

**BOROUGH OF JESSUP  
LACKAWANNA COUNTY, PENNSYLVANIA  
ORDINANCE No. 4-2023**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 10 OF 2020, AS AMENDED,  
ENTITLED THE “BOROUGH OF JESSUP ZONING ORDINANCE”, AMENDING  
ARTICLE 2, SECTION 202 ENTITLED “ZONING MAP” AS WELL AS THE  
OFFICIAL ZONING MAP OF THE BOROUGH OF JESSUP DATED NOVEMBER 23,  
2020 ATTACHED THERETO, CHANGING A PORTION OF LAND FROM ZONING  
DESIGNATION IC TO C-R AND A PORTION OF LAND FROM ZONING  
DESIGNATION LI TO C-R**

**WHEREAS**, the Borough of Jessup is a duly ordained and existing political subdivision organized under the laws of the Commonwealth of Pennsylvania, particularly, the Pennsylvania Borough Code; and

**WHEREAS**, the Borough of Jessup has in effect Ordinance Number 10 of the year of 2020, otherwise known as the “Borough of Jessup Zoning Ordinance” as amended to date; and

**WHEREAS**, Jessup Borough Council has duly discussed, legally advertised and held public hearings in accordance with the Pennsylvania Municipalities Planning Code as well as said Ordinance of its intention to amend said Ordinance in accordance with the terms and conditions outlined herein.

**NOW, THEREFORE**, be it hereby ordained and enacted by the Jessup Borough Council pursuant to the authority granted to it under the laws of the Commonwealth of Pennsylvania, as follows:

1. **Zoning Designation Change** – The official Jessup Borough Zoning Map dated November 23, 2020, as well as Article 2, Section 202, entitled “Zoning Map” is hereby amended to reflect that:
  - a. the parcel of land currently designated as part of PIN No. 12602-010-001, also known as “Conservation Parcel 1” on a map recorded in the Lackawanna County Recorder of Deeds Office on January 27, 2023 to Instrument Number 202301280 at Map Book 6AM, Page 12005, a portion of which is currently zoned as C-R and a portion of which is currently zoned as IC, on the aforesaid Jessup Borough Zoning Map, is hereby changed and further designated as zoning designation C-R for the entire parcel.
  - b. the parcel of land currently designated as part of PIN No. 12602-010-001, also known as “Conservation Parcel 2” on a map recorded in the Lackawanna County Recorder of Deeds Office on January 27, 2023 to Instrument Number 202301280 at Map Book 6AM, Page 12005, a portion of which is currently zoned as C-R and

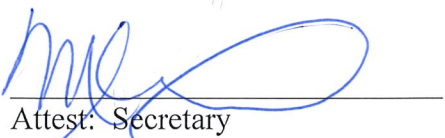
a portion of which is currently zoned as LI, on the aforesaid Jessup Borough Zoning Map, is hereby changed and further designated as zoning designation C-R for the entire parcel.

- 1.1. See **Exhibit A** attached hereto which further illustrates the zoning map change referenced above.
2. **Effective Date** – This Ordinance shall take effect within five (5) days from the date enacted herein or upon a date as otherwise prescribed by law.
3. **Severability** – The provisions of this Ordinance are severable. If any part of this Ordinance is declared to be unconstitutional, illegal, or invalid for whatever reason, the remaining provisions shall be unaffected and same shall remain in full force and effect. Only those provisions deemed invalid shall be stricken.
4. **Remaining Terms** – All remaining terms and provisions of the Borough of Jessup Zoning Ordinance, as amended to date, shall remain in full force and effect and shall not otherwise be affected.
5. **Zoning Map Change** – The official Zoning Map of the Borough of Jessup shall hereafter be amended to reflect the zoning designation change as indicated herein.

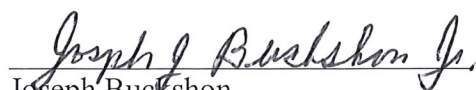
**ENACTED AND ORDAINED** on this 7th day of June, 2023 at a duly advertised public hearing of Jessup Borough Council.

Jessup Borough Council

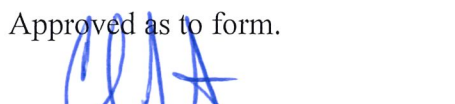
By:   
President

  
Attest: Secretary

Examined and Approved this 7<sup>TH</sup> day of JUNE, 2023

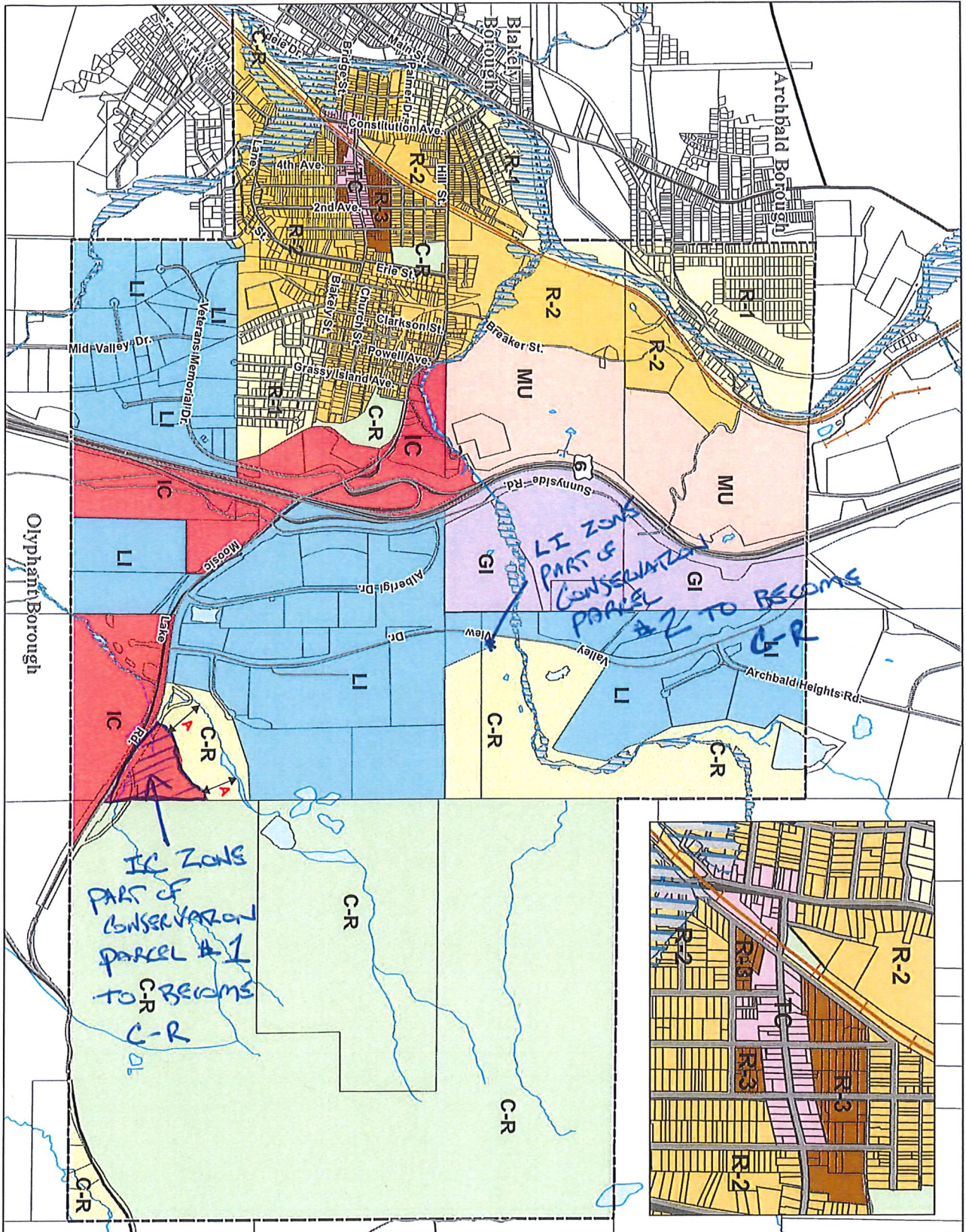
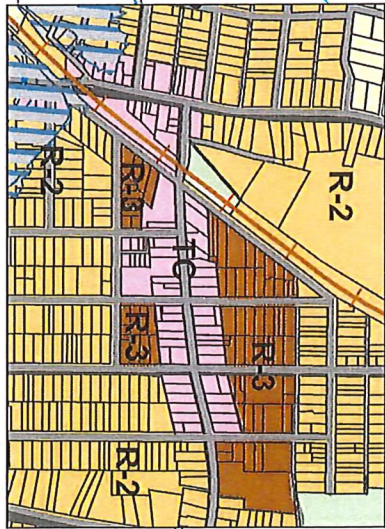
  
Joseph Buckshon  
Mayor of Jessup

Approved as to form.

  
Christopher J. Szewczyk, Esq.  
Borough Solicitor

# Borough of Jessup LACKAWANNA COUNTY

**ZONING MAP**  
Adopted November 23, 2020



**Zoning Districts:**

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 Medium High Density Residential
- C-R Conservation Recreation
- TC Town Center
- LI Light Industrial/Business Park
- GI General Industrial
- MU Mixed Use
- IC Interchange Commercial

- Approximate 100 Year Floodplain
  - Streams
- (as of November 2020. See the Official Federal Floodplain mapping.)

**NOTE:**  
A = 700' from centerline of creek and edge of lake.

**SOURCE OF BASE INFORMATION:**  
Est. PASDA, FEMA and Lackawanna County.



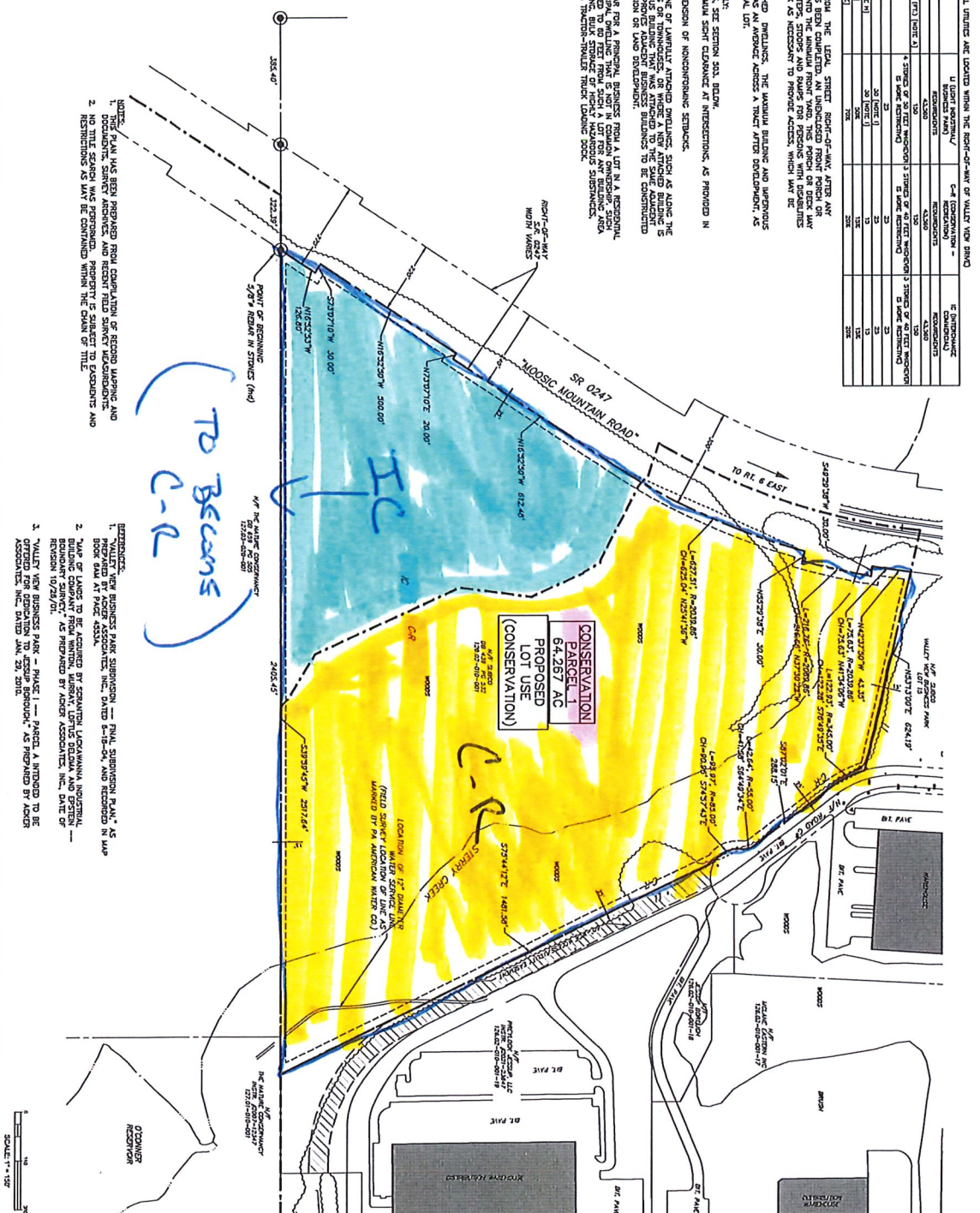
Conservation Parcel #1

GENERAL NOTES:

OWNER / APPLICANT: SEASANT LACKAWANNA INDUSTRIAL BUILDING COMPANY  
 CONTRACT BRIDGE NUMBER: 070-342-7711  
 TAX MAP: 12A-01-01-01  
 DATE: 10/29/21  
 CONTRACT DATA PROVIDED BY OWNER BASED ON AVAILABLE DATA.

ZONE DESIGNATION	U LOT REZONING	C-1 CONSERVATION	E DISTRICT
MINIMUM LOT AREA (SQ. FT.)	10,000	10,000	10,000
MINIMUM LOT WIDTH (FEET)	30	30	30
MINIMUM FRONT YARD SETBACK (FEET)	5	5	5
MINIMUM SIDE YARD SETBACK (FEET)	5	5	5
MINIMUM REAR YARD SETBACK (FEET)	5	5	5
MINIMUM FRONT YARD BALANCE CONCEPT (NOTE 5)	10%	10%	10%
MINIMUM REAR YARD BALANCE CONCEPT (NOTE 5)	10%	10%	10%

- [NOTE 1] - SETBACKS SHALL BE MAINTAINED FROM THE LEGAL STREET RIGHT-OF-WAY AFTER ANY SUBDIVISION OR LAND DEVELOPMENT HAS BEEN COMPLETED AND UNLESS OTHERWISE SPECIFIED BY THE ZONING ORDINANCES. SETBACKS SHALL BE MAINTAINED FROM THE LEGAL STREET RIGHT-OF-WAY AFTER ANY SUBDIVISION OR LAND DEVELOPMENT HAS BEEN COMPLETED AND UNLESS OTHERWISE SPECIFIED BY THE ZONING ORDINANCES. SETBACKS SHALL BE MAINTAINED FROM THE LEGAL STREET RIGHT-OF-WAY AFTER ANY SUBDIVISION OR LAND DEVELOPMENT HAS BEEN COMPLETED AND UNLESS OTHERWISE SPECIFIED BY THE ZONING ORDINANCES.
- [NOTE 2] - SETBACKS SHALL BE MAINTAINED FROM THE LEGAL STREET RIGHT-OF-WAY AFTER ANY SUBDIVISION OR LAND DEVELOPMENT HAS BEEN COMPLETED AND UNLESS OTHERWISE SPECIFIED BY THE ZONING ORDINANCES. SETBACKS SHALL BE MAINTAINED FROM THE LEGAL STREET RIGHT-OF-WAY AFTER ANY SUBDIVISION OR LAND DEVELOPMENT HAS BEEN COMPLETED AND UNLESS OTHERWISE SPECIFIED BY THE ZONING ORDINANCES.
- [NOTE 3] - CONSERVATION PARCELS SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE DEVELOPED FOR ANY OTHER USE. CONSERVATION PARCELS SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE DEVELOPED FOR ANY OTHER USE.
- [NOTE 4] - CONSERVATION PARCELS SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE DEVELOPED FOR ANY OTHER USE. CONSERVATION PARCELS SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE DEVELOPED FOR ANY OTHER USE.
- [NOTE 5] - CONSERVATION PARCELS SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE DEVELOPED FOR ANY OTHER USE. CONSERVATION PARCELS SHALL BE MAINTAINED AS SUCH AND SHALL NOT BE DEVELOPED FOR ANY OTHER USE.



1. VALLEY VIEW BUSINESS PARK SUBDIVISION - FINAL SUBDIVISION PLAN, AS PREPARED BY ASHBY ASSOCIATES, INC., DATED 8-18-04, AND RECORDED IN MAP 12A-01-01-01, 12A-01-01-01.

2. VALLEY VIEW BUSINESS PARK - PHASE 1 - PARCELS A, INTENDED TO BE ASSOCIATES, INC. DATED JAN. 22, 2010.

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2. VALLEY VIEW BUSINESS PARK - PHASE 1 - PARCELS A, INTENDED TO BE ASSOCIATES, INC. DATED JAN. 22, 2010.

SCALE: 1" = 150'

**CONSULTING ENGINEERS:**

**CNA**

PO BOX 1000  
 PENNSYLVANIA 18411  
 1816-570-584, 5091  
 1816-570-588, 5073

**PROJECT:**

BOUNDARY MAP OF  
 CONSERVATION LANDS  
 OF SCRANTON  
 LACKAWANNA INDUSTRIAL  
 BUILDING COMPANY

JESSUP BOROUGH,  
 LACKAWANNA COUNTY

DRAWING TITLE

Minor Subdivision Plan  
 (Final Plan)

Sheet 2 of 4

REVISIONS

NO.	DATE	DESCRIPTION
1	09/15/21	ENGINEER'S COMMENTS 09-08-22
2	10/29/21	ENGINEER'S COMMENTS 10-17-22

JOB NO: 210211

SCALE: 1" = 150'

DATE: 3-30-2021

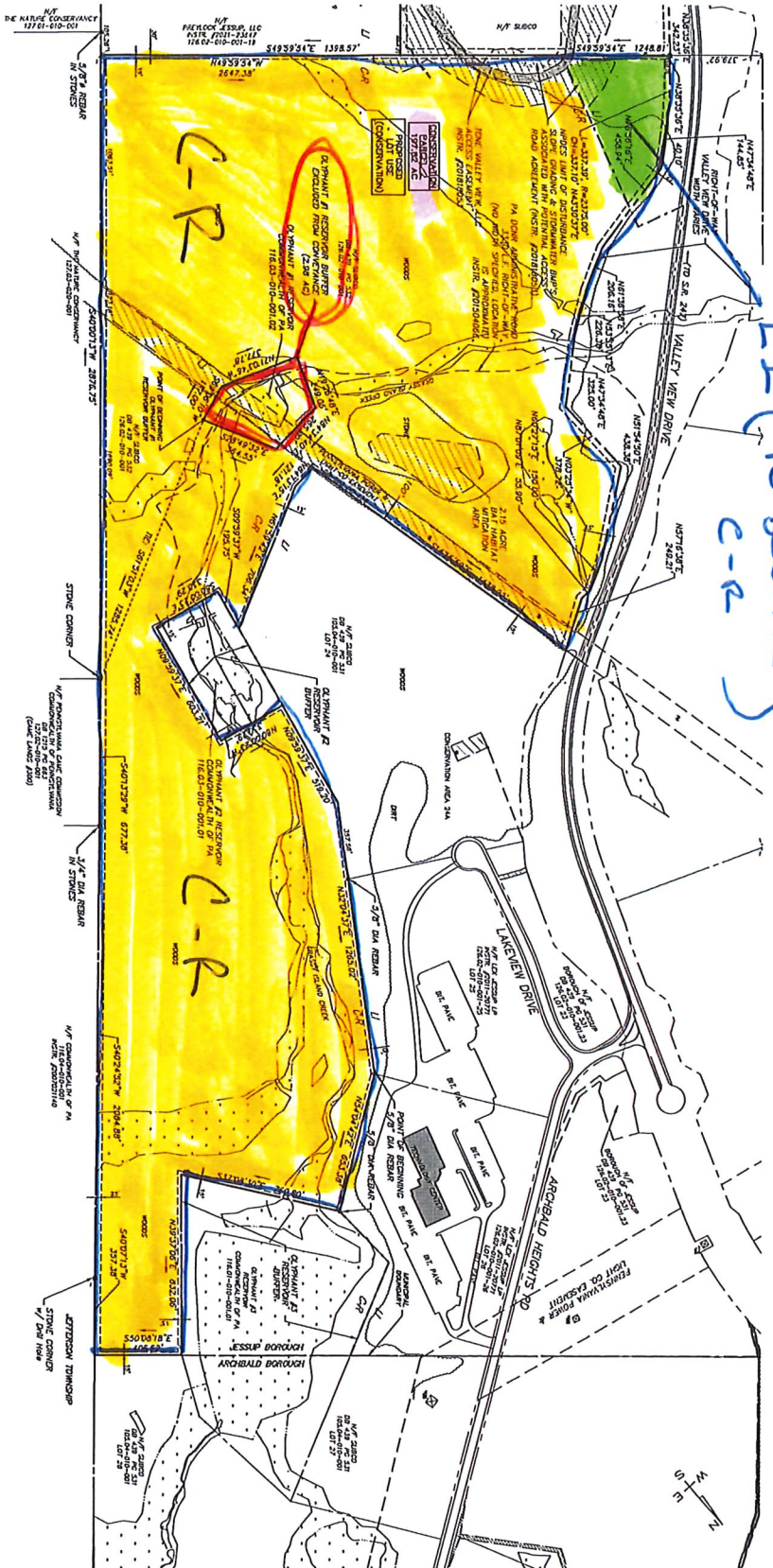
PROJ. ENG: -

DRAWN BY: -

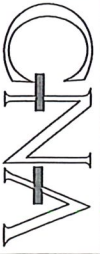
CHECKED BY: -

DRAWING NO: C-1

LI (TO BECOME C-R) CONSERVATION AREA #2



- REFERENCES:
1. FINAL PLANS FOR THE SUBDIVISION OF VALLEY VIEW BUSINESS INC. DATED 7-6-2011, RECORDED IN MAP BOOK 544 AT PAGE 7333.
  2. MAP OF LANDS TO BE ACQUIRED BY SCRANTON LACKAWANNA LOTUS BLDG AND OFFICE - REDEVELOPMENT PROJECT AS PREPARED BY AOKER ASSOCIATES, INC., DATE OF REVISION 10/23/01.
  3. MAPS OF LOT 2500, L.P. - AKA/VISCA ACQUANT, PREPARED BY SCRANTON LACKAWANNA PARTNERS, INC., DATE OF REVISION OCTOBER 24, 2012.



Cowell/Naegle Associates, Inc.  
CONSULTING ENGINEERS  
P.O. BOX 8 - CLARK SUMMIT  
PA 17222-0008  
TEL: 570.584.4811  
FAX: 570.584.4811  
TEL: 570.584.5073



PROJECT:  
BOUNDARY MAP OF  
CONSERVATION LANDS  
OF SCRANTON  
LACKAWANNA INDUSTRIAL  
BUILDING COMPANY

JESSUP BOROUGH,  
LACKAWANNA COUNTY

DRAWING TITLE

Minor Subdivision Plan  
(Final Plan)

Sheet 3 of 4

NO.	DATE	DESCRIPTION
A	07/19/22	ENGINEER'S COMMENTS 09-08-22
A	10/20/22	ENGINEER'S COMMENTS 10-17-22

JOB NO. :	210211
SCALE :	1" = 250'
DATE :	3-30-2021
PROJ. ENG. :	-
DRAWN BY :	-
CHECKED BY :	-
DRAWING NO. :	C-2