

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

Thursday, May 8, 2025

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
 - B. Scranton to New York Rail Resumption
 - C. Hazard Mitigation Plan
 - D. Northern Lackawanna Planning Association (NorLack)
 - E. North Pocono Regional Planning Association (NPR)
- VII. NEW BUSINESS**
 - A. Development Reviews
- VIII. OTHER BUSINESS**
- IX. PUBLIC COMMENT**
- X. ADJOURNMENT**

BILLS
May 8, 2025

Environmental Planning & Design – NorLACK Plan	\$8,195.18
American Planning Assoc. - Jessica Edwards Dues	\$283.00
American Planning Assoc. - Mary Liz Donato Dues/Subscriptions	\$490.00
Bowman Consulting Group – Safe Streets for All Plan	\$22,640.89
Vision Planning & Consulting – Hazard Mitigation Plan	\$45,600.00
Luzerne County – Spanish Translation of MPO Documents	\$1,924.02
Mary Liz Donato – Travel/Conference/Meeting Reimbursement	\$638.53
Jessica Edwards - Travel/Conference/Meeting Reimbursement	\$551.45
Luzerne County – Long Range Transportation Plan Update	\$3,795.32
Paul Dunay – Meeting Reimbursement	\$10.00
Time Times Tribune – Land Preservation Ad.: Professional Appraisal	\$110.16

COMMUNICATIONS

May 8, 2025

- A) Correspondence from Ms. Edwards to Alli Muzzy, of JHA Companies, on behalf of Greenfield Township Sewer Authority, regarding a DCED PA Small Water and Sewer Grant. Proposed improvements include electrical upgrades at the facility, mapping of the existing sewer lines and the purchase of an Authority truck. She wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021. She also noted that the LCRPC supports the plan.
- B) Correspondence from Ms. Edwards to AJ Magnotta III, of LaBella Associates, on behalf of Elmhurst Township Sewer Authority, regarding a DCED PA Small Water and Sewer Grant. Proposed improvements include repairs to a screw screen in the headworks and replacement of safety grating in the main wet well. She wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021. She also noted that the LCRPC supports the plan.
- C) Correspondence from Ms. Edwards to Michael Fenick, of Colwell-Naegele Associates, on behalf of Clarks Green Borough regarding a DCED PA Small Water and Sewer Grant. Proposed improvements include repaving, the installation of new stormwater management infrastructure and repairs to existing stormwater infrastructure along Buckness Drive and Clarks Street in the Borough. She wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021. She also noted that the LCRPC supports the plan.
- D) Correspondence from Ms. Edwards to Daniel Markey, Archbald Borough Manager, regarding a DCED PA Small Water and Sewer Grant. Proposed improvements include improvements to the stormwater management infrastructure and paving along Rock Street in the Borough. She wrote that the project is consistent with the Lackawanna-Luzerne Regional Comprehensive Plan of 2021. She also noted that the LCRPC supports the plan.

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>
Newton	Daydreamers Daycare	KSG	4/14/25	4/14/25
Jessup	Hill St. SWM Improv.	PCI	4/22/25	4/22/25
Scranton	PA American Water	TYlin	4/22/25	4/23/25

Old Business

May 8, 2025

TRANSPORTATION PLANNING PROGRAM – FY 2024-2025

1. ADMINISTRATION

The 1st Quarter FY 2024-25 invoice has been approved by PennDOT for reimbursement in the amount of \$71,561.82, of which \$5,615.48 is pass through FTA funds for COLTS.

2. SYSTEMS PLANNING

Mary Liz Donato and Eric Middleton participated in a Fall Planning Partners Meeting Co-Lead meeting with MPO and PennDOT central office staff on April 10th.

Mary Liz Donato attended a virtual webinar on April 15th on Export-Oriented Industry Clusters, Trade and Transportation in Appalachia. The webinar was sponsored by the Appalachian Regional Commission.

Mary Liz Donato and Eric Middleton participated in the monthly SS4A action plan meeting with the consultant on April 16th. The next steering committee meeting is set for May 22nd.

Eric Middleton participated in the monthly Fall Planning Partners Team meeting on April 17th.

Mary Liz Donato and Jessica Edwards participated in the monthly Eastern PA Freight Alliance meeting on April 25th. All five MPOs have adopted the plan. A draft MOU formally creating the freight alliance was reviewed. A website has also been established for the alliance: epennfa.org

SCRANTON-NEW YORK PASSENGER RAIL RESUMPTION

No activity.

HAZARD MITIGATION

Mary Liz Donato and Jessica Edwards participated in a virtual meeting with the consultant and officials from the City of Scranton regarding BRIC funding cuts/alternatives. These cuts and alternative sources for hazard mitigation grants and floodplain buyouts will be addressed in the plan update.

NORTHERN LACKAWANNA PLANNING ASSOCIATION (NorLack)

Committee members were provided with draft zoning maps and the CULUs list for in-depth discussions with their respective planning commissions. The next committee meeting is set for May 28th in Greenfield Township.

NORTH POCONO PLANNING ASSOCIATION (NPPA)

The series of “kickoff” meetings between the consultant and the local municipalities began on April 2nd and will conclude on May 12th. A website has been created for the project: northpoconoplan.com. Summer and early fall will be dedicated to public input at community events. A public survey will be developed.

ACT 167 STORMWATER MANAGEMENT PLAN

The window to apply for a County-Wide Phase 1 Scope of Study through the Growing Greener Plus grant program is now open. Applications are due by June 20th. The maximum amount reimbursable from DEP is \$40,000 for a county with a population of less than 250,000. The program is a 75/25 match. The current Lackawanna River Watershed plan and model ordinances were completed/adopted in the early 1990s. If the process moves to a Phase 2 funding opportunity, all municipalities in the county will be required to participate in the planning process and adopt updated stormwater management ordinances in a manner consistent with the county’s plan. The municipalities’ commitment must be made as part of the Phase 1 application.

NEW BUSINESS

A. Development Reviews

RESOLUTION

BE IT RESOLVED on this 8th day of May in 2025, the Lackawanna County Regional Planning Commission, having received and reviewed the following proposals:

Municipality	Nature of Proposal
Archbald	Lands of Stafursky
Dunmore	Lawn & Order Ice Cream Stand
Greenfield	Lands of Peregrin
Moosic	Hilton Home2 Suites – Moosic
Newton	Lands of Eckel & Veety
Newton	Lands of Wolak
Taylor	Fargione Holdings Rev. 3
Clifton	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.



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: 15-Apr-25

Reviewed: 16-Apr-25

Returned: 08-May-25

File Box ID: 80 -B2

Reviewer: JE

Planning Region: 3

Review Fee: \$100.00

GENERAL INFORMATION

Development Name: Lands of Stafursky

Municipality: Archbald

Municipal Classification:

☐ City ☒ Borough ☐ Township

Property Location: S side of Church Street

Nearest Intersection: Fifth Street

Zoning District: R-1

School District: Valley View

Owner: David & Kimberly Stafursky

Address: 411 Deer Run Drive
Archbald
PA 18403

Developer: Property Owner

Address:

Plan Prepared By: LaBella

Address: 1000 Dunham Drive
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)

0.93

Square Footage:
(non-residential buildings only)

0

**Public Improvements
Proposed:**

☐ Yes ☒ No

New Roads:
(lineal feet)

0

Specific Details:

Proposed subdivision of a vacant .92 acre parcel into two separate lots spanning from Church Street to (Undeveloped) Avenue B. Proposed Lot 1 will be .49 acres, while Proposed Lot 2 will be .43 acres. An existing sewer easement has been illustrated through the southerly portion of the proposed parcels.

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

COMMENTS:

9

Other Agencies That May Require Permits/Approvals:

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? _____



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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 21-Apr-25

Reviewed: 30-Apr-25

Returned: 08-May-25

File Box ID: 83-F3

Reviewer: PD

Planning Region: 4

Review Fee: \$105.00

GENERAL INFORMATION

Development Name: Lawn & Order Ice Cream Stand

Municipality: Dunmore

Municipal Classification:

☐ City ☒ Borough ☐ Township

Property Location: E. Drinker St.

Nearest Intersection: E. Drinker St. & Derrig St.

Zoning District: CNMU

School District: Dunmore

Owner: Lawn & Order Landscaping LLC

Address: 221 Sherwood Ave.
Dunmore
PA 18512

Developer: Property Owner

Address: Property Owner

Plan Prepared By: John Mandarano, P.E.

Address: 314 S. Blakely St.
Dunmore
PA 18512

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)
0.67

Square Footage:
(non-residential buildings only)
0

**Public Improvements
Proposed:**

☐ Yes ☒ No

New Roads:
(lineal feet)
0

Specific Details:

Proposed establishment of an Ice Cream Stand. The building that is going to be used as the ice cream stand is an existing and approx. 546 sq.ft. Twelve (12) Parking spaces are proposed with a one-way entrance and exit. A retaining wall is proposed alongside Roaring Brook Creek.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Verizon

Electric: PPL Electric Utilities

Cable: Comcast

Sewer: PA American/formerly SSA

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

COMMENTS:**Other Agencies That May Require Permits/Approvals:**

Lacka Cons Dist: Erosion/Sediment Control Plan ≥ 5000 sq. ft.
Municipal Engineer: Stormwater Management Plan

Additional Comments:

- 1) Only 2 sheets of 10 have been submitted. Are there other sheets included in this plan?
- 2) Name and address of owner does not appear to be on the plan. Required per SALDO Section 402.B1(a).
- 3) Please have the plan signed by a Commonwealth Registered Surveyor/Engineer as required by the Pennsylvania Professional Engineers Registration Act and SALDO Section 402.B1(d).
- 4) Are there going to be removal of concrete/asphalt? E&S plan may be necessary along with Storm Water Management Plan.
- 5) No landscaping is provided. SALDO Section 514 states that landscaping shall be applied to all parking lots with ten (10) or more spaces.
- 6) Are there any proposed utilities? Existing utilities do not appear to be shown on the plan.
- 7) Please include the appropriate signing blocks for County, Borough, etc.
- 8) Legend does not appear to be complete. No distinction between existing and proposed features.
- 9) Signs are indicated on the plan. There are no details on signs, construction notes, data reference notes, etc.

RECOMMENDATION TO MUNICIPALITY:

- ☐ APPROVAL
☐ DENIAL
☐ CONDITIONAL APPROVAL
☐ NONE
☒ WITHHELD

Reviewer: _____

Paul Dunay

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: 03-Apr-25

Reviewed: 11-Apr-25

Returned: 08-May-25

File Box ID: 83-D3

Reviewer: PD

Planning Region: 1

Review Fee: \$75.00

GENERAL INFORMATION

Development Name: Lands of Peregrin

Municipality: Greenfield

Municipal Classification:

☐ City ☐ Borough ☒ Township

Property Location: Shadyside Dr.

Nearest Intersection: Shadyside Dr. & Boulevard Ave.

Zoning District: SR

School District: Lakeland

Owner: Anthony Jr. & Eliza Peregrin

Address: 6 Sugar Maple Rd.
Greenfield Twp.
PA 18407

Developer: Property Owner

Address: Property Owner

Plan Prepared By: LaBella

Address: 1000 Dunham Dr.
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

Acreage:
(residual land excluded)
0.71

Square Footage:
(non-residential buildings only)
0

**Public Improvements
Proposed:**

☐ Yes ☒ No

New Roads:
(lineal feet)
0

Specific Details:

A proposed consolidation of 2 adjoining under the same ownership. Existing Lot 1 is 15,000 sq.ft. (PIN #01404-040-019), containing vacant land. Existing Lot 2 is 16,050 sq.ft. (PIN #01404-040-020), containing vacant land.

Upon completion the Lot will be 31,050 sq.ft.

PUBLIC UTILITY SERVICE INFORMATION

Telephone: Northeastern

Electric: PPL Electric Utilities

Cable: Adams CATV

Sewer: N/A: Private Community System

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:

13

Additional Comments:

RECOMMENDATION TO MUNICIPALITY:

- ☒ APPROVAL
☐ DENIAL
☐ CONDITIONAL APPROVAL
☐ NONE
☐ WITHHELD

Reviewer:

Paul Dunay

Paul Dunay

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?

Owner/Agent
Plan Preparer
Municipality



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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 15-Apr-25

Reviewed: 21-Apr-25

Returned: 08-May-25

File Box ID: 84 -A1

Reviewer: JE

Planning Region: 4

Review Fee: \$387.00

GENERAL INFORMATION

Development Name: Hilton Home2 Suites - Moosic

Municipality: Moosic

Municipal Classification:

☐ City ☒ Borough ☐ Township

Property Location: 14 Glenmaura National Blvd.

Nearest Intersection: Montage Mountain Road

Zoning District: PDZ

School District: Riverside

Owner: TYJB Hotel Partners, LP

Address: 16 Radcliff Drive
Moosic
PA 18507

Developer: Property Owner

Address:

Plan Prepared By: Greenman-Pedersen, Inc.

Address: 52 Glenmaura Blvd., Ste. 302
Scranton
PA 18505

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)

3.18

Square Footage:
(non-residential buildings only)

15,412

**Public Improvements
Proposed:**

☐ Yes ☒ No

New Roads:
(lineal feet)

0

Specific Details:

Proposed development of a vacant parcel with a 4 story, 91 room, Hilton Home2 Suites Hotel with 94 parking spaces and customary accessories.

The common access drive shared with the existing Courtyard Marriott will be utilized, along with the existing curb cut on the shared drive.

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

COMMENTS:

15

Other Agencies That May Require Permits/Approvals:

PA DEP: NPDES Permit
Municipal Engineer: Improvement Design Standards
Municipal Engineer: Stormwater Management Plan
Municipal Zoning Hearing Board: Variance Approval

Additional Comments:

The plan contains a note indicating a variance to the maximum height requirement will be requested to allow for the 4-story structure. Conditional approval is recommended pending the results of the ZHB request.

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

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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 07-Apr-25

Reviewed: 14-Apr-25

Returned: 08-May-25

File Box ID: 83-F3

Reviewer: PD

Planning Region: 1

Review Fee: \$75.00

GENERAL INFORMATION

Development Name: Lands of Eckel & Veety

Municipality: Newton

Municipal Classification:

☐ City ☐ Borough ☒ Township

Property Location: How Kola Rd.

Nearest Intersection: How Kola Rd. & Falls Rd.

Zoning District: RR

School District: Abington Heights

Owner: Keith W. Eckel

Address: 1647 Falls Rd.
Clarks Summit
PA 18411

Developer: Property Owner

Address: Property Owner

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

Lots or Units:
(including any residual land)
1

Acreage:
(residual land excluded)
84.18

Square Footage:
(non-residential buildings only)
0

**Public Improvements
Proposed:**

☐ Yes ☒ No

New Roads:
(lineal feet)
0

Specific Details:

Proposed lot line adjustment between adjoining parcels. Existing Parcel 1, owned by Eckel, is 56 acres containing what appears to be a barn. Existing Parcel B, owned by Veety, is 77.33 acres containing the How Kola Campground. Lot A-10, 6.85 acres will be conveyed to Veety from Eckel totaling 84.18 acres.

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:

17

Other Agencies That May Require Permits/Approvals:

Additional Comments:

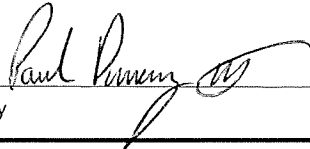
1) Contour lines at an interval of not greater than twenty (20) feet is required per SALDO Section 404.2.V.

RECOMMENDATION TO MUNICIPALITY:

- ☒ APPROVAL
☐ DENIAL
☐ CONDITIONAL APPROVAL
☐ NONE
☐ WITHHELD

Reviewer:

Paul Dunay



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?

Owner/Agent
Plan Preparer
Municipality



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SUBDIVISION AND LAND DEVELOPMENT EVALUATION

Received: 21-Apr-25

Reviewed: 30-Apr-25

Returned: 08-May-25

File Box ID: 83-A3

Reviewer: PD

Planning Region: 1

Review Fee: \$75.00

GENERAL INFORMATION

Development Name: Lands of Wolak

Municipality: Newton

Municipal Classification:

☐ City ☐ Borough ☒ Township

Property Location: Thompson Farms Rd.

Nearest Intersection: Thompson Farms Rd. & Newton Ransom Blvd.

Zoning District: RR/VMU

School District: Abington Heights

Owner: Andrew T. Wolak (Property Owner 1)

Address: 125 Thompson Farms Rd.
Newton Township
PA 18411

Developer: Thomas W. & Caroline L. Jordan (PO 2)

Address: 115 Thompson Farms Rd.
Newton Township
PA 18411

Plan Prepared By: Guy Anthony DeAngelo, PLS

Address: 1619 Davinci Ln
Clarks Summit
PA 18411

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

Acreage:
(residual land excluded)
2.65

Square Footage:
(non-residential buildings only)
0

**Public Improvements
Proposed:**

☐ Yes ☒ No

New Roads:
(lineal feet)
0

Specific Details:

Proposed lot line adjustment between adjoining parcels. Existing Parcel 1, owned by Wolak, is 32.80 acres containing a dwelling. Existing Parcel B, owned by Jordan, is 2.59 acres containing a dwelling. Parcel A, 0.06 acres will be conveyed to Jordan from Wolak totaling 2.65 acres.

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:

19

Additional Comments:

RECOMMENDATION TO MUNICIPALITY:

- ☒ APPROVAL
☐ DENIAL
☐ CONDITIONAL APPROVAL
☐ NONE
☐ WITHHELD

Reviewer:

Paul Dunay

Paul Dunay

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

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: 23-Apr-25

Reviewed: 25-Apr-25

Returned: 08-May-25

File Box ID: 83 -2F

Reviewer: JE

Planning Region: 4

Review Fee: \$115.00

GENERAL INFORMATION

Development Name: Fargione Holding, LLC-Rev 3

Municipality: Taylor

Municipal Classification:

☐ City ☒ Borough ☐ Township

Property Location: Keyser Ave. (SR 3011)

Nearest Intersection: Williams Street

Zoning District: R-1A

School District: Riverside

Owner: Christopher Fargione

Address: 487 S Keyser Ave.
Taylor
PA 18517

Developer: Property Owner

Address:

Plan Prepared By: David Johns, PE

Address: 14 Berlin Village
Avoca
PA 18641

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)

0.34

Square Footage:
(non-residential buildings only)

2,880

**Public Improvements
Proposed:**

☐ Yes ☒ No

New Roads:
(lineal feet)

Specific Details:

Revised plans for the proposed development of a vacant lot with a 2,880 sq.ft. commercial building and parking facilities for 15 total vehicles.

The design has not changed since the first review; however, additional information has been added.

Original File ID: 83-2E - 10/9/24

1st Revision: File ID 83-2F - 12/12/24

2nd Revision: File ID 83-2F - 3/28/25

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

COMMENTS:**Other Agencies That May Require Permits/Approvals:**

PennDOT: Highway Occupancy Permit
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

21
Municipal Planning Commission: Waiver/Modification
Municipal Governing Body: Waiver/Modification

Additional Comments:

- 1) The narrative advises that the property owner will discuss the addition of traditional sidewalks to the property. It is important for the Borough to note that SALDO Section 531 allows waivers to be granted by the Municipal Planning Commission.
- 2) Easements as required by SALDO Section 520 have been noted on Sheet CLS-1 but the location of the easements have not been illustrated or noted. The Borough should determine if this is acceptable for the plan.
- 3) Although the rear travel aisle is not dimensioned, the full pavement width behind the building is 33.3'. Parking spaces that are 18' long are included in the 33.3' calculation; the rear travel aisle will be 15.3'. SALDO Section 513.A. requires the width to be 24' wide for two-way use. The Borough should determine if the proposed width is acceptable.
- 4) The Borough should determine if the elements intended to provide protection to adjacent uses will buffer the commercial use from the neighboring residential properties. Zoning Section 4.730-4.734 provides the requirements for buffering/screening of commercial uses, including screening of site elements, such as dumpsters. *It is important to note that the lighting plan does reflect that light pollution will not occur.

** The recommendation will remain withheld. Since the Borough is the approving authority, their determination on the width of the rear travel aisle, landscaping/buffering and the sidewalk is necessary. The recommendation from our office will not change unless the Borough communicates that waivers have been granted to the requirements for the travel aisle width, landscaping/buffering/screening, and traditional sidewalks.**

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:

09-Oct-24

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: 21 April 2025

REV'D: 22 April 2025

RET'D: 08 May 2025

Municipality: Clifton Township
Ordinance: Zoning
Replacement/Amendment: Amendment
Date of Current Ordinance: 10 November 1989, with Amendments
Summary: Proposed addition of regulations pertaining to data centers as a
conditional use in the Industrial Zone.
Submitted by: Geoffrey S. Worthington, Esq., Twp. Solicitor

COMMENTS

This is a well-drafted and comprehensive amendment for an industry gaining prevalence in the region. The LCRPC supports this amendment.

Reviewer: 