

# Lecturer To Discuss Open Spaces And Residential Development

WILKES-BARRE (Luzerne Co.) — The rural character and natural landscapes that attract many home buyers to townships is being lost.

This is because most townships adopt ordinances whose principal purpose is to set rules for the orderly conversion of natural lands into developed properties.

In these communities, every acre of buildable land is zoned to become houselots and streets, strip malls, or office parks. It may take 10-20 years, but parcel by parcel, townships that have relied on conventional zoning have found that they ultimately become blanketed with wall-to-wall development.

Fortunately, practical alternatives to conventional zoning do in fact exist, and one of the principal techniques for conserving natural lands is the subject of an upcoming lecture, "A Greener Vision for Community Growth: Preserving Community Open Space through Conservation Development Design."

On Sept. 11, award winning author, lecturer and rural town planner Mr. Randall Arendt of Natural Lands Trust Inc. will be leading a group of local officials, planners, builders, and conservationists through what is being called conservation or open space subdivision design.

This free lecture is to be held in the Quiet Lounge of the Study Learning Center at Penn State Worthington Campus in Dunmore

from 6 p.m. until about 9 p.m.

If you are a municipal official, planner, developer, or a concerned citizen interested in preserving open spaces and the rural character of your community, then don't miss this lecture.

For a workshop registration flyer or further information call Penn State Cooperative Extension at (717) 825-1701 or the Lackawanna County Regional Planning

Commission at (717) 963-6400.

Without controversial "down zoning," the same number of homes can be built in a less land-consumptive manner, allowing the balance of the property to be permanently protected and added to an interconnected network of green spaces and green corridors criss-crossing one's township or county.

The density-neutral approach of

conservation development design respects private property rights and the ability of developers to create homes for an expanding population, accommodating newcomers without unduly impacting the remaining natural areas that make our communities such special places in which to live, work and recreate.

In so doing, it makes everyone a winner — the homeowner, who enjoys the open space next to his or her property and the sense of community that is created; the developer, who benefits from the enhanced market value that a well-planned open space design often brings; and the township, which is able to preserve some open space while still accommodating development and growth.

Conventional approaches to subdivision development produces nothing more than houselots and streets. Eventually a township will be a blanket of wall-to-wall subdivisions.

Alternative methods of designing developments for the same overall density while also preserving 50 percent or more of the site are not difficult to master, and create more attractive and pleasing living environments that sell more easily and appreciate faster than conventional "houselot-and-street" developments.

The significant land conservation achievable through "open

space development design" should help smooth the local review and approval process, by responding to environmental concerns such as protecting water quality and wildlife habitat before they are raised by officials or the public.

Open space subdivisions are simply better places to live.

At present, only golf course developments offer comparable amounts of open space. Several studies are showing that four out of five sales are to non-golfers who buy for park-like views of open space, views that can command a premium in a home's initial sale price and its resale value.

This lecture is sponsored by the Northeast Pennsylvania Community Tree Association and Penn State Cooperative Extension, in cooperation with the Lackawanna County Regional Planning Commission, DCNR, Natural Lands Trust, the Pennsylvania Urban & Community Forestry Council, the Lackawanna River Corridor Association, Lackawanna County Conservation District, and the U.S. EPA.

This project is supported by funds provided by the USDA Forest Service, Northeastern Areas, State and Private Forestry and with the assistance of the Morris Arboretum of the University of Pennsylvania and the Pennsylvania Bureau of Forestry.

## ADADC Announces Farm/Progress Days Winners

SYRACUSE, N.Y. — To inform dairy producers about the benefits of dairy promotion, the American Dairy Association and Dairy Council, Inc. (ADADC) awarded two \$100 feed store gift certificates and 18 packages of dairy promotional items to 20 lucky dairy farmers at two recent farm shows: • Empire Farm Days, Aug. 6-8, Seneca Falls, New York; • Ag Progress Days, Aug. 13-15, State College, Pennsylvania. To register for the prizes, dairy producers watched ADADC's annual meeting video and read its educational display to collect answers to questions about ADADC's role in increasing milk consumption. Through the questions, participants learned the following:

• ADADC's goal is to generate

\$900,000 worth of publicity about milk and dairy products in 1996.

• Using the retailers dairy case records, ADADC designs a layout of the most profitable dairy case. Once retailers reset their dairy case using ADADC's layout, milk sales increase an average of 4%.

• ADADC's staff places nutrition education programs in schools that teach children that dairy products are good nutritious snacks. ADADC's goal is to provide the program to 40% of teachers in NY, NJ, and PA.

Winning the \$100 at their local feed store was Matt Deniiston from Dryden, NY and Loretta Aurard from Middleburg, Pennsylvania. The nine winners of the dairy promotional prize packages at Empire Farm Days included: • April Adams, Phelps, NY; • Jennifer Beightol, Falconer, NY; • Violet Biennan, Seymour, CT; • Susan DeMey, Hannibal, NY; • Ed Dooly, Tully, NY; • Ralph Eggleston, Cooperstown, NY; • Janet Kirsch, Varysburg, NY; • Jeanette Marvin, Farmington, NY; • Allison Schonfeld, King Ferry, NY.

The nine winners of the dairy promotional prize packages at Ag Progress Days included: • Carolyn Calhoun, Glen Rock, PA; • Calvin Glick, Quarryville, PA; • Gro-lan Farms, Shippensburg, PA; • Gina Groover, Canton, PA; • Lisa Hamilton, Springboro, PA; • Joan Keith, Entriken, PA; • Rhonda Laudenslager, Halifax, PA; • Barbara O'Dell, Westtown, NY; • Pamela Snook, Loganton, PA.

### Public Auction Register

Closing Date Monday 5:00 P.M. of each week's publication

#### SEPTEMBER

WED. SEPT. 4 - 1:30PM Complete herd dispersal at the Belleville Livestock Market. Consigned by Glen Fite. 717-786-2750.

WED. SEPT. 4 - 1:30 PM Belleville Livestock Market Herd Dispersal. For Info. Gene Glick 717-667-2703 or sale barn 717-935-2146.

FRI. SEPT. 6 - 3:30PM 27

guns, pocket knives, household, antiques & tools. Indoors at Leesport Farmers Market, just off Rt. 61 Leesport, Berks Co. Kenneth P. Leiby, auct.

FRI. SEPT. 6 - 5:30PM Absolute auction. CMP Cable Lasher, fiberglass step ladders, tools. Elkton & Otis Chapel Rd's, Newark De. Iron Hill Auction, Larry Baines, Auct.

FRI. SEPT. 6 - 10AM Vintage Sales-Willier, Inc. Fall Dairy Heifer Sale. Vintage Sales Stables, Paradise, Pa. SAT. SEPT. 6 - 8:30AM Farm machinery, tools, mini motor home from the estate of Ben T. Hyser, located along Messersmith Rd., off rt. 616 S. of York, New Salem take Gladfelter

Station Rd. or Tunnel Hill Rd. to Messersmith Rd. next to Ness Taxidermy. Charles L. Wehry & Son, auct.

SAT. SEPT. 7 - 9AM Fourth annual Dunkard Brethren Church School Consignment Benefit Auction. Near Rehrersburg, Berks Co., Pa. From I-78 exit 6, rt. 419 take S. approx. 2 mi. to sale on rt. Les Longenecker, auct.

SAT. SEPT. 7 - 9AM Complete dispersal of Bea Crossan's Tack Shop. At the intersection of Rt. 926 and Northbrook Rd., Longwood, Pa. H&H Auction Co.

SAT. SEPT. 7 - 9AM Located on US 1 at the Md PA State Line, Rising Sun, Md. Household items and antiques, tools, farm equipment. George Gibney, auct.



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13.6 - 28	4 PLY	\$166
13.6 - 28	6 PLY	\$187
14.9 - 28	4 PLY	\$194
14.9 - 28	6 PLY	\$217
16.9 - 28	6 PLY	\$264
16.9 - 30	6 PLY	\$278
18.4 - 30	6 PLY	\$317
18.4 - 34	6 PLY	\$345
18.4 - 34	8 PLY	\$377
13.6 - 38	4 PLY	\$211
13.6 - 38	6 PLY	\$234
15.5 - 38	6 PLY	\$258
18.4 - 38	6 PLY	\$379
18.4 - 38	8 PLY	\$399

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