

# BIG BOX

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Borough, just in case the lot was needed for intersection improvement.

PennDOT is now committed to studying the traffic there and might recommend installation of a roundabout, the region's first. Construction of a traffic circle or other improvements won't begin for at least three years, a PennDOT spokesman has said.

Naparlo said the mixed-use development concept that he showed to the planning commission was what he had in mind all along. "That was my whole intention" since buying the land, he said.

A drawing that George Anthony, Naparlo's engineer, showed to the commission contained about 200 dwelling units, townhouses or condominiums. Mixed-use buildings, with shops and offices downstairs and apartments upstairs, flanked either side of the entrance road off 415. "This is to create a more pedestrian, low-scale, village-type atmosphere," Anthony said.

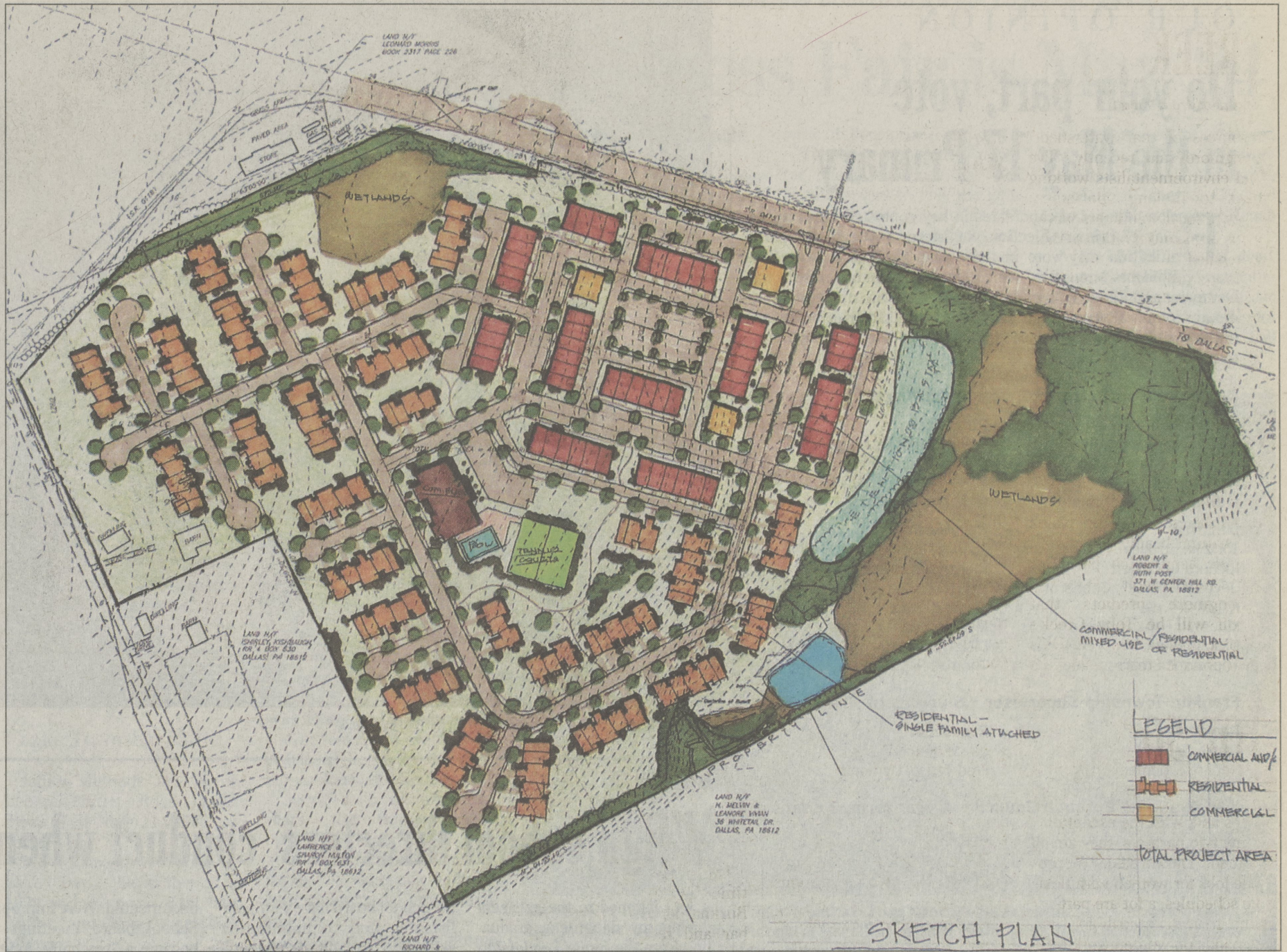
Naparlo characterized it as "more mom-and-pop," with small, locally owned businesses, sidewalks and lighting. The rear portion of the property would be purely residential, with a swimming pool and tennis courts as amenities.

At the meeting, Naparlo gained approval to construct the tract's main entrance, which entails a substantial drainage system and an "apron" of asphalt off Route 415. The work will include installation of a traffic light, although it won't be activated until the development proceeds.

"The hard work comes now," he said.

Naparlo, who grew up in Plymouth, now lives in Williamsburg, Virginia, where he owns a string of Burger King restaurants. He said he is developing a 400 home residential community there.

The Dallas site work will probably be done by September, Naparlo said. Meanwhile, he and his engineers will refine their final development plans, working with the contours of the land, which slopes sharply down to a wetland area that is a headwater for the Huntsville reservoir.



An engineer's sketch shows how the former Yalick farm land might be utilized for a mixed-use development. The red buildings would be stores and businesses on the first floor, with housing above. The yellow structures would be businesses. The orange buildings would be townhouses. A swimming pool, tennis courts and

clubhouse are at the center. Developer J. Naparlo emphasized that this is only a concept drawing. It will take months to arrive at a final plan. In the meantime, the main entrance is being constructed. The large pond is necessary to contain runoff before it reaches nearby wetlands.

While his plans have been met with suspicion in the past, Naparlo says he can be trusted to "do it right. I want to do something I'm proud of."

### Other developments

Also at the May 10 meeting, commission members voted unanimously to give preliminary approval for construction of the 101-lot Saddle Ridge subdivision, located between Lower Demunds and Wyoming roads.

Developer John Halbing, who sits on the commission, recused himself before making his presentation. Commission members had questioned the road grades, storm water drainage and other aspects of the project, but those

have all been satisfied.

"There's some sprucing up that has to be done" before the final plan is approved, said township Engineer Tom Doughton. But he expressed confidence any issues will be resolved.

Halbing addressed concerns about a 24-inch natural gas pipeline that runs through the center of the development. There is an existing 50-foot wide easement along the length of the line, and buyers will not be allowed to build structures on that portion of the lots. Halbing must include covenants to that effect in deeds for the lots.

Joan Schooley, who lives on land between Saddle Ridge and Wyoming Road, asked if excava-

tion of the rocky soil will require blasting or "pecking," using a pneumatic hammer.

"There may be some blasting, there may be some pecking," Halbing said. Schooley was most concerned about pecking, since it is a much slower process that could go on for months.

Halbing said he hoped to ask for final acceptance at the June 14 meeting, and that he would post a 110 percent bond so that he could sell lots before all the infrastructure improvements have been completed.

Ed Orloski, Chief Development Officer for Hildebrandt Learning Centers, presented the outlines of a third development plan. He wants to create 10 lots of 1.5 to 2 acres

each on 29 acres of land off Dorchester Drive. About 13 acres are wetlands, and not buildable.

The land is presently owned by the Diocese of Scranton, and is mostly zoned for manufacturing. Orloski plans to develop a commercial park "for professional uses." One of the lots would house his offices.

Two of the lots are in Dallas Borough, and already are zoned for office use. Zoning on the eight lots in the township prohibits "Schools, hospitals, clinics, or other institutions for human care, except where incidental to a permitted principal use." Orloski asked that only hospitals be prohibited, since more restrictive language would limit his potential buy-

ers, such as a dentist or other medical office.

"I think we all agree its a better use (than manufacturing)" for surrounding property owners, said Halbing, back in his commission seat.

But since the zoning would not change, there is the potential that industrial and office uses could conflict. If that were the case, commission member Bob Besecker Jr. wondered about access for large trucks to the proposed cul de sac that opens onto Dorchester.

After more discussion, commission members agreed to send a letter to the supervisors recommending the change in language.

Orloski is hoping to construct his office by Thanksgiving.

## Jackson Township Volunteer Fire Department fund drive

The Jackson Township Volunteer Fire Department's fund drive is underway. The annual fund drive is the only appeal for financial support from the residents of the township. The department depends on donations from the fund drive to continue operations, as it is the main source of revenue.

A donation request card and a return envelope have been mailed to all residents. Returns are requested by the end of May. The fire department would like to thank the residents that have already mailed their donations for this year.

A new water tanker has been purchased and will be delivered soon. An open house will be held on June 5 for residents to view the new tanker and other firefighting equipment.

For additional information about the dept., visit [www.jacksonfire.com](http://www.jacksonfire.com).

## Library Friends seek donations for auction baskets

Donations of theme baskets are now being accepted for the Friends basket booth at the 59th annual Back Mountain Memorial Library auction, to be held July 7-10. Contact the chairperson, Neela Patel, at 331-7101 to make arrangements to participate, or drop off baskets at the library, 96 Huntsville Rd., Dallas.

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