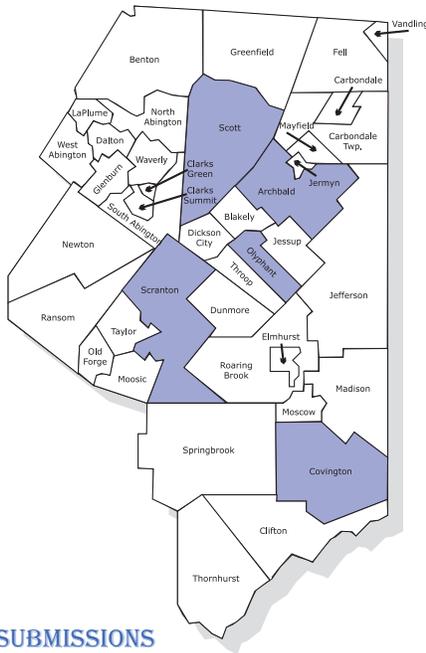
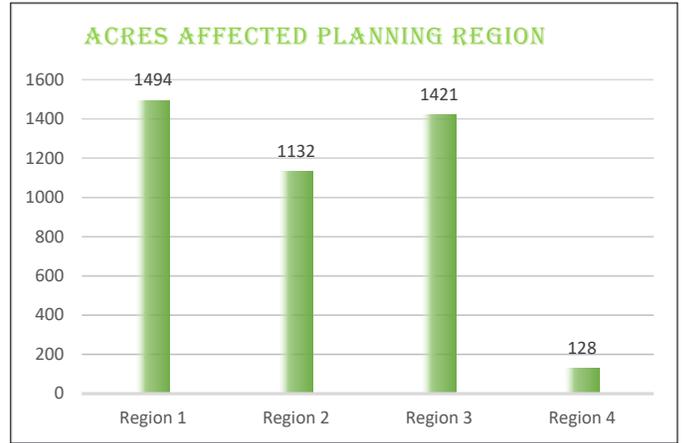
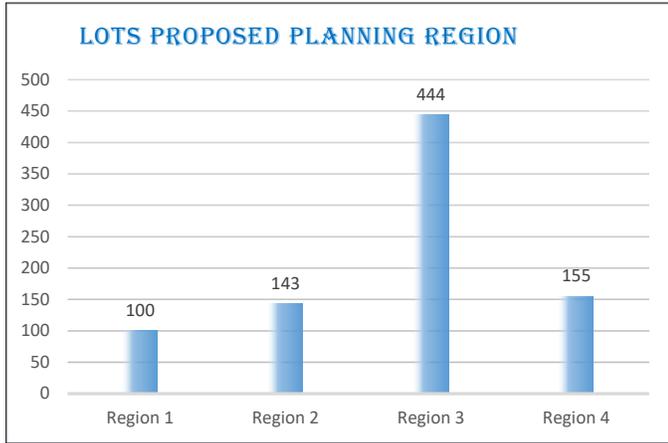
*Other development types include institutional, educational, public municipal & non-municipal, religious, and public services & utilities.



DEVELOPMENT BY ACRES

	Acres	Percent
Single-Family Residential	1349	32%
Multi-Family Residential	244	6%
Commercial/Office	683	16%
Industrial	244	6%
Land Only	1483	36%
Other*	173	4%
	4176	100%

DEVELOPMENT SUMMARY



MOST ACRES SUBDIVIDED/DEVELOPED

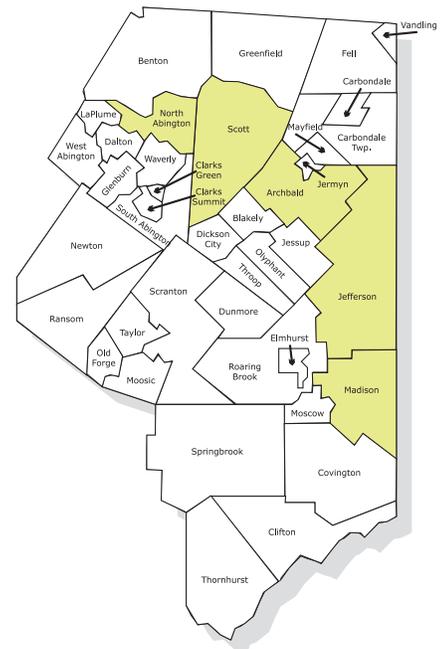
Archbald Borough: 1105
 Scott Township: 339
 N. Abington Township: 250
 Madison Township: 245
 Jefferson Township: 237

MOST SUBMISSIONS

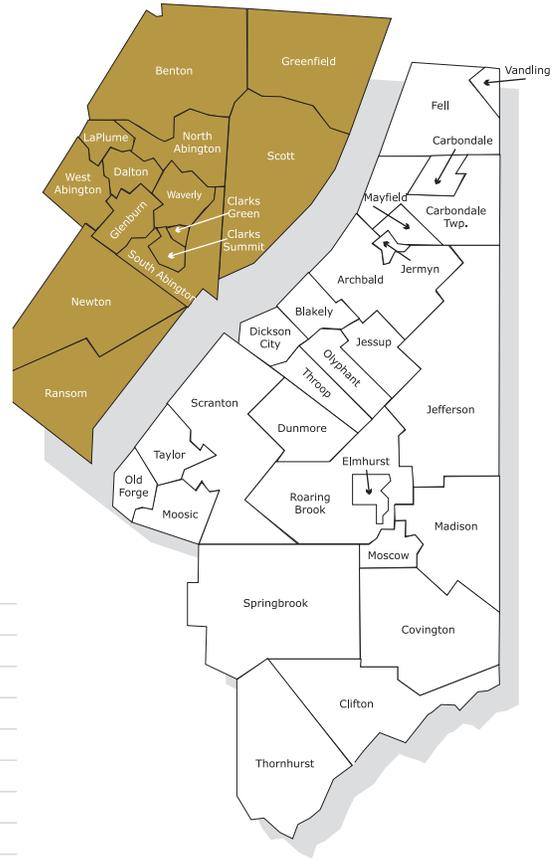
Scranton City: 15
 Scott Township: 15
 Olyphant Borough: 10
 Archbald Borough: 9
 Covington Township: 8

MOST LOTS/UNITS SUBDIVIDED/DEVELOPED

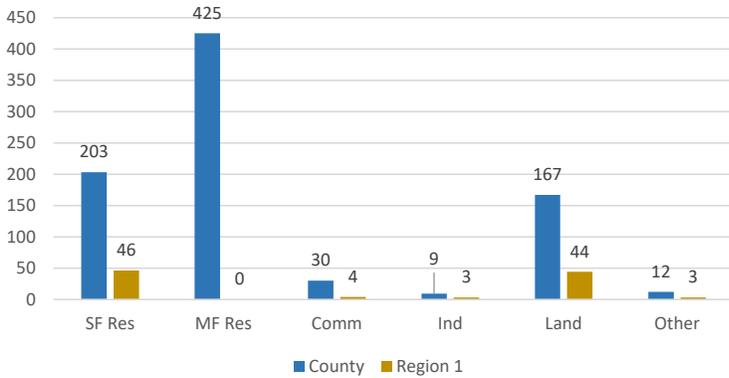
Dickson City Borough: 207
 Archbald Borough: 131
 Jefferson Township: 85
 Dunmore Borough: 81
 Olyphant Borough: 57



REGION 1: THE ABINGTONS



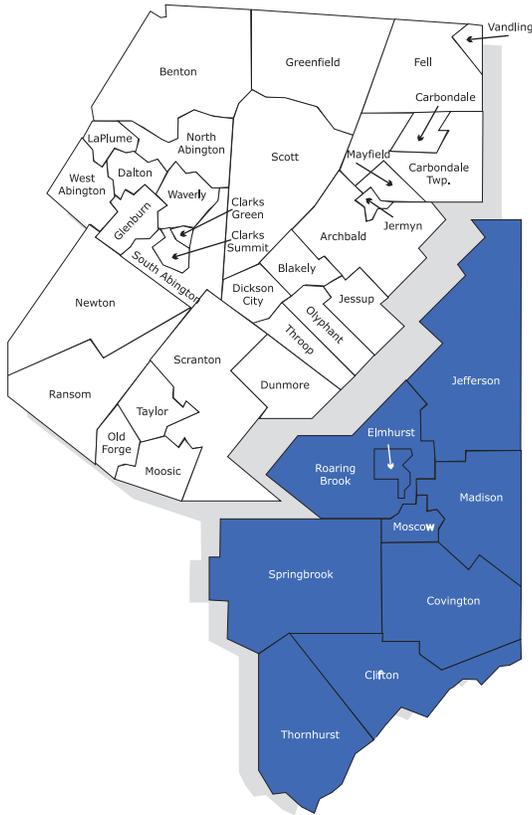
Lots/Units Proposed in 2024



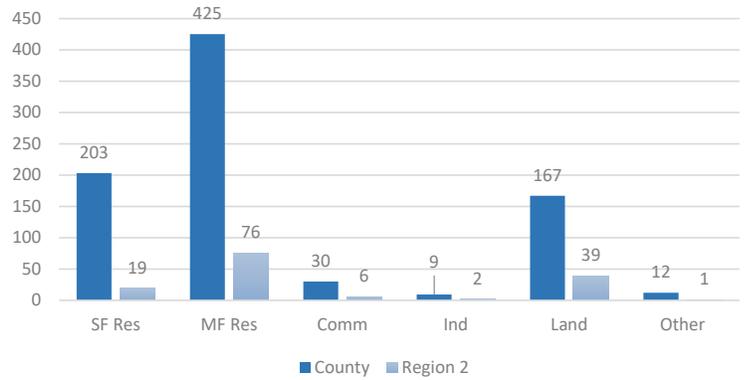
	Subs	Lots	Acres
Benton	3	6	206
Clarks Green	1	2	1
Clarks Summit	2	2	10
Dalton	1	1	1
Glenburn	1	3	122
Greenfield	4	8	21
LaPlume	0	0	0
Newton	4	9	177
North Abington	4	8	250
Ransom	2	8	117
Scott	15	35	339
South Abington	8	14	193
Waverly	2	4	57
West Abington	0	0	0
Totals	47	100	1,494



REGION 2: NORTH POCONO

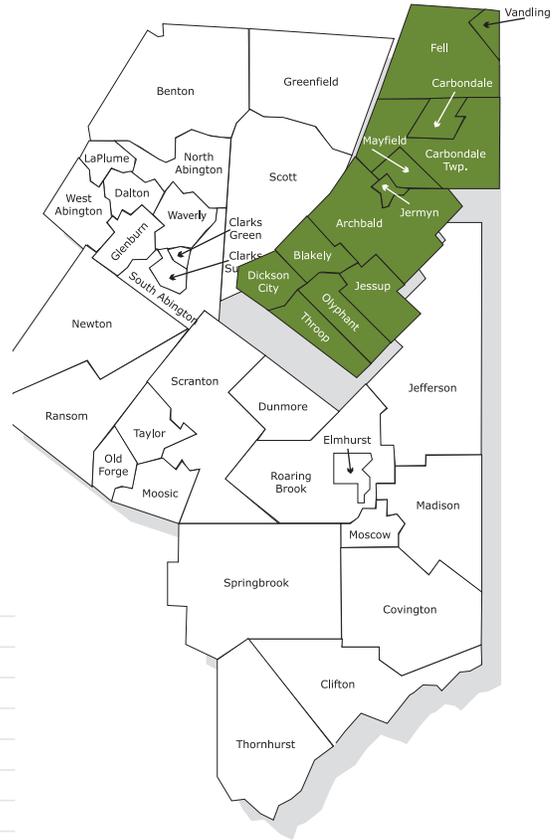


Lots/Units Proposed in 2024

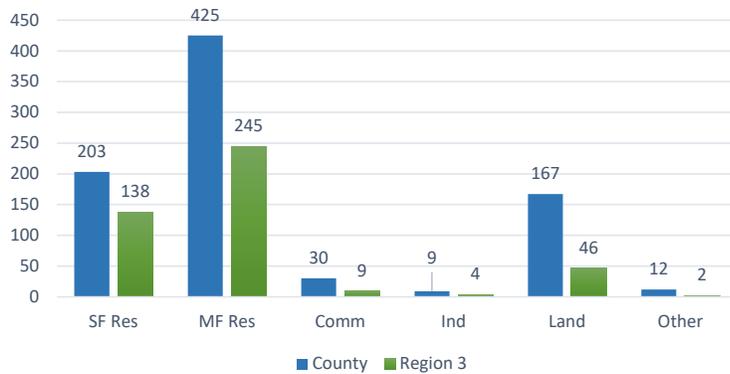


	Subs	Lots	Acres
Clifton	4	5	190
Covington	8	13	170
Elmhurst	0	0	0
Jefferson	8	85	237
Madison	5	16	245
Moscow	3	5	23
Roaring Brook	3	3	17
Spring Brook	6	12	236
Thornhurst	3	4	161
Totals	40	143	1132

REGION 3: MID & UP VALLEY

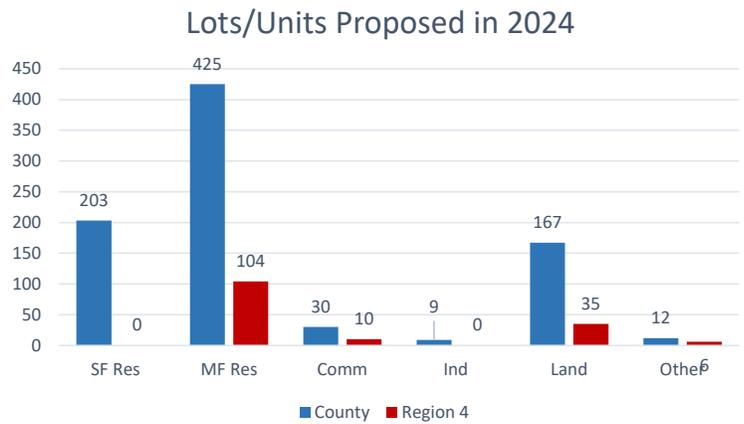
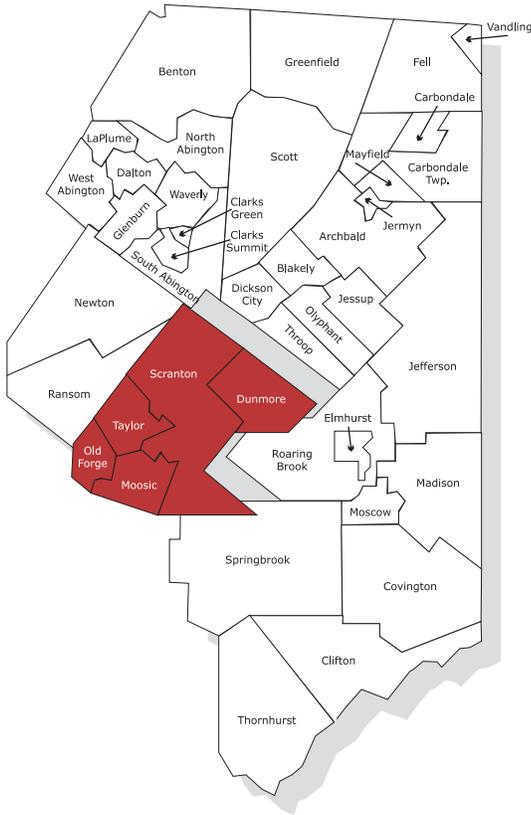


Lots/Units Proposed in 2024



	Subs	Lots	Acres
Archbald	9	131	1105
Blakely	2	4	1
Carbondale City	5	8	21
Carbondale Twp	1	3	23
Dickson City	8	207	191
Fell	4	6	16
Jermyn	1	2	<1
Jessup	0	0	0
Mayfield	2	5	19
Olyphant	10	57	27
Throop	2	18	15
Vanding	1	3	3
Totals	45	444	1,421

REGION 4: CITY & DOWN VALLEY



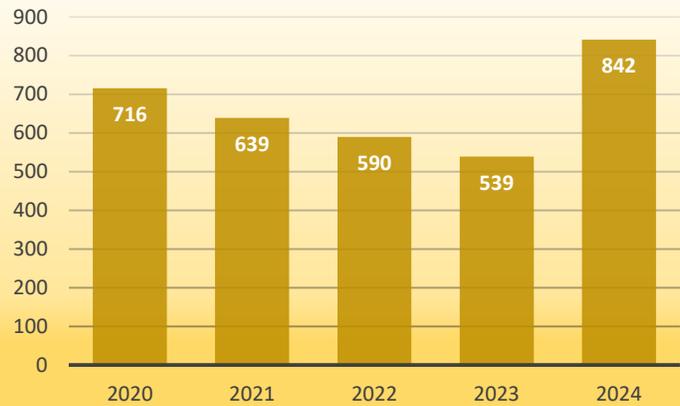
	Subs	Lots	Acres
Dunmore	3	81	10
Moosic	8	14	63
Old Forge	0	0	0
Scranton	15	53	22
Taylor	5	7	33
Totals	31	155	128

FIVE-YEAR ANALYSIS

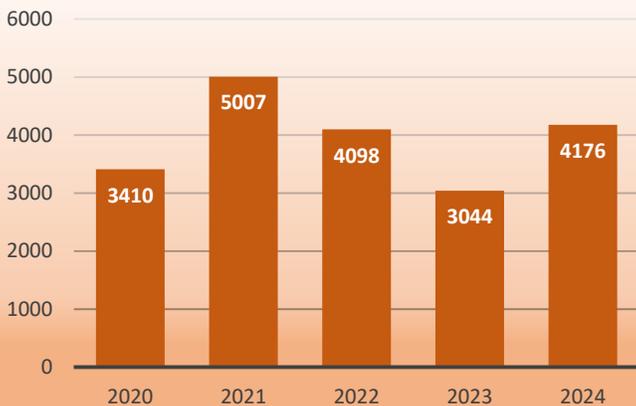
Submissions



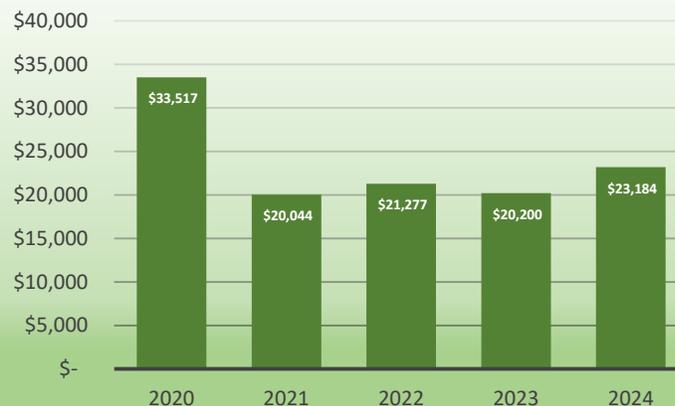
Lots/Units Proposed



Acres Affected



Review Fees



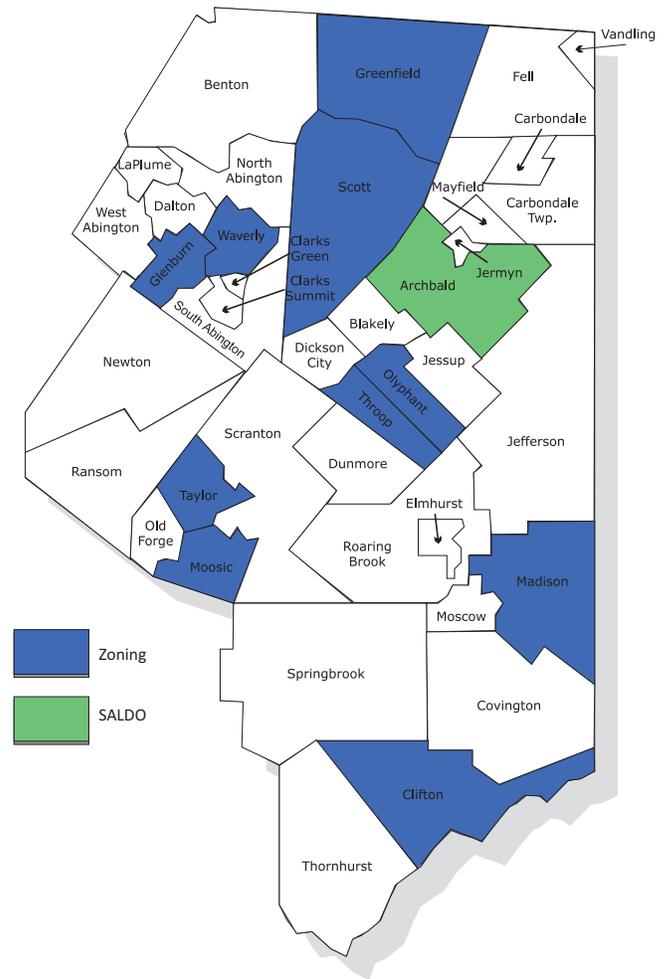
ORDINANCE REVIEWS

ZONING ORDINANCES

Waverly SAPA: amendment (Jan)
Greenfield: new ordinance (Mar)
Taylor: amendment (Jun)
Madison: amendment (Jul)
Olyphant: amendment (Jul)
Scott: amendment (Aug)
Glenburn: amendment (Aug)
Clifton: amendment (Aug)
Moosic: amendment (Oct)
Throop: amendment (Oct)
Greenfield: amendment (Dec)

SUBDIVISION/LAND DEV. ORDINANCES

Archbald: new ordinance (Apr)



The Municipalities Planning Code (Act 247) mandates that municipalities submit any proposed comprehensive plan or land-use ordinance, including any amendments, to the county planning agency prior to the municipality holding a public hearing thereon.

The county planning agency has 45 days to review and comment on initial ordinances or comprehensive replacements, 30 days to review and comment on amendments.

Within 30 days of enactment of any comprehensive plan or land-use ordinance, including amendments, the municipality must forward a certified copy of said plan, ordinance, or amendment to the county planning agency for public record.

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

TRANSPORTATION PLANNING

HIGHWAYS AND BRIDGES

The LCRPC, with Luzerne County Planning, operates as the Lackawanna-Luzerne Transportation Study MPO (LLTS) and has an on-going contract with the Pennsylvania Department of Transportation to conduct a planning program for highway, bridge and transit related projects in Lackawanna and Luzerne Counties. The 2024-2025 Unified Planning Work Program (UPWP), adopted on January 9, 2024, budgets \$407,000 to Lackawanna County for state FY 2024-2025. Funding is provided by the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) (80%), PennDOT (10%), and a local match from Lackawanna County and COLTS (10%).

SCRANTON-TO-NYC PASSENGER RAIL RESUMPTION

In November 2023, the PA Northeast Regional Rail Authority was notified by the Federal Railroad Administration that the project had been accepted in the Corridor ID program. Senator Bob Casey and Representative Matt Cartwright announced millions in federal funding to begin construction on the passenger rail service. The award, totaling \$8,958,919, will kick off long-needed railway rehabilitation and track improvements to begin the process of restoring service between Scranton and New York City via the Lackawanna Cut-Off. The funding comes from the Consolidated Rail Infrastructure and Safety Improvements (CRISI) grant program, made possible by the Infrastructure Investment and Jobs Act (IIJA).

TRANSIT - COLTS AND NEPA MOVES

The staff continues to work with NEPA Moves and other agencies, including the County of Lackawanna Transit System, in planning for and promoting public transit in the county.

PA EASTERN FREIGHT ALLIANCE

Five MPOs in eastern Pennsylvania (LLTS, NEPA, Lehigh Valley, Reading and Lebanon) have established the PA Eastern Freight Alliance to undertake a freight study for a ten-county area of eastern PA. Lehigh Valley serves as the lead MPO for the project. The firm WSP from Philadelphia was selected as the project consultant. Lackawanna County, through the LLTS UPWP program, contributed \$8,000 to the study. The study was completed in mid-2024 and adopted by the LLTS MPO on January 14, 2025. The Alliance is proposed to remain intact to begin implementation of the study's goals.

PLANNING PARTNERS

Lackawanna County and the MPO continue to support PennDOT through the state-wide Planning Partners program. Planning Dept. Manager, Mary Liz Donato, and Transportation Planning Manager, Eric Middleton, attended the annual Planning Partners meeting in State College on September 24-26, 2024. The LLTS MPO will serve as Co-Lead with PennDOT Central Office for program planning for the 2025 meeting.

PENNDOT CONNECTS

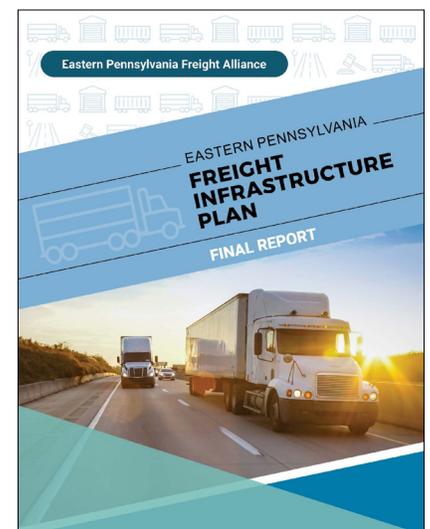
Lackawanna County and the MPO continue to support Connects, PennDOT's municipal outreach program. The annual outreach meeting was held on May 7, 2024, at the District 4-0 offices in Dunmore.

MULTI-MODAL TRANSPORTATION

Lackawanna County and the MPO continue to support multi-modal transportation initiatives such as the Scranton Walkability Study, Valley in Motion Bike and Pedestrian Loop, rail-trail planning and construction, and implementation of the Scranton-Wilkes-Barre Downtown Bike and Pedestrian Study.

FEDERAL CERTIFICATION REVIEW

The Transportation Planning Process Federal Certification Review for the LLTS MPO was conducted on May 20-21, 2024, at the Wilkes-Barre/Scranton International Airport. The review, which is conducted by USDOT every four years, found that the MPO substantially met the metropolitan transportation planning process requirements with one corrective action: establishment of a formal agreement between the MPO, PennDOT, and the region's three transit providers (COLTS, LCTA, and HPT).

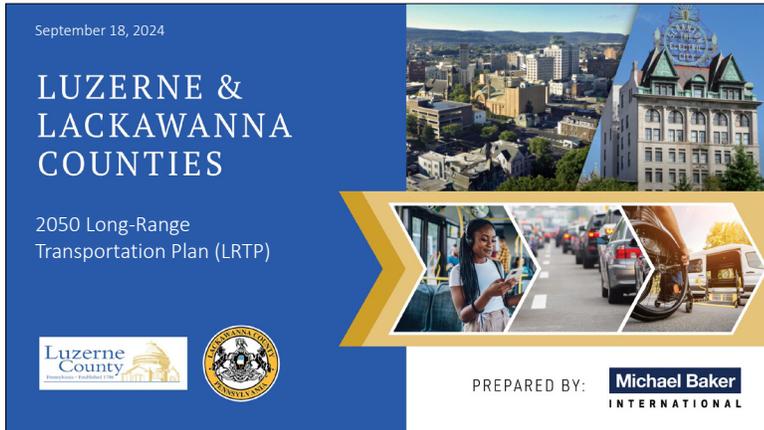


TRANSPORTATION PLANNING

September 18, 2024

LUZERNE & LACKAWANNA COUNTIES

2050 Long-Range Transportation Plan (LRTP)



PREPARED BY: **Michael Baker INTERNATIONAL**

LLTS LONG RANGE TRANSPORTATION PLAN UPDATE

The LLTS MPO began updating its Long Range Transportation Plan in 2024, with the assistance of consultant, Michael Baker International. Luzerne County is administering the project with 50% Lackawanna County reimbursement. It is slated for adoption in January 2026.



SS4A public survey event, LaFesta Italiana, September 1, 2024.

SAFE STREETS FOR ALL ACTION PLAN (SS4A)

Lackawanna County received funding from FHWA in the amount of \$200,000 for a Safe Streets For All (SS4A) grant to develop a county-wide Action Plan. Work on the plan began in early 2024 and is slated for completion by September 2025.



SS4A public survey event, Carbondalieu Festival, November 9, 2024.

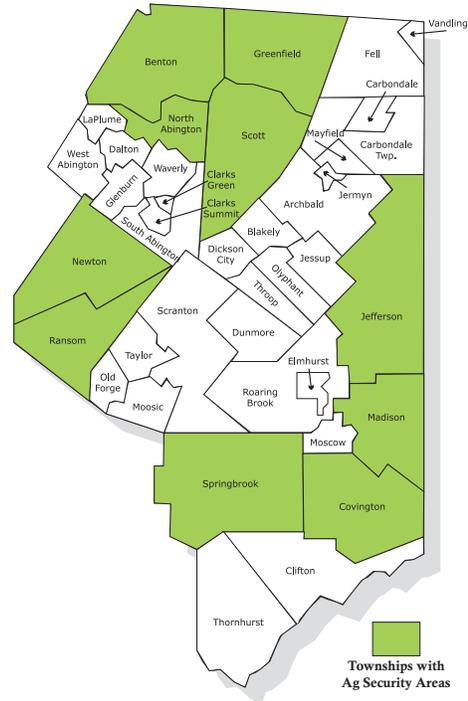
ENVIRONMENTAL PLANNING

FARMLAND PRESERVATION

The LCRPC continued to support the Farmland Preservation Program in 2024 with legal ad costs. Planning Department Manager, Mary Liz Donato, continues to serve as Chairman of the five-member Farmland Preservation Board.

ACRES IN AG SECURITY

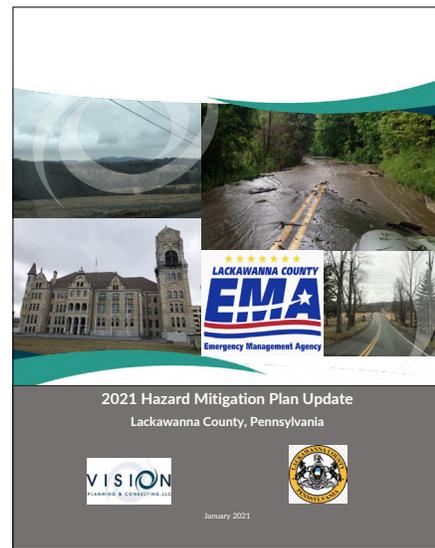
Benton	5,949
Covington	1,525
Greenfield	2,198
Jefferson	4,217
Madison	2,602
Newton	4,275
North Abington	1,503
Ransom	2,191
Scott	3,762
Spring Brook	851
Total Acres	29,073



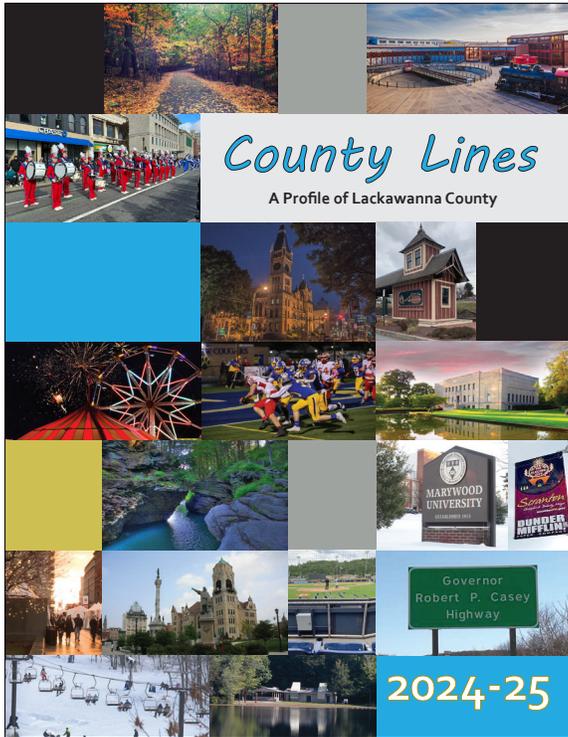
No. of Farms with Ag Easements: **83**
 Total Acres Protected by Easements: **6,604**
 Average Size of Protected Farm: **80 acres**
 Average Cost/Acre for Easement Purchase: **\$1,923**
 Total Purchase Price for Ag Easements
 in Lackawanna County as of December 2024: **\$12,702,180**

HAZARD MITIGATION PLAN UPDATE

Lackawanna County has received FEMA/PEMA funding under DR 5406 for the 2026 Hazard Mitigation Plan update. The amount of funding received is \$265,000. Increased federal COVID funding negated the need for a local match. Vision Planning of Fulton, MD, was chosen as consultant for the project. The updated plan will include a High Hazard Dam Analysis, Historic & Cultural Resources and Manmade/Technological Hazard Annexes. The Historic & Cultural Resources and Manmade/Technological Hazard analyses are completed. The High Hazard Dam analysis and overall plan update continues. The project will be completed prior to May 26, 2026 - the expiration date of the current plan.



GIS & COUNTY LINES



COUNTY LINES

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

The 2024-25 *County Lines* is available for viewing on the Lackawanna County website, under Planning & Economic Development, Regional Planning Commission.

GEOGRAPHIC INFORMATION SYSTEMS

The planning commission maintains and updates GIS data for the county. In addition to parcel data, layer information include the following:

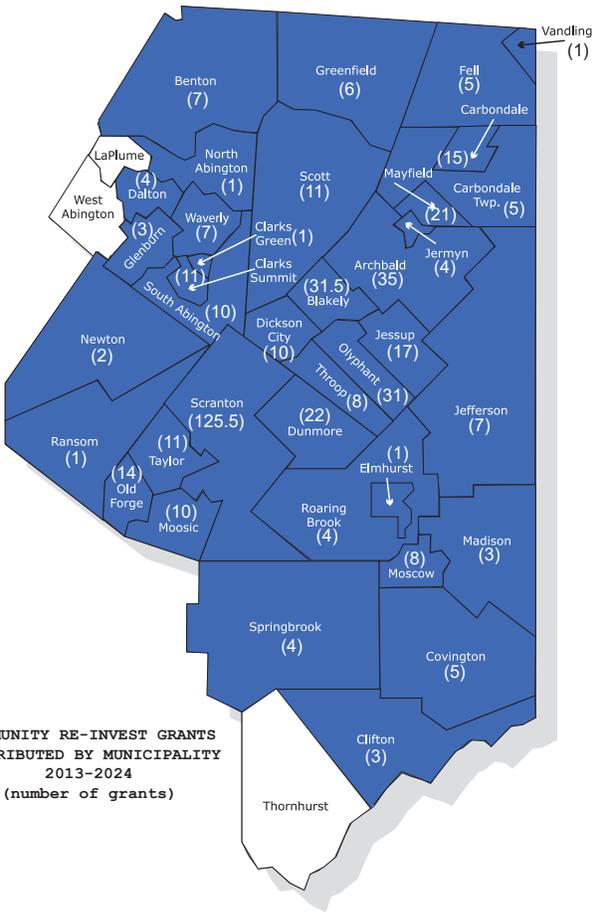
- State Senatorial and House District boundaries
- US Congressional District boundaries
- Voting Wards and District boundaries
- School District boundaries & voting regions
- Municipal boundaries
- ZIP Code boundaries
- Hydrology (water bodies and water courses)
- Soils
- Building footprints
- Land-Use Classifications
- Street data (names and centerlines)
- Highway Functional Classifications
- Trails
- 911 Address Points
- County Road System
- County Bridges
- Recreational Facilities
- 100-year Flood plain areas
- Topography - 2-ft. 10-ft. 20-ft. intervals
- Agricultural Easements
- Zoning (27 municipalities)
- Aerial photography (2005, 2008, 2017 and 2020 flyovers)

Long-time GIS Coordinator, Steve Solon, retired on April 9, 2024, after 42 years of service to the planning department. Senior Planner, Paul Dunay, has assumed GIS responsibilities.



GIS Coordinator, Steve Solon, back row left, retired after 42 years with the planning department. Pictured with Steve are planning staffers Mary Liz Donato, Jessica Edwards, and Eric Middleton.

COMMUNITY RE-INVEST PROGRAM



COMMUNITY RE-INVEST GRANTS
DISTRIBUTED BY MUNICIPALITY
2013-2024
(number of grants)



COMMUNITY RE-INVEST PROGRAM

The County Commissioners established the Lackawanna County Community Re-invest Program in 2013 to assist local agencies in the revitalization of neighborhoods since they are the foundation for families and community values. Applicants are eligible for county grants for recreation and other community projects. The county monies may be used as a local match for state or federal grant applications. All Lackawanna County municipalities, municipal authorities, and tax-exempt, charitable and educational organizations are eligible to receive funds under this program. Community Re-invest funds may be used to assist local agencies to: acquire and preserve open space resources; acquire and construct greenways and trails; acquire, develop, or rehabilitate outdoor recreational facilities; improve or revitalize community services and/or quality of life; and, improve infrastructure. As of December 2024, the commissioners have awarded \$3.7 million in CRP grants to 461 applicants that have leveraged \$23.4 million in local investments. Funding is provided through the county's economic development budget. The program is ongoing and will continue in 2025, with an additional \$200,000. Regional Planning Manager, Jessica Edwards, administered the program in 2024.

LETTERS OF SUPPORT

The planning staff issued the following letters of support in 2024:

Mayfield Borough, DCED Flood Mitigation grant for updates to the municipal levee system

Lackawanna County, RAISE Bridge Planning grant to repair/replace seven county bridges

LHVA, DCNR C2P2 grant for heritage trail expansion in the Eddy Creek section of Olyhant Borough

Blakely Borough, DCED Greenways, Trails and Recreation Grant for rehabilitation of Swansee Field

Lackawanna County, US EPA Brownfields grant for the continued assessment, inventory, and rehabilitation of brownfield sites throughout the county

Jermyn Borough, DCED Flood Mitigation grant for mitigation efforts along Rushbrook Creek

LHVA, DCED Greenways, Trails and Recreation Grant for heritage trail construction in Dickson City Borough

Taylor Borough, DCED Greenways, Trails and Recreation Grant for Noakes Park improvements

Dunmore Missy League, DCED Greenways, Trails and Recreation Grant for improvements to Sherwood Park in Dunmore Borough

Lackawanna County, DCED Greenways, Trails and Recreation Grant for the continued construction of the North Pocono Trail

Covington Township, DCED Multi-modal grant for improvements to Kosinski Road

Clarks Green Borough, DCED Multi-modal grant for improvements to several streets in the borough

Dunmore Borough, DCED Multi-modal grant for improvements to the Drinker Street Tower location in Dunmore Borough

Allied Services Foundation, PennDOT 5310 grant for replacement of vehicles for its nursing homes

Lackawanna County o/b/o Clarks Green Borough, two LSA Monroe County grants for parking lot paving and installation of an emergency generator

Blakely Borough, DCED Multi-modal grant for installation of new sidewalks along Main Street

Jefferson Township, Aqua PA PENNVEST grant for remediation efforts to Jefferson Heights wells

Lackawanna County o/b/o of Saint Ann's Monastery, LSA Monroe County grant for improvements to Sloan Street sidewalks in the City of Scranton

Lackawanna County o/b/o of Lackawanna Historical Society, LSA Monroe County grant for accessibility improvements and stormwater mitigation

Lackawanna County o/b/o of Ballet Theatre of Scranton, LSA Monroe County grant for equipment purchase for the 50th Nutcracker performance

Lackawanna County o/b/o of Everhart Museum, LSA Monroe County grant for roof replacement

Lackawanna County o/b/o of Jessup VFW Post 5544, LSA Monroe County grant for roof and boiler replacement

Lackawanna County o/b/o of Meals on Wheels of NEPA, LSA Monroe County grant for construction of a high-efficiency commercial kitchen

LETTERS OF SUPPORT

Lackawanna County o/b/o of Scranton Tennis Club, LSA Monroe County grant for court and ADA improvements

Lackawanna County o/b/o of Eynon-Sturges Hose Co, LSA Monroe County grant for paving and ADA improvements

Lackawanna County, LSA Monroe County grant for trail maintenance equipment project

Lackawanna County, LSA Monroe County grant for Coal Mine Tour improvements

Lackawanna County, LSA Monroe County grant for Merli-Sarnoski Park improvements

Mayfield Borough, LSA Monroe County grant for purchase of new police vehicle

Diocese of Scranton, PennDOT Multi-Modal grant for parking lot resurfacing at St. Clare/St. Paul School

Diocese of Scranton, PennDOT Multi-Modal grant for playground equipment at St. Mary's School

LHVA, PennDOT Multi-Modal grant for Cliff Street Underpass improvements

Lackawanna County, PennDOT Multi-Modal grant for Plank Road Bridge #4 replacement

PA American Water, PENNVEST funding request for sewer re-lining project in Scranton and Dunmore

Taylor Development Authority, DEP Abandoned Mine Reclamation grant for demolition of the boiler building on the Moffat Colliery property

Throop Borough, PennDOT Multi-Modal grant for improvements to Cypress Street and South Valley Avenue

Mayfield Borough, LSA statewide grant for completion of the borough garage

Jermyn Borough, PennDOT Multi-Modal grant for sidewalk improvements on S. Washington Avenue

City of Carbondale, DCED Main Street Matters grant for Gravity Park roundabout project

Thornhurst Township, PA Fish & Boat Commission grant for development of 17-acre township park containing trails and boat launch along the Lehigh River

S/LD PLANS BY MUNICIPALITY

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (If)
Archbald					
	Eynon-Jermyn Solar Initiative	Other*	1	64.24	0
	Highlands at Archbald Hawks Ridge Phas	Single-Family Residential	121	467	4800
	Lands of 600 Scranton, LLC	Commercial/Office	2	59.08	0
	Lands of McHale	Land Only	1	0.34	0
	Lands of Palazzari & Kriger Dev. Corp.	Land Only	2	2.24	0
	Lands of Paone	Land Only	1	0.58	0
	Lands of Zielinski	Land Only	1	0.44	0
	The Highlands:Golf Expansion	Commercial/Office	1	467	0
	Valley View Bus. Park Lot 30	Industrial	1	44.47	0
Municipality Totals:			131	1105.39	4800
Benton					
	Crystal Windows Expansion	Industrial	2	88.47	0
	Crystal Windows Subdivision	Land Only	2	88.47	0
	Lands of Perry - Revision	Single-Family Residential	2	29.39	0
Municipality Totals:			6	206.33	0
Blakely					
	Lands of Lesnefsky	Land Only	2	0.58	0
	Lands of Moro & Evangelista	Land Only	2	0.7	0
Municipality Totals:			4	1.28	0
Carbondale					
	Lands of Cost	Land Only	2	0.3	0
	Lands of D & L Realty Company	Land Only	2	6.24	0
	Lands of Dragwa	Land Only	2	0.5	0
	Lands of Morrison	Land Only	1	0.25	0
	NEP Canaan Telecom. Tower	Other*	1	13.3	0
Municipality Totals:			8	20.59	0
Carbondale Township					
	Lands of D & L Realty Co	Land Only	3	23.29	0
Municipality Totals:			3	23.29	0
Clarks Green					
	Lands of Skulsky QPR Trust	Land Only	2	1.22	0
Municipality Totals:			2	1.22	0
Clarks Summit					
	Lands of Stivala Investments, LLC	Land Only	1	1.62	0
	Norfolk Southern Railway Co	Land Only	1	8.6	0
Municipality Totals:			2	10.22	0
Clifton					
	Lands of Lavelle	Land Only	2	18.11	0
	Lands of Schweizer	Land Only	1	0.65	0
	Pocono Logistics Consol:Revision	Land Only	1	85.71	0
	Pocono Logistics-Land Dev. Rev	Industrial	1	85.71	0
Municipality Totals:			5	190.18	0
Covington					
	DalevilleP Dollar Gen. & Autozone	Commercial/Office	2	3.58	0
	Lands of Burnett/Capple	Single-Family Residential	2	87.05	2106
	Lands of Khodeeva & Mnatsekanov	Land Only	2	19.02	0

2024 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of Patel	Commercial/Office	2	3.58	0
	Lands of Yeager	Land Only	1	6.02	0
	Peoples Security Bank & Trust REV	Commercial/Office	1	43.1	0
	Rev. - Lands of Webb	Land Only	2	1.17	0
	Rev: Keystone Steel Fabricators	Industrial	1	6.11	0
Municipality Totals:			13	169.63	2106
Dalton					
	Lands of Beggin & Wilga	Land Only	1	1.26	0
Municipality Totals:			1	1.26	0
Dickson City					
	Bell Mt. Land Dev.- Wawa	Commercial/Office	1	3.42	0
	Chili's Dickson City	Commercial/Office	1	2.03	0
	Lackawanna Executive Park L2	Commercial/Office	1	1.78	0
	Lands of American Legion DC Post 665	Land Only	1	0.4	0
	Lands of Hillier	Land Only	1	0.18	0
	Lands of Hughes	Land Only	1	0.26	0
	Lands of Valley View Venue-Sposto	Land Only	2	6.45	0
	Mountain View Estates	Multi-Family Residential	199	176.62	6220
Municipality Totals:			207	191.14	6220
Dunmore					
	Hidden Hollow Residences	Multi-Family Residential	78	3.37	0
	Lands of NEPA Oncology	Commercial/Office	2	3.4	0
	Rev.Lands of Dempsey Uniform & Linen,	Land Only	1	3.37	0
Municipality Totals:			81	10.14	0
Fell					
	Lands of D & L Realty Co - L13	Single-Family Residential	1	3.1	0
	Lands of D&L Realty Company	Land Only	3	11.13	0
	Lands of Hunter	Land Only	1	1.08	0
	Lands of Waibel	Land Only	1	0.3	0
Municipality Totals:			6	15.61	0
Glenburn					
	Lands of Millet Real Estate	Land Only	3	121.98	0
Municipality Totals:			3	121.98	0
Greenfield					
	Lands of Burgio	Single-Family Residential	2	3.38	0
	Lands of Defazio & Wagner	Land Only	2	2.36	0
	Lands of Tierney	Single-Family Residential	2	14.7	0
	Lands of Wierzbicki	Other*	2	0.5	0
Municipality Totals:			8	20.94	0
Jefferson					
	Lands of Barna	Land Only	1	0.53	0
	Lands of Crawford & Witkowski	Land Only	1	24.25	0
	Lands of Davis	Land Only	1	9.6	0
	Lands of Murnock	Single-Family Residential	2	5.29	0
	Lands of Mustafic & Mayeski	Land Only	2	135.26	0
	Lands of Opalka	Land Only	1	1.08	0
	Lands of White	Other*	1	0.92	0

2024 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Olde Grove Estates	Multi-Family Residential	76	59.7	3760
Municipality Totals:			85	236.63	3760
Jermyn					
	Lands of Reeves	Multi-Family Residential	2	0.35	0
Municipality Totals:			2	0.35	0
Madison					
	Lands of Butcher	Single-Family Residential	5	40.04	0
	Lands of Fromert	Land Only	3	21.3	0
	Lands of Haines	Land Only	2	77.99	0
	Lands of Nebraska	Land Only	4	99.5	0
	Lands of Sabie	Single-Family Residential	2	6.11	0
Municipality Totals:			16	244.94	0
Mayfield					
	Lands of Neet Center Associates	Commercial/Office	3	19.08	0
	St. John the Baptist Russian Orthodox Ch	Land Only	2	0.34	0
Municipality Totals:			5	19.42	0
Moosic					
	330 Montage Mountain Road, LLC	Commercial/Office	1	1.88	0
	Lands of Accardi/Gallagher	Land Only	2	1.4	0
	Lands of Kelley	Land Only	2	2.06	0
	Lands of Patel	Land Only	2	0.38	0
	Lands of Trescavage	Land Only	2	0.48	0
	PNC Field Renovations	Other*	1	51.1	0
	Rev. Lands of Powdermill Rd., LLC	Land Only	2	5.46	0
	Villas at Greenwood Est. Lot 11	Multi-Family Residential	2	0.51	0
Municipality Totals:			14	63.27	0
Moscow					
	Honesdale National Bank	Commercial/Office	1	0.69	0
	Lands of Brundage & Burns	Single-Family Residential	2	2.36	0
	Lands of Woehrle & Shaffer	Land Only	2	19.85	0
Municipality Totals:			5	22.9	0
Newton					
	Lands of Bartholme	Land Only	2	72.26	0
	Lands of Bennett	Single-Family Residential	2	11.45	0
	Lands of Miller	Single-Family Residential	2	58.41	0
	Lands of Sheridan	Single-Family Residential	3	34.88	0
Municipality Totals:			9	177	0
North Abington					
	Lands of Cohen & GMMM, LLC	Land Only	2	115.55	0
	Lands of Race	Land Only	1	23.9	0
	Lands of REMJ, Inc	Single-Family Residential	4	95.54	0
	Lands of Wolter	Land Only	1	14.59	0
Municipality Totals:			8	249.58	0
Olyphant					
	129 Lackawanna: Mixed Use	Multi-Family Residential	12	0.15	1
	Gaughan CT Townhouses:Rev	Multi-Family Residential	6	0.46	0
	Lands of Desmarais	Land Only	2	0.28	0

2024 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Lands of KPW, Inc.	Industrial	2	15.55	0
	Lands of Miles	Land Only	1	0.32	0
	Lands of MJ Development, LLC	Land Only	1	4.88	0
	Lands of Paoloni & Lynn	Land Only	3	1.59	0
	Lands of Smugerski & Pietralczyk	Land Only	3	0.37	0
	SKM Products Improvements	Industrial	1	0.99	0
	The Studebaker Lofts: Revisions	Multi-Family Residential	26	2.28	0
Municipality Totals:			57	26.87	1
Ransom					
	Lands of Kostiak & Stefanelli	Single-Family Residential	6	111.16	0
	Lands of Mast Enterprise Equip./ Baranow	Land Only	2	6.44	0
Municipality Totals:			8	117.6	0
Roaring Brook					
	Lands of Beck	Land Only	1	5.32	
	Lands of Cali	Land Only	1	8.29	0
	Lands of Walton	Land Only	1	3.35	0
Municipality Totals:			3	16.96	0
Scott					
	Demming Revocable Living Trust	Single-Family Residential	5	8.17	0
	Lands of Archer	Single-Family Residential	3	68.74	0
	Lands of Burke	Single-Family Residential	2	52	0
	Lands of Koch	Land Only	1	1.95	0
	Lands of Leader	Land Only	3	15.38	0
	Lands of Naniewicz	Single-Family Residential	2	18.32	0
	Lands of NewsMedia Group, Inc.	Land Only	2	19.83	0
	Lands of Occhipinti & Wedlock	Land Only	1	0.54	0
	Lands of Petrucci	Land Only	2	5.88	0
	Lands of Piazza	Single-Family Residential	2	2.38	0
	Lands of Richards & Flynn	Land Only	1	6	0
	Lands of Russen, Bifano & Bosak	Land Only	3	53.83	0
	Lands of Simonik	Land Only	2	3.07	0
	Lands of Verrastro	Land Only	2	44.4	0
	Revision: Lands of Guariglia, Inc	Commercial/Office	4	38.46	601
Municipality Totals:			35	338.95	601
Scranton					
	City of Scranton Spec Building	Commercial/Office	1	4.15	0
	Davis St. Apartments Consolidation	Land Only	5	0.93	0
	Davis Street Apartments	Multi-Family Residential	24	0.93	0
	Elm Park United Methodist Church/U. of S	Land Only	3	0.48	0
	Lands of Alto Strada Dev., LLC	Land Only	2	0.29	0
	Lands of Ferri	Land Only	2	1.06	0
	Lands of Gilroy	Land Only	2	0.19	0
	Lands of Lack. Co. Land Bank	Land Only	2	1.09	0
	Lands of Lockard & Staff	Land Only	2	0.41	0
	Lands of NDA Moosic, LLC	Commercial/Office	2	3.57	0
	Lands of Rutta Asso.& Prestige One, Inc.	Land Only	1	0.85	0
	NDA Moosic LLC Grocery Store	Commercial/Office	1	4.95	0

2024 Subdivisions/Land Developments by Municipality

Municipality	Sub/Dev Name	Development Type	Lots/Units	Acreage	New Roads (lf)
	Scranton Salt Storage Shed	Other*	1	1.12	0
	U of Scranton-Workforce Dev.	Other*	4	0.88	0
	University of Scranton Consol.	Land Only	1	0.88	0
Municipality Totals:			53	21.78	0
South Abington					
	Abington Heights HS Turf Fields	Other*	1	40.8	0
	Lackawanna Development I, LLC	Single-Family Residential	3	2.22	0
	Lands of Abington Development, LLC	Land Only	2	87.67	0
	Lands of Burke & Mohanco	Land Only	2	35.23	0
	Lands of Gress - Corrected	Single-Family Residential	2	21.1	0
	Lands of Potis	Land Only	1	0.38	0
	Lands of Sorokanich:Revised	Single-Family Residential	2	2.21	0
	Revision: Grasselli SSI	Industrial	1	2.92	0
Municipality Totals:			14	192.53	0
Springbrook					
	Lands of Brown	Single-Family Residential	2	24.36	757
	Lands of Hannon	Land Only	2	25.97	0
	Lands of Holmes	Land Only	2	62.82	0
	Lands of Scott	Single-Family Residential	2	33.07	0
	Lands of Theta Land Corporation	Single-Family Residential	2	79.98	0
	Lands of Weidow - Pritchard Revised	Land Only	2	9.88	0
Municipality Totals:			12	236.08	757
Taylor					
	Fargione Holding, LLC-Revisions	Commercial/Office	1	0.34	
	Lands of JAC 5th St., LLC	Land Only	2	9.52	0
	Lands of Mickavitz	Land Only	2	0.14	0
	Replica Auto Sales	Commercial/Office	1	21.37	0
	Taylor Commons: L3-1 Five Below	Commercial/Office	1	1.3	0
Municipality Totals:			7	32.67	0
Thornhurst					
	Lands of Fantini	Land Only	1	0.46	0
	Lands of Hamill & Williams	Land Only	2	3.64	0
	Lands of Higgins & Rector	Land Only	1	11.02	0
Municipality Totals:			4	15.12	0
Throop					
	Lands of Markoz Realty, Inc.	Land Only	2	3.14	0
	Schoolside Estates Phase III:REV	Single-Family Residential	16	11.4	870
Municipality Totals:			18	14.54	870
Vandling					
	Lands of Erdmann & Curtis	Land Only	3	2.53	0
Municipality Totals:			3	2.53	0
Waverly					
	Lands of Clark	Single-Family Residential	2	54.78	0
	Lands of Pease	Land Only	2	1.84	0
Municipality Totals:			4	56.62	0
Annual Totals:			842	4175.54	19115