

Editorial/opinion

Editorials

Good development could help Harveys Lake, region

While residents have legitimate concerns about a recent plan to build townhouses in Harveys Lake borough, we believe some development at the Lake would be a plus for the area.

Because it will have an impact on community services, any proposal must be scrutinized carefully and made to conform to high standards. Developers must also bear the burden of costs for services that their projects will require. Borough authorities should not be bashful about making these demands on developers. Harveys Lake is a very desirable location; only 2 1/2 hours from New York and Philadelphia and the largest natural lake in Pennsylvania, it is now high on many lists as a weekend and vacation home site. Because of its relative undevelopment, prices here are modest compared to similar locations.

The large question is whether Harveys Lake will be allowed to become the great resource that it can be for its residents and the region. There are many reasons to encourage proper development - a larger grand list will help to pay for services and maintenance that will be needed whether or not there is growth; new residents will support local businesses that provide employment; they will also bring fresh perspectives to the life of the community; construction alone will add jobs and revenues to local coffers.

We think that well planned and constructed condominiums offer more to Harveys Lake than empty amusement parks. We hope citizens and municipal authorities will look ahead and see the merits of some properly executed development. We believe that its benefits will outweigh any perceived drawbacks.

Independence Day

With the bicentennial of Independence Day a dozen years behind us, it would be easy to treat the upcoming long weekend as just a time to relax and enjoy the warm weather and the company of family and friends. We should do that, and we should also remember what July 4th means to Americans.

The patriots who signed the Declaration of Independence certainly didn't envision the exact future that America would inhabit when they completed that document. Since most of them were members of the elite class of the time, it's unlikely they would have foreseen a nation in which most citizens have attained the prosperity and status that ours have.

But they knew that whatever America's future was to be, it must rest on the dignity of the individual and his freedom to choose his own way in life. That is the fundamental promise of America's beginning and the one that we should remember this weekend.

West squad are champs

Congratulations to the West squad and the ten Back Mountain seniors who came home with a victory in last week's Unico football game. The win had been a long time coming and was well deserved. Of course all the participants were winners in this important charity event. Let's do it again next year!

Lake resident is for growth

Editor:
Here at Harveys Lake, there's more than one well that could dry up if we don't soon change our attitudes!

I've just learned that IF our council raised our taxes up to the maximum mills they can impose on us, (something like 8 mills), it will only generate \$40,000 more into the borough treasury! That is hardly enough to keep up with payroll and benefit increases for the police and road department, let alone for anything else! Where are we headed in the very near future?

Business has all but dried up and died here over the past 10 years. And, while the rest of the Back Mountain has flourished with new construction, commercial and residential, which brought in a lot more tax revenue, we have not seen anywhere near our fair share of it here at the lake.

If we run out of water at Harveys Lake, the entire state better pack

up and move on! We're all going to be faced with the maximum millage increase over the next couple of years; it is plain to see. But, when you realize that can only generate \$40,000, it sure makes you wonder where we will be as a community. Especially when we won't allow a beautiful \$2 million town house project to be built on a dirt road off the lakefront! We should have jumped at the opportunity! It could be a long time before anyone else would invest that kind of money here.

I live one street away, on another borough dirt road, and am not afraid of running out of water. I'm afraid of running out of other things. I suppose I will never see my road paved - I will be lucky in the next few years if the money is here to simply maintain the road and plow me out in the winter!

Mrs. Joseph Dombrowski
Harveys Lake

Letters to the editor

Resident argues conservation zone should not be changed

Editor:

Two attempts to present evidence to the Dallas Borough Council leaves me the concern that I need to defend my basic First Amendment rights. I am forced to this strident position by the Borough solicitor who is obscuring the people's petition.

It was my intent to present this scientific sampling because it represents the valid concerns and opinions of 97 percent of the borough population. In this regard perhaps my professional experience employed as a data collector and interpreter in the market research field for many years at Young and Rubicam, the New York State Department of Public Works and Pennsylvania State University College of Human Resources may be of benefit.

The signers were unanimous in that the problems are a result of unplanned growth and the need to limit growth by vigorously upholding the existing zoning. This would prevent the worsening of already critical problems. The people along Huntsville Road can no longer use the front areas of their homes due to severe traffic. In more elaborate homes they carry water to flush their toilets.

The signers represent every area of the borough, all salary ranges, all ages, all walks of life; carpenters, attorneys, law enforcement officers, bankers, educators, road workers, engineers, doctors, plumbers, and the retired. Young mothers walking their children go home to ever decreasing water pressure. The elderly are already burdened by the cost of unbridled expansion. All realize that the quality of life,

property values and the environmental balance hinge on heeding the warning signs and allowing growth within the existing zoning.

At the June 21st meeting of the Council the borough solicitor would not accept this petition for two reasons. One, that the petition should have been presented at the May 15th meeting. It was not, therefore all testimony is considered closed. The other reason was that Edward J. Nelen, the developer, was not present.

Point one would have required that those present on June 21 attend with a pre-prejudiced opinion; we went with an open mind. It was only after witnessing the attitude of most of the council, the refusal to direct the developer to answer any of our questions, the inability of the water company to supply existing homes with quantity or quality, the growing knowledge of what impact a zoning change this radical would have on the environment (outlined in the petition) and the knowledge that other developments would follow in swift order that the petition was formulated. The solicitor's second point contradicts the position that all testimony was closed. We wished only to address the proposed zone change.

All are in favor of growth in our borough, but wish to keep it at manageable levels. We respect Mr. Nelen's right to build on his property and ask that our council respects our rights to the peaceful enjoyment of our property. His request to place 51 homes in an area zoned for 15 is strongly challenged.

At the June 22 council meeting,

another development proposed by Flack, Wallack and Moreck, Inc. requested the same zoning change which would remove all guarantees and put in the developers' hands the amount and density of housing in an area originally bequeathed to Wyoming Seminary as a bird sanctuary by Rachel R. Wyckoff. This area is rich in streams, trees and wetlands supporting heron and numerous species as well as being a direct part of the natural systems protecting Huntsville reservoir.

After a long uninterrupted dissertation by Lynn Wallack claiming that his development plans were the highest and best use of the land, my attempt to testify by reading from Rachel Wyckoff's will was denied. It was my intent to

suggest exploring a cooperative venture between Wyoming Seminary and other societies to produce the highest and best land use by preserving it in its natural state for future generations to enjoy.

At a time when we have seen how precious water is, it makes no sense to overdevelop an area already at risk, or to risk contaminating an existing clean water supply serving the west side by allowing runoff into it.

In the five days 345 residents were canvassed, 335 signed to oppose rezoning, only two were in favor. Eight declined for reasons of job conflict, friendships or personal concerns.

Joan C. Hiller
Dallas Borough

Editor's note: So that readers may know what the petition states, its complete text follows:

Petition regarding proposed rezoning from Conservation I to RI a 33.5 acre tract bordered by Machell Ave. on the South and Hickory St. on the West to accommodate Edward J. Nelen's application to build a development of 51 homes as heard at Dallas Borough Council meeting May 18, 1988.

Conservation - The act of preserving resource from decay, loss or injury in the interests of the public welfare.

We being residents and or homeowners of Dallas Borough hereby sign below to indicate our strong opposition to the Dallas Borough elected board granting a change of zoning from CI to RI. We oppose any change in the Conservation I designation which, designed to protect our resources, now allows one home per two acres thus restricting said developer to 15 homes. We the undersigned oppose the proposed change to RI, which would allow the builder to erect 51 homes, for reasons listed below as well as others outlined at 5-18-88 hearing.

1. The granting of the request would dramatically change the character of the general community by impacting adversely on the Borough's environment and quality of life in that it would vastly increase the population density and traffic. Thus creating demands on water supplies, fire and police protection, roadways, maintenance, garbage collection, snow removal, related equipment and other services already strained. The large volume of traffic generating into surrounding roads would pose a clear danger to the large number of pedestrians who regularly use same. The absence of sidewalks as well as hazard to vehicles from congestion will result in a threat to public safety due to over development in an area not suited for same.

2. The ability of the Dallas-Shavertown Water Co. to supply the necessary quantity or quality of water is questionable. While 3 wells serving the area have recently been closed due to cancer causing chemicals found within, testifies to the quality and precarious nature of the water supplied by the above mentioned water company. The effects of run-off and over-development on our water supplies is becoming evident, making it prudent for the Dallas-Shavertown Water Co. to research existing hazards and preventions before expanding. The officials of Dallas Borough should make this mandatory to protect its citizens. As each new water source affects existing wells, a study to determine overall area supplies is needed before water is promised to a high density development in an area which has been placed at risk to health and fire hazards due to water problems.

3. The granting of the request would promote a direct risk by allowing encroachment-development of this density in the watershed of Huntsville Reservoir. Being it is impossible to control or restrict use of highly toxic weed killers, chemical fertilizers and other preparations containing cancer causing components which would be fed directly by water runoff into the near reservoir, as well as the population density impacting on the environment and ecosystem of this public water supply. Herons, wild geese, deer and other wild life who frequent connecting streams would be affected, further diminishing the environment of an area which is an asset to Dallas Borough.

4. It is believed increasing costs would be incurred by Borough residents, resulting from additional traffic and increased service demands, that would more than offset any claimed benefits from new property or wage tax. Additional monies would be needed to widen roads and place sidewalks to protect our children and pedestrians from the hundreds of additional vehicles crowding onto Machell Ave., Sterling Ave., Hickory St., and Center Hill Rd., an area not suited to this density. Street lights, stop signs and traffic lights are definite outgrowths as well as added problems on Rt. 415. Specifically payroll for an additional police officer and road maintenance worker as well as funds for new equipment, more winter road supplies and crews etc. A probable 200 additional children contributing to over crowding and ever escalating school taxes will cause greater hardship to long time elderly residents on a fixed income. Inevitably the Borough residents will pay with the loss of their quality of life, higher taxes, higher utility rates while the interests of said developer are furthered.

5. Further, if the said zoning request is granted and development allowed as proposed it would be in direct violation and not in accordance with some specific purposes and policies behind the Zoning Ordinance of Dallas Borough, as set forth on page 2, specifically, it will not promote, protect and facilitate the public health, safety, general welfare, disaster evacuation, transportation, water and further it will not prevent danger and congestion in travel and transportation, loss of health, life or property from fire, panic or other dangers. As such if approved it will result in increased and dangerous traffic congestion and thereby result in a danger to the public health and safety.

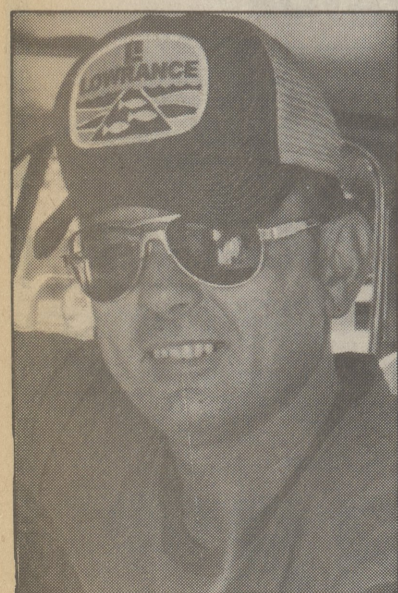
For these stated reasons and our desire to preserve our environment as well as manage growth for the benefit of all we resolutely oppose any change from CI to RI on all Conservation land found within the Borough of Dallas.



Statesmen of Summer

Foxglove grace the corner of Carverton Road and Eight Street, making a routine stop more enjoyable this time of year (Photo by Charlotte Bartizek)

The Post asks: "What are your plans for the 4th of July weekend?"



Gary Hayman

Gary Hayman
Road construction
Huntington Mills
"Stay home, too many people going too many places. It's safer to be home."



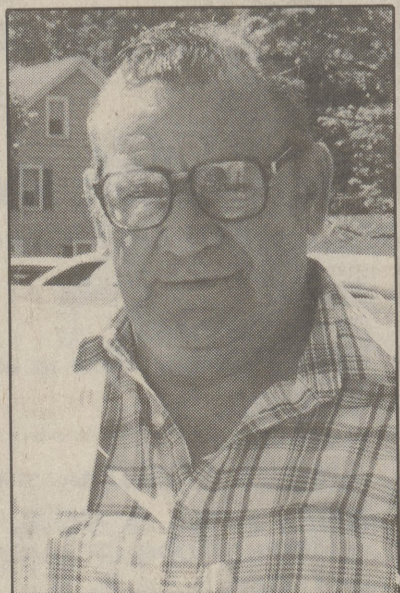
Herb Nusbaum

Herb Nusbaum
Nursing Assistant
Lake Silkworth
"I'm gonna work. I'm working the 7-3 shift, then when I get home maybe I'll barbecue in the back yard."



Lynn Visneski

Lynn Visneski
Sewing operator
Lake Silkworth
"Just lay in the sun and enjoy the time home from work."



Leo Milbrodt

Leo Milbrodt
Electrician
Dallas
"I don't know?"



Elenor Hontz

Elenor Hontz
Private duty nurse
Lake Silkworth
"I'll be working all day."



Abby

Abby
2 yr.-old watchdog
Lehman
"I'm going swimming, picnic with the kids, have hot dogs and hamburgers and play with the kids."