

Fact-finder

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10-day period is complete, the PLRB will make the report public through the local media. From the date the report is published the parties will have not less than five and not more than 10 days to reconsider acceptance or rejection. If either party or both again rejects the report, the fact finding is done and the both sides are on their own.

Statistics from the PLRB show that fact-finding has played a useful

role in resolving collective bargaining disputes. Patricia Crawford, who tabulated cases in the calendar years 1985 through 1990, said that 85 percent of the cases involving a fact-finder were settled without any strikes.

Fact-finders are individuals who are professional arbitrators accepted in other types of work and are members of the American Arbitrators Association.

WHAT THE FACT-FINDER LOOKS AT

Information compiled in order that the fact-finding will be effective usually includes:

- Wage trends in industries located in or employing residents of the district in the past 3-5 years.
- Wage trends in public entities
- Wage trends in nonpublic educational institutions
- Major union wage increases
- Number of resident taxpayers, and is it increasing or decreasing
- Number of business establishments, and is it growing or decreasing
- Average community income
- Wage levels for comparable positions in other industries
- Unemployment rates in the school district
- Turnover rate of district employees and reasons
- Percentage of fixed income households affecting tax base
- Local newspaper articles or editorials commenting on the issue
- Average incomes for heads of families or family incomes
- Salary distributions of family incomes for local residents, such as 10% of families in community earn \$6,000-\$8,000, 30% \$8,000-\$10,000 etc.
- Average cost of housing in area
- Distribution of market value of real estate in local area

The fact-finder will also consider data about the schools and teachers, such as the ratio of pupils to teachers, present salary and benefit levels, recent wage changes and the turnover rate of personnel.

In addition, the Dallas district will be compared to nearby school districts and others that match up in size and demographics.

Judge

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about the environment," said Bayer. "I care about the environment and wetlands, but that's not what the decision is based on."

The board based its decision to grant the special exemption on a section of the township's code which allows for exceptions for buildings which will be for public use.

Bayer said that 300 feet of the tract of land owned by Commonwealth along Route 309 is already zoned for business, but some of that area contains wetlands, so the company made the request for an exemption so it could construct the building away from the wetlands.

Attorney Erik Dingle, representing the Paces, said that its difficult to appeal a zoning board decision and win.

"The problem with appealing a decision made by a zoning hearing board is that the court will usually decide that the decision is political," said Dingle. "I mean political in the good way, that the three board members are representing the best interests of the municipality."

"I think in contrast to other requests to appeal zoning board decisions, this has a lot of merit," Dingle adds. "The Dallas Township ordinance has a section which relates to utilities, but the zoning board justified the decision with the ordinance pertaining to public uses. If there is a strict interpretation, you take the stricter interpretation."

tation."

"The zoning ordinance says specifically that a utility would be entitled to an exception in an A-1 area," said Attorney Hopkin Rowlands, who is representing the Grahams, "but not to construct a building. This is a considerable building."

"They knew what that land was zoned as when they bought it," said Pace. "It's a case of big business buying the land and thinking they can do what they want with it."

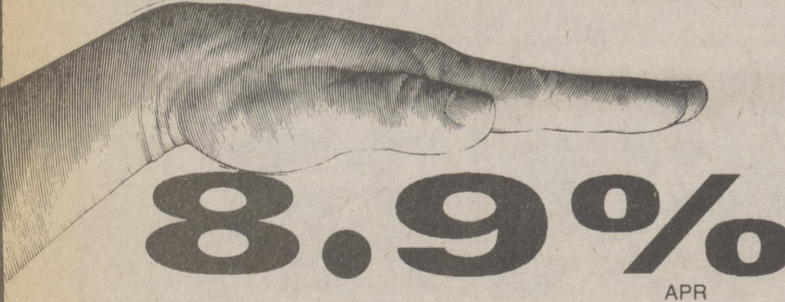
Attorney John Filipowicz, representing Commonwealth Telephone, would not comment on the appeal.

"Practically speaking, you tell me that there is an ordinance which will allow a 40,000 square-foot building in a farmer's field right next to a development of \$400,000 homes that was approved a couple of years ago," said Dingle. "I certainly think we have a shot at this."

"It's a new development. There's only three homes there now and there are places for about thirty-five," said Pace. "It could be one of the nicest neighborhoods in the township. There's one other thing—that's the devaluation of the property in the Maples. I would like to have some neighbors."

When he bought the property, Pace said that his builder told him, "Don't worry there's wetlands and they can never build on them anyway."

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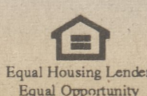
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Scout Troop 281 climbs New Mexican mountains

Recently seven senior scouts from Dallas Troop #281 spent two weeks with a number of their leaders backpacking in the mountains of New Mexico within the Boy Scout High Adventure Camp known as Philmont. Beginning at an elevation of 6800 feet they hiked over 73 miles throughout the 343,000 acres the boy scouts now own there. They posed for a group photo shortly after having climbed Mt. Baldy that morning. Mt. Baldy is the highest elevation in Philmont at 12,400 feet. Shown, left to right, are Charles WasserorrrIV, Scoutmaster, Randy Hozempa, behind Randy is David Townsend, then Charles Wasserott V, in from of Charles holding the troop scarf is Harry Goeringer IV, next is Craig Bowersox, Brian Achuff, David Seidel, Neil Seidel, and John Achuff, assistant Scoutmaster.

Dump

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yard dumpster down there and that's just for brown and green glass. No residents can see it."

Hozempa said that in August he asked for 90 days to clean up the garbage, but during the week of September 16 he received a letter telling him he had until the end of September to clean it up.

"DER isn't being fair. I asked for 90 days. They're not giving me 30 days if I got this letter last week," said Hozempa.

Girl Scouts seek leaders, volunteers

The Penn's Woods Girl Scout Council invites caring adults who would like to work with girls, and give girls a role model to look up to, to join with them to make it possible for more girls to be part of the movement.

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