

Jackson

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for this," she said. She also said that the roads are not relevant to this proposal and added, "If they are (relevant), then provide better roads."

Pawlowski said that there were three approaches to changing the zoning. The first is to amend the zoning map by changing the district classifications of land served by the sewers to districts having smaller minimum lot size.

The second method is to amend the zoning ordinance text by reducing the minimum lot size requirements for some districts. The third way is to amend the zoning ordinance text by providing zoning

districts with three categories of lots.

Pawlowski's current proposal deals with the first method.

Other members of the commission and the public voiced opposition to the proposal. The biggest concerns dealt with water, sewage capacities and the concept of maintaining a rural atmosphere in the township.

Some said that the proposal was made only to help developers in the area. "The real power in the township is with the people, not the developers," said resident Paul Nesgoda. "Our obligation is not to make money for the developers but to insure our future," he added.

One developer at the meeting said that the community could not sit back and not make any changes. Charles Ruckno, of George L. Ruckno Inc., said, "The job of the planning commission is to control development in the town. Development is coming and you can't stop it."

Ruckno added, "If you restrict your ordinances then you will throw your function to the court."

After approximately two hours of discussion the board voted not

to support the proposal because of "...unsure water reserves, inadequate roads, insufficient fire and police protection, the adverse affects on wetlands, and the overcrowding of the school system..." that would be created with the building of new developments in the area.

The board's action will now go to the township supervisors who will decide whether or not to change the zoning.

However, some members of the public feel that the supervisors should not make the decision. "There are too many conflicts of interest with the supervisors," said resident Burt Karmiel. "It is like leaving the decision to the devil."

Some members of the planning commission also said that they would have liked to have worked closer with the supervisors. Before the proposal was even presented the planning commission had told the supervisors that it was against any change in the zoning.

The commission did say that there will be a public hearing before any changes are made in the zoning.

Trailer ordinance causes tempers to flare at H.L. zoning hearing

By RICH JOHNSON
Staff Writer

Tempers flared and voices were raised at a special hearing of the Harveys Lake Zoning Hearing Board last week.

The hearing was called for four cases within the borough. But the board took action on only one of the cases, tabling the other three.

The case which drew the most discussion was a request by Mr. and Mrs. David Perrego to purchase a piece of property on Pine St. in the borough. The Perregos planned to remove a trailer that currently stands on the lot and replace it with a new mobile home which would be placed on a permanent foundation.

However, six residents of Pine St. voiced their opposition to the idea. James Dale said that the plan to put a mobile home in that area of the borough is a violation of a borough ordinance. "We have an ordinance which stops mobile homes from being put in certain areas of the borough, so they can't put one there," said Dale. He also said that the trailer that is already on the land is a violation of the ordinance.

Other residents spoke out against the idea with much of the argument aimed at the existing trailer. The residents said that there is a lot of garbage and debris on the property. "It is an eyesore," said Phil Moseman.

The zoning hearing board could not take immediate action on the request because it wanted to research the matter more. "There have been cases in Luzerne County which says that once a mobile home is put on a permanent foundation it is no longer considered a mobile home, it is considered a single dwelling unit," said board chairman Francis Kopko.

The board voted to table the request until the matter could be looked into. This did not sit well with the residents of Pine Street.

"You have an ordinance, so adhere to it," said Dale. "If they wanted to put a trailer next to Mr. Morrow or Terry Jones or someone else with power, it would be stopped immediately, but because it's us you are considering it," added Dale.

Kopko told Dale that the board did not want to make a decision and then have it be a wrong one. "We have to look into this. Our ordinances were made in 1974 and since then there have been decisions by the courts which go against our ordinances," he said.

The board also tabled a decision on a request made by Edward Chesnovitch. He asked for a variance to put a boat slip along his dock near pole #228 in the bor-

ough. However, Betty Sherksnas of Anderson Road objected, saying that the land on which Chesnovitch wanted to build was hers.

Both Chesnovitch and an attorney for Sherksnas told the board that there was a dispute over who owned the 20 feet of land being considered. The board tabled the motion for the variance because the dispute over the land is currently in litigation in Luzerne County Court.

The board also tabled a motion by the family of Mary Sulewski for an occupancy permit for a building at Point Breeze. The Sulewskis put up a building on a piece of property there. The building permit that was issued was for a single dwelling unit, but some neighbors said that the building looks like it is a multi-dwelling unit.

No discussion was made on the matter because an attorney for the neighbors said that the Sulewski family had already asked for an occupancy permit and was denied and did not file for an appeal within the time limit.

Evan Jenkins, a son-in-law of Sulewski, said that he did receive a letter about the house, but it did not say anything about a time limit.

Borough Zoning Officer Daniel Samson told the board that he believed that a denial letter must state a reason for the denial, what could be done to correct the problems and a time limit.

Jenkins again argued that the correspondence he received from

the borough did not say anything about correcting the problems or the time limit.

The board tabled the motion until Samson could further research the letter and look at the building.

The only case in which a decision was made was approval of a plan by a Harveys Lake family to turn the Harveys Lake Hotel into eight exclusive garden apartments.

A request was made by Vincent Angelicola for preliminary approval of his plan to make the building into the three-bedroom apartments.

According to borough ordinances, Angelicola must receive joint approval of the planning commission and the borough's zoning hearing board before he can proceed with the plan.

The borough's planning commission gave preliminary approval for the project last week.

Angelicola said that the plans to make the hotel into the apartments would be beneficial to the borough. Currently, the hotel is gutted in the upstairs portion and there is a bar in the lower level of the building.

However, some of the 30 people in attendance at the meeting voiced opposition to the plans.

James Dale of Harveys Lake said that other people in the community have tried to build condominiums and apartment buildings and have been turned down.

Signs

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dents.

The attractive red and blue sign of Phyllis Mundy's placed on a corner property of Lehman Avenue and Huntsville Road certainly can't be missed by motorists or walkers coming up the hill. There's no doubt, there are some Democrats in the heavily Republican Back Mountain.



Cleaning up

Area volunteers turned out in full force on Saturday as Harveys Lake Borough held its annual recycling day. The event was held in cooperation with "Keep Pennsylvania Beautiful Day" which is sponsored by PennDOT.

During the day area residents brought glass products to the borough building for recycling. Also area groups went around and picked up garbage along Lake Drive in the borough.

Shown above are members of Junior Girl Scout Troop #707 who picked up garbage along the roadside. Also shown are borough employees and officials and "Woodsy the Owl" who spent the day in the borough. (Photo by Rich Johnson)

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