

THE DALLAS POST

VOL. 81 NO. 6

DALLAS, PA. THURSDAY, FEBRUARY 12, 1970

TEN CENTS

\$8-12 million complex planned



The tearing down of an old landmark. The shatter pattern of glass in the Space Farm, Huntsville Road, represents what happened to the rest of the building. Prize-winning photos by R. L. Cooper, Dallas, are on back page of paper.

If zoning changes sought by the Troup Fund Inc. are approved by Dallas Township and Dallas Borough, an apartment complex which would cost between \$8 million and \$12 million will be constructed this spring on the old Newberry estate located on Pioneer Avenue, The Dallas Post learned Monday. This was the price tag placed on the development by Oliver J. R. Troup, one of the directors of the Troup Fund Inc. Incorporation papers filed with the secretary of state in Harrisburg indicated that the Troup Fund, Inc. was formed in June 1969 for the "purpose of engaging in a general contracting and construction business." The documents also show that the corporation has authority to issue 5000 shares of common stock at \$100 par value per share, with four directors—John A. Troup, Oliver J. R. Troup, Jane D. Troup, and Ann S. Troup—holding 1420 shares of the common stock. Sold in July 1969, the Newberry Estate was purchased by the Troup Fund at a cost of \$200,000.

According to Mr. Troup, the apartment complex will consist of approximately 250 condominium type apartments, a public inn, and a "total recreational area" including a swimming pool, tennis courts, and nine-hole par three golf course.

As envisioned by project architect Peter Bohlin of Bohlin and Powell Architects, Wilkes-Barre, the apartments will be grouped in seven clusters of 30 dwellings each. The apartments will range in price from \$30,000 to \$70,000.

Mr. Troup notes that the apartments will be condominiums rather than a cooperative, and as such each apartment will be owned by an individual or individuals and will be taxed as a private home.

The 86.64 acres planned for development pose a dilemma for the developers in that the estate straddles both Dallas Township and Dallas Borough. Consequently, both communities must approve the Troup Fund's request for zoning changes before construction on the project can begin.

The bulk of the property—50.71 acres—is located in Dallas Township, and the board of supervisors has scheduled a public hearing March 3 to consider the Troup Fund's request for a change in zoning from S-1 or suburban residence district to R-3 and B-2, changes which would permit construction of the apartments and restaurant.

The Dallas Borough planning commission held a closed meeting last night to consider information received from Florida regarding a similar apartment complex in that state. According to planning commissioner Richard Disque, careful consideration of the zoning request is a necessity as "we don't want to take any bold steps and then find we have been treading on thin ice."

Another planning commissioner, Warren Yarnal, suggested that the commission's recommendations concerning the zoning change requests will be reported soon to Dallas Borough Council.

When asked if he anticipated any difficulty with officials or residents of either community in getting the zoning changes approved, Mr. Troup said, "No, we're willing to cooperate in any way they want and we're working very closely with officials of both the townships and borough."

Dallas Township solicitor Frank Townend suggested that there may indeed be objections, however, though "more to the inn and restaurant than apartments."

Township zoning officer Earl Harris indicated that no objections had yet been lodged with him from area residents.

Mr. Townend noted that a potential problem in all such major developments is that the influx of school-aged children may over-tax existing school facilities. Mr. Troup stated that he

continued on PAGE 13

Harveys Lake threatened with suit

The monthly meeting of the Harveys Lake Borough Council was played before a standing room only crowd Monday night at the Daniel C. Roberts Fire Company, and persons who had come expecting fireworks were not disappointed.

Dallas Twp. object of land litigation

Dallas Township supervisors, just getting used to their quarters in the new municipal building near the Dallas Drive-In Theater, received a jolt this week when they learned litigation had been filed concerning the land directly under them by former owners of the property.

The three-acre site upon which the new building rests will be the subject of an appeal action to be heard by three viewers in the Court of Common Appeals Feb. 17. The action was filed to object to the condemnation of a portion of the Van Horn property by the township.

In the legal action, Henry Greenwald and Michael Jenkins, attorneys, will represent Hazel De Carlvalho and Edward Van Horn, children of Sadie Van Horn, a deceased former owner. Solicitor Frank Townend will represent the township.

The Van Horns claim the township refused their offers of two other plots of land in the same general area belonging to the estate. These plots were offered to the township free of charge, Mr. Greenwald said, but the township refused the offers and then acted through condemnation proceedings to obtain a choice piece of land. The land in question is adjacent to the Dallas Drive-In Theater, which property the Van Horns lease to LaVerne Groff.

The Van Horns seek to have appraisers fix the value of the land according to current market values. The township claims it has offered a fair price for the plot.

Councilman William Hoblak shattered the strained peace early in the meeting when he opened fire on Mayor William Connolly, accusing him of engaging in "political vilification" and suggesting that he "read the borough code" to learn of his duties and responsibilities as mayor.

His statement came in response to the Mayor's demand at a previous meeting that Mr. Hoblak apologize to other councilmen for making what Mr. Connolly termed "abusive" remarks.

Councilman Francis Fisher, acting chairman in the absence of David Price and on behalf of vice president Alger Shafer who claimed a sore throat, called Mr. Hoblak out of order and insisted that he read his statement "in its proper place, at the proper time—during old business."

Mr. Hoblak acceded to the chairman's request and read his prepared statement later in the meeting.

Two letters from Glace and Glace Engineers suggesting that the company was acting on behalf of council in making a sewer survey aroused Mr. Hoblak's ire and, after demanding of other council members "who authorized Glace and Glace to represent the Borough?" he announced—amidst laughter and groans from the audience—that he would contact the district attorney's office as well as the state office responsible for issuing licenses to engineering firms "in reference to misrepresentation, in my opinion."

Councilman Thomas Cadwalder suggested that borough secretary John Stenger direct a letter to Glace and Glace requesting an explanation for the letters, and this motion was passed despite Mr. Hoblak's insistence that he would "still take these letters and some other information I have" to the district attorney.

An amended budget proposed by Mr. Hoblak was slapped down by council after Mr. Fisher snapped that "Mr. Hoblak didn't have one sug-

continued on PAGE 6

In a coming issue of The Dallas Post, read what your neighbors in the Back Mountain area have to say about X-rated movies. A survey will be made using the questionnaire on PAGE 14 of this issue. Simply answer the questions and clip the form and mail to The Dallas Post, 41 Lehman Ave., Dallas, Pa., 18612.

tax procedures explained to bd

Two representatives of H. A. Berkheimer Associates, Joseph Goguts and Bruce Williams, appeared at the Dallas School Board meeting Monday to explain their procedures for collecting earned income tax in this area. The school board, which receives one half of the revenue collected, had requested the representatives to attend the meeting.

School board president John LaBerge posed several questions and Mr. Goguts took the floor to answer. The first question was how the names of those who owe taxes were gathered. Mr. Goguts said his firm would use all available listings, voters registrations, school records, telephone directories, township records and constantly update these by all possible means.

In reply to another question, how the claimed amounts were checked, Mr. Goguts said by many forms of proof such as W2 forms, employer statements and records and withholding statements. The question of self-employed persons was brought up and the representatives stated that CPA's conduct random audits and have the right to examine books and financial statements. Some

continued on PAGE 13

Whitesells. plan mobile home park

Whitesell Brothers General Contractors Inc., Lehman Highway, Dallas, recently announced plans for developing a mobile home park in East Dallas, The Dallas Post learned this week. According to Elwood Whitesell, spokesman for Whitesell Brothers, the firm has acquired the former Ryman Farm near Pinebrook and plans to split the 60-acre site into plots suitable for 211 trailers.

Mr. Whitesell said standard plots will be 45 x 125 feet with corner plots running larger. The

continued on PAGE 13