

# Expert says metering station will not affect property values

**By SARAH HITE** shite@mydallaspost.com

A real estate expert retained Dallas School District campus. by Chief Gathering LLC told resproperty values.

zoning exceptions to build a metering station on a property located about 1,300 feet from the

Coyle testified he was able to idents at a zoning hearing July review the metering station pro-21 that a natural gas metering ject and determine whether the station to be built off Hilde- proposed structure would acbrandt Road would not affect cord with the township's zoning ordinance.

J. Coyle III, of Coyle, Lynch and as whether the project is com-Co. based in Sharon Hill, for tes- patible with the characterization timony in a continued hearing of the community, whether the

for its application for special By studying other areas in the state similar to Dallas Township, he (real estate expert John Coyle) estimated the metering station project would not affect any of these categories. He also said the infrastructure of roads in Dallas Township would not be significantly affected by the construction, operation or maintenance of the metering facility.

The company presented John He answered questions such of property and if the project he estimated the metering stawould cause injurious harm to tion project would not affect any the future to give opposing atthe public interest.

project would cause devaluation state similar to Dallas Township, the Spectra pipeline.

Dallas Township would not be struction, operation or maintenance of the metering facility.

town Township and Brookhaven zoning hearing board to ques-Borough in Delaware County, tion. both of which feature residences, schools, nursing homes and other community structures near

of these categories. He also said torneys and the public a chance By studying other areas in the the infrastructure of roads in to cross examine Coyle.

Prior to hearing Coyle's testisignificantly affected by the con- mony, Ted Wurfel, vice president of Environmental, Safety and **Regulatory Affairs for Chief, was** He said he studied Middle- presented as a witness for the

Solicitor Phil Gelso asked Wurfel a number of questions relating to the township's zoning ordinance, including whether A hearing will be scheduled in the project fits into township development plans.

See VALUES, Page 10

## FRANKLIN TOWNSHIP



### **By SARAH HITE** shite@mydallaspost.com

Officials are working on changing the township zoning ordinance to bring the rural community up to date.

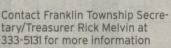
The planning commission met Monday to begin discussions on the drafted document, industrial waste water treatment which is part of a series of updates funded through a \$100,000 grant from the Luzerne County Office of Community Develop- pressor and metering stations ment received by the township would be considered as special in 2009.

the township's first-ever compre- fracturing water withdrawal fahensive plan. Now they are re- cilities and industrial waste w

## FOR MORE INFO

tary/Treasurer Rick Melvin at 333-5131 for more information about the drafted zoning ordinance.

ing stations, oil and gas wells, facilities and hydraulic fracturing water withdrawal facilities. Oil and gas wells and comexceptions in agricultural and Officials recently approved industrial districts. Hydraulic



## THAT CHAMPIONSHIP FEELING



viewing a drafted zoning ordi- ter treatment plants would be nance and plan to make changes considered as special exceptions to its subdivision and land devel- within the industrial district. opment law.

fecting neighboring Dallas projects. Township - natural gas developnent.

The ordinance addresses natural gas compressor and meter- See ZONING, Page 10

A special exception would be The drafted zoning document granted by the township zoning addresses many issues, includ- hearing board if certain condiing one subject area currently af- tions were met for individual

According to the draft, no areas within the township accept

CHARLOTTE BARTIZEK/ FOR THE DALLAS POS

Back Mountain American team members celebrate a home run and another runner at the beginning of the Section 510-11 Little League championship game. For a story and additional pictures on the team, please turn to page 9.

# **Cows at The Lands at Hillside Farms are tabbed 'excellent'**

Cows were classified by U.S. Jersey, part of American Jersey Cattle Association.

"We have one cow that prefers Coca-Cola over Sprite."

> **Chuck Deome** Farm manager, The Lands at Hillside Farms

### **By SARAH HITE** shite@mydallaspost.com

Snuffy, a 4-year-old brown feet, udder and stature. beauty, bats her eyes at The Lands at Hillside Farm barn man- work," she said. ager Chuck Deome as she noshes on some fresh hay.

"I think she's in love with me today."

Snuffy's got reason to be such a flirt. As one of nine Jersey cows on the farm to be nationally classified as "excellent," she's more with their farm friends and educonfident these days.

The cows were classified by Jersey Cattle Association, on July to do everything. Once they learn almost like having as many pets. 21. Nine of the 35 Jerseys re- one thing, they move on to the ceived 90 points out of 100 on the next stage," Chuck said. scoring scale, which qualified them as "excellent" - the most cows ever at Hillside to receive the title.

physical traits, including legs,



Those cattle living at Hillside work well because they have "She's a love bug," said Chuck. plenty of time to play. Chuck said in spring, summer and fall, the their big day – Amy said the cows cows are only in the barn twice a day for milking. The rest of their time is spent grazing in the 100plus acres of pasture, mingling cating the public.

"We have volunteers as young U.S. Jersey, part of the American as 11 years old and they learn how

In the winter, the cows are kept inside the dairy barn, but their 4 by 6 <sup>1</sup>/<sub>2</sub> foot hitching areas are large enough for them to move Farm educator Amy Deome around. If a cow seems to be said cows are judged on their cramped, Chuck lets them walk around in a pen to keep them active.

> The most recent heat wave also affected the cows - farm staff to cool off the cattle.

> "Even when it's really hot, they get to be outside for 12 hours at night," Chuck said.

Jersey cows are characterized "It's basically how well they by their light brown coloring and smaller stature compared to other breeds, such as the iconic Holstein or Brown Swiss.

> The ladies were prepped for were brushed and scrubbed before appraisers came to the farm. "They even got pedicures," she

joked, talking about trimming the cows' hooves.

It's easy for the four-person barn staff to keep track of the 110 cattle at the farm – Amy said it's

"If you had 20 cats, you would know all of their names," she said.

The key to personalized care is getting to know the different personalities of all the cows, which old Jersey at The Lands at Hillare often as big as their thousandpound bodies.

"We have one cow that prefers Coca-Cola over Sprite," said Chuck.

Chuck said Hillside hasn't seen eight of her barnmates, have had to keep them inside during so many high-ranking cattle in been certified by U.S. Jersey, a daylight hours and position fans years, and the classification only reinforces the farm's goals.

> "It's about healthy cows producing healthy milk in a humane way," he said.



CHARLOTTE BARTIZEK PHOTOS/ FOR THE DALLAS POST

TOP PHOTO: "Snuffy," a 4 -yearside Farms, snuggles up to barn manager Chuck Deome.

**RIGHT PHOTO: "Snuffy" and** national cattle appraisal organization.

