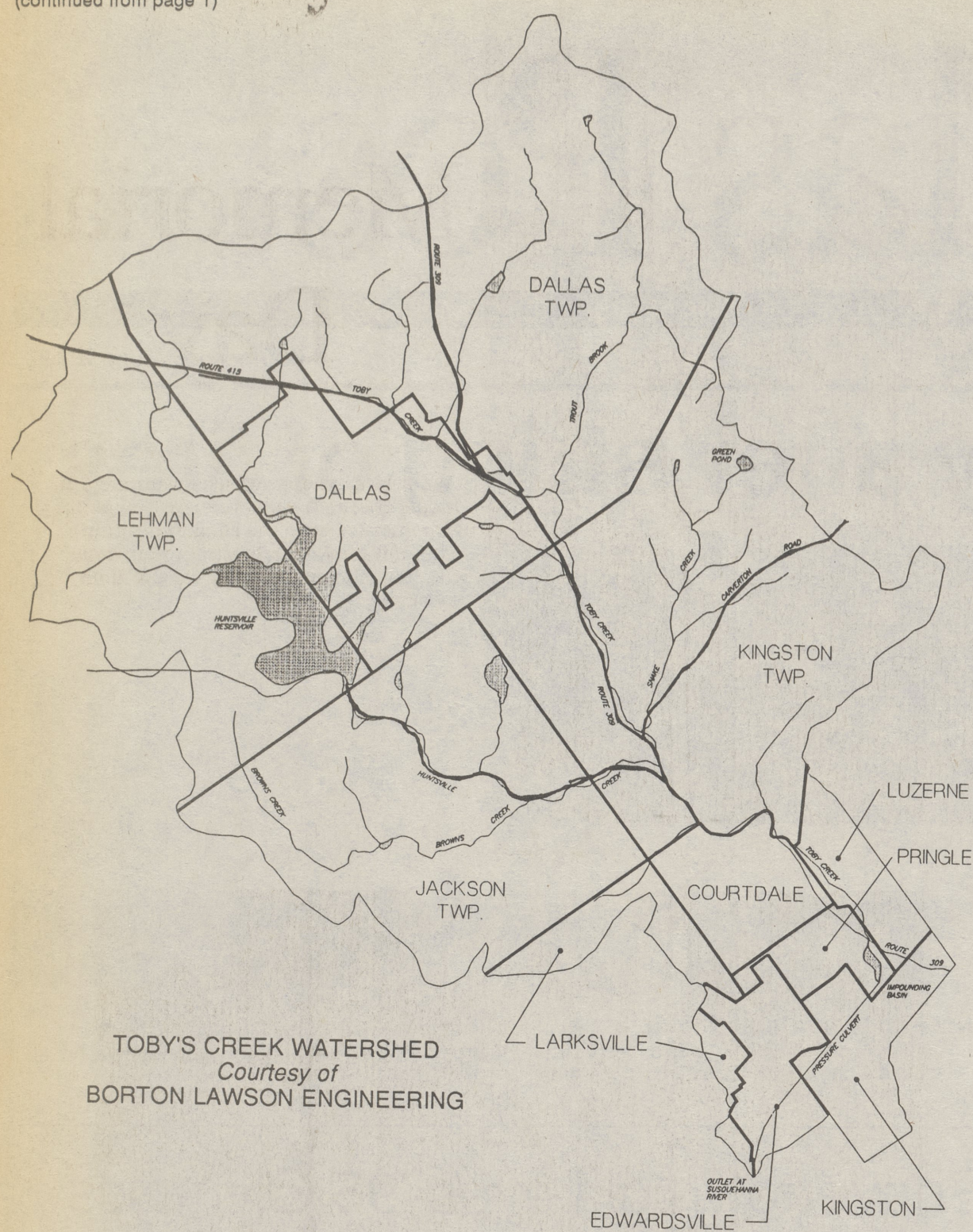


Runoff

(continued from page 1)



TOBY'S CREEK WATERSHED Courtesy of BORTON LAWSON ENGINEERING

to implement the stormwater management plan because the Back Mountain is a rapidly developing area," said county planner Nancy Sneez.

Any time that buildings are erected or ground paved over, the ground loses part of its ability to absorb water. If water can't soak into the ground, it has to go somewhere - eventually into the nearest stream or pond. Or people's basements.

Unusually heavy rainfall onto frozen or already saturated ground can cause flooding, as seen in this past spring's high water episodes which closed roads and flooded a few homes along area streams, Toby's Creek and its tributaries included.

Toby's Creek, whose main stem originates in Dallas Township, drains and occasionally floods parts of Dallas Borough and Dallas, Jackson, Lehigh and Kingston townships.

The plan requires new developments in these areas to provide for ways to limit stormwater runoff through the construction of holding ponds, grassy areas or individual cisterns, according to literature distributed at the group's May 26 meeting.

Builders of new homes will be required to submit a stormwater runoff management plan to the township before a building permit is issued, Doughton said.

Owners of existing homes who wish to make improvements, such as additions, garages, pools with patios or paving over gravel driveways will also be required to have an engineer file stormwater management plans before obtaining permits if the improvements cover more than 5,000 square feet of ground, Doughton said.

"That's not a lot of area," he said. "I think that 5,000 square feet is too small an area. I would have liked to see the minimum be at least 10,000 square feet."

The equivalent of 5,000 square feet is a square roughly 71 feet on each side.

On one-acre lots with no public sewer, individual new homes will be required to have cisterns to hold runoff water, while new subdivisions will be required to have ponding areas or other ways of holding storm runoff, Doughton said.

Because several branches of the creek drain much of Dallas Township, Doughton said that it will be the most heavily affected by the new ordinance.

According to a map prepared by Borton and Lawson Engineering, new developments in most of Dallas Township will be allowed to release only half the amount of the measured pre-development runoff into the creek after development.

The other half will be caught in containment areas, where it will eventually evaporate or soak into the ground.

New developments in areas of Jackson and Kingston townships along the very steep slopes of Bunker Hill and Plymouth and Larksville mountains will need runoff controls that will hold up to 95 percent of the measured pre-development runoff, according to

the map. "Dallas Township has had portions of the stormwater management plan in use for a year," Doughton said. "For example, before the township approved the sports complex at College Misericordia, the builder had to submit a stormwater management plan."

The Northwoods development at Haddonfield Hills, newly developed property at Aplewood Manor and construction of the new A&A Auto Parts store on Route 309 opposite Campbell Business Machines also were affected by the ordinance, Doughton said.

Because it doesn't have much developable land, the stormwater ordinance won't affect Dallas Borough as severely, according to borough manager Milt Lutsev.

"Of course, any new development will be affected in certain areas, but other areas near the Huntsville Reservoir, for example, won't be affected because the reservoir acts as a natural catch basin," Lutsev said.

"It's necessary to slow down the storm runoff to protect downstream communities from flood-

ing. That's a great idea. But I'm concerned with the ordinance's impact on future development," Lutsev continued.

"For every action, there's a reaction. In this case it would be passing the cost of stormwater management on to potential buyers."

Neither Dallas Borough nor Kingston Township have existing stormwater ordinances.

Although nearly half of Kingston Township is in the Toby's Creek watershed, township zoning officer Ben Gorey said that not much developable land is left in this area.

Any subdivision which has already been approved, such as Schooley Farms, will probably not be required to comply with the ordinance, Gorey said.

"I'm concerned with the existing developed areas," he said. "Adding a patio, new wing to the house or paved driveway will affect runoff the same way as a new development. You can't stop it from coming down - the idea is to control it."

New rules for stormwater runoff

The Stormwater Management Act #167 will affect the way in which area communities deal with the water which normally runs down our streets and into area creeks after every rainstorm.

Under the provisions of this act, subdivision developers, builders of new homes and owners of existing homes who wish to add paved driveways, pools and patios, garages or new wings will be required to submit an engineer's plan of how they will contain runoff.

• Owners of existing homes who wish to make improvements will be exempt from the ordinance if the total area of ground to be covered is less than 5,000 square feet (equivalent to a square roughly 71 feet on each side.)

• Persons building new homes will have to add underground cisterns or other ways of holding stormwater runoff.

• Developers of new subdivisions will be required to construct swales, holding ponds, grassy areas or other means of controlling stormwater runoff.

Ironically, the downstream communities along Toby's Creek - Luzerne, Pringle, Courtdale, Kingston and Edwardsville - won't be affected by the stormwater ordinances because they have very few tributaries feeding into the creek, which runs into a ponding area in Pringle, then through an underground culvert through Edwardsville and Kingston before entering the Susquehanna River on the Edwardsville-Larksville border.

by Grace R. Dove

Property transfers

Property transfers recorded at the Luzerne County Court House from May 10, 1993 to May 21, 1993. Prices are extrapolated from transfer taxes paid.

James F. Rittenhouse Jr. to David Spurlin, PO Box 443, Dallas, property Main St., Kingston Township, \$183,000.

Stanley T. Przyuski to Floyd B. McRay Jr., 158 Sunset Terrace, Harveys Lake, property 2 parcels, Harveys Lake, \$32,000.

Thomas J. Price to Donald A. Wesley, RR 3, Box 81A, Hunlock Creek, property 13 ac 37 per., Ross Twp., \$32,000.

Benjamin D. Roberts to Fred A. Davis, 6 Robbins Rd., Dallas, property L56, Haddonfield, Dallas Twp., \$105,000.

Deldre Krasner to Robert Hanigan, 56 Grandview Ave., Dallas, property Halowich Rd., Lake Twp., \$8,500.

John Murray to Andrew M. Sholtis Jr., Briarwood Terrace, Shavertown, property Jackson Twp., \$1,000.

Joyce I. Edwards to Kenneth A. Russell, RR 2, Box 366-1, Dallas, property Rte. 29, Gordon Rd., Lake Twp., \$28,000.

Woodside Home Inc. to Nita C. Natividad, 160 Kimberly Lane, Trucksville, property Highland Rd., Kingston Twp., \$300,000.

Stephen J. Dudascik to Michael J. Gallagher, property 60 Country Rd., Dallas, property 0.76 ac., Country Rd., Kingston Twp., \$318,000.

Donald A. Wesley to Kenneth C. Dymond, Box 225, RR 3, Dallas, property 1) 2.16 ac.; 2) 2.02 ac., Ross Twp., \$17,000.

Carl E. Organeck to Andrew Kopczyński, 6 Fairfield Dr., Laffin, property Jackson Twp., \$14,500.

Bernard Novicki to David Metzgo, 56 Firecut Road, Wyoming, property, 39 ac., Kingston Twp., \$10,000.

Donald Rood to Jeanette M. Labbate, 2 Valley View Dr., Dallas, property Valley View Dr., Dallas Twp., \$155,000.

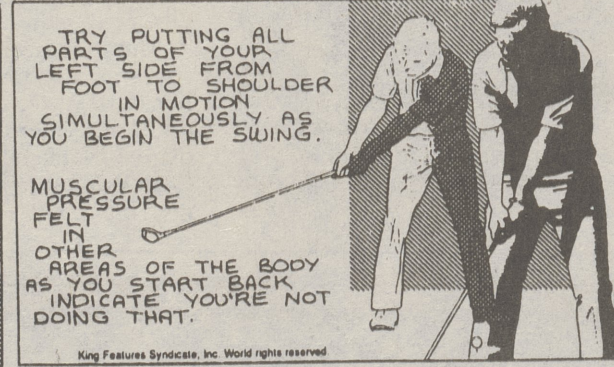
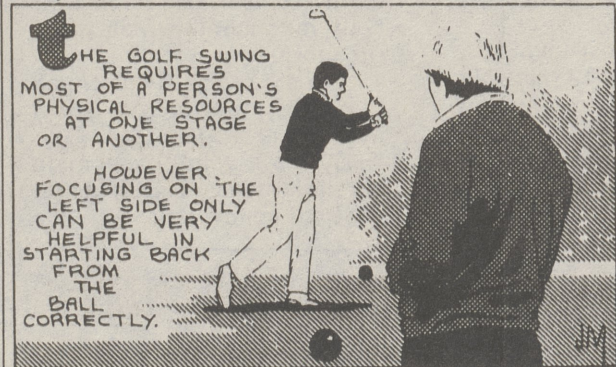
Michael J. Gallagher to John C. Rupert, 42 Aster Rd., Dallas, property Aster Rd., Dallas Twp., \$163,000.

Correction

Information about the late Christy Elston, included in a story about Lake-Lehman students last week was incorrect. The one-vehicle accident in which Ms. Elston was killed on her way to school the morning of February 26, 1993, was not in any way related to alcohol, according to Lake Township Police Chief John Maslowski.

The Post regrets the error.

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