

September 2003

ANNOUNCEMENTS AND UPCOMING EVENTS

Annual Fire Department Auction Saturday, September 27th

The New Vernon Volunteer Fire Department will hold their Annual Auction on **Saturday, September 27th** at the Firehouse on Village Road. Anyone interested in assisting, please stop by the Firehouse any weekday evening in September about 7 PM or any Saturday morning about 8:30 am. New faces are especially welcomed!

Volunteers from the Fire Company, First Aid Squad and Auxiliary have been busy for weeks organizing the special items that will be brought to the auction block. In addition to the auction ten individual areas at the sale contain sporting goods, bicycles, clean used clothing, books and tapes, flea market, white elephant and a food concession.

The auction begins at 9:00 AM sharp, rain or shine, with an auction preview beginning at 8:00 AM. Parking will be open at 6:30 AM and grounds will open at 7:00 AM. All proceeds from the auction benefit the New Vernon Volunteer Fire Company and Volunteer First Aid Squad. Donations of sale items are gratefully accepted. For information on donating items please contact J. Miller at 973-267-2514.

Harding Township Annual Curbside Clean-Up

The Harding Township Committee announced that the **annual curbside clean-up** will commence on **Monday, September 29th**. Materials that will not be collected are tires, building material, garbage, stones, concrete, soil, brush, yard debris, toxic chemicals, propane bottles and tanks, 55 gallon drums (empty or full), oil tanks and oil based paints. Lawn mowers and other gasoline powered equipment must have the gas and oil drained. Hot water heaters and water conditioners must be drained. Dismantle swing sets and similar. Pipes and single pieces of lumber must be cut or bent into sections four (4) feet or less in length. Latex paint cans must be open with any paint dried out. Please don't place items in front of property sooner than 10 days prior to the 9/29 collection date.

HARDING TOWNSHIP HISTORICAL SOCIETY

Do you have a treasure in your attic? Find out when Antiques Appraisal Day returns to the T-E House for our first Open House on **Sunday, October 5 from 1-4 PM**. It promises to be an afternoon of discovery and fun for visitors of all ages. Youngsters are invited to bob for apples and pluck doughnuts hanging from nearby tree branches while adults confer with David Cowell of Lovely Living Antiques in Caldwell and Kathy Ruck of the Summit Antiques Center to identify their heirlooms. The charge for appraisals is \$5.00 per person with a limit of three inquiries each.

The Harding Land Trust is planning a fundraiser, **Saturday October 4, from 6 to 10 PM**. A festive but casual evening of cocktails, buffet dinner and dancing at the historic

Seth Thomas Barn at the Gale residence Red Gate Farm, Red Gate Road, New Vernon. Tickets are \$150 per person, sold in advance only. Reservations are limited. Please send your check to Jeanne Manley, PO Box 445, New Vernon 07676. For more information, call Ms Manley at 973 539 8646.

The Harding Land Trust carries on the land conservation tradition of the township's 19th and 20th century estate owners and farmers. Since 1990, the Harding Land trust has worked to acquire conservation easements. By preserving open space, the Trust seeks to protect the character Harding's countryside and ensure the integrity of its natural resources. The trust, working through its neighbors, the Township and its conservation partners has preserved nearly 200 acres of scenic and environmentally sensitive land.

Announcement from the Historic Properties Committee of the Planning Board

A public meeting to discuss Harding's planning objectives **concerning historic preservation and zoning will be held Wednesday, Oct. 29 at 7:30 p.m.** in the Municipal Building. The meeting is being hosted by the Historic Properties Committee, which was established by the Planning Board in 1999 to provide policy recommendations on preservation of historic properties. The discussion will focus on ways in which the town's land use ordinances could encourage the preservation, renovation, and rehabilitation of existing historic homes and other structures, rather than seeing them demolished. All members of the public are cordially invited to attend on Oct. 29 at 7:30 p.m. We encourage your input in this process. Please phone the Township Deputy Clerk, Linda Peralta, at (973) 267-8000, ext. 18, if you have any questions. *(Please see more information in the Planning Board Report, infra.)*

THE LIBRARY

Note Library Telephone Extension #32...To call the Library, or to leave a message, dial (973) 267-8000 **extension 32.**

HTL Morning Book Club opens its 2003/04 season on Monday, September 22 at 10 a.m. in the Conference Room opposite the Library to discuss Joseph Conrad's *Heart of Darkness*. All are welcome! Please join us for coffee, stimulating exchanges, and help to select the books for the year. We will provide guidelines to familiarize newcomers with the discussion format. The Morning Book Club meets the fourth Monday of every month except July and August. Contact person: Helen Twomey at (973) 292-4728.

Early Closing...The Library will close at noon on Thursday, September 25 when we honor our hard-working Librarians at the annual Volunteer Recognition Luncheon.

The Children's Summer Reading Program is winding down. Thanks to all who participated and to all parents who encouraged and read to their children. Prizes will continue to be awarded until the end of September.

Two programs for children ages 5 and under will be held on consecutive

Thursdays, September 18 and 25, at 10:30 a.m. in the Court Room of the Municipal Building. The first will be a ***Back to School Storytime*** and the second, ***Preschool Films***. Registration is required. Please call the Library or stop by.

See the next *Thumbnail* for details on after-school programs for children in grades K-2 and *Book Talks* for older children. For adults, the Library will host another *Evening at the Library* on Wednesday, October 22.

SCHOOL BOARD INVITES COMMUNITY PARTICIPATION

The Harding Township Board of Education is reviewing its long-range facility plan and developing a list of capital projects that will need to be addressed over the next several years. As it has in the past, the Board is inviting community members to be involved in the process. A Facilities Advisory Committee will be appointed in September to work with the Board on identifying and prioritizing capital projects. If you would like the opportunity to participate, please contact Superintendent of Schools Dennis Pallozzi at 973-267-6398, extension 101 or Business Administrator Mary Jane Canose at extension 114.

A Request from the New Vernon Volunteer Fire Department

With the township's residents generous donations we have purchased new trucks and the latest tools for vehicle extrication in event of a traffic accident. We have also purchased thermal imaging cameras. These cameras make it possible for a firefighter to see heat in a dark and/or smoke filled room. Such heat could be the body heat of a victim or the seat of a fire. They are also very useful for searching for a missing person at night.

For the protection of your friends and neighbors who volunteer their time, the Fire Department purchased Self-Contained Breathing Apparatus (SCBA) many years ago. This equipment enables firefighters to breathe in an otherwise toxic environment. Unfortunately, many of the SCBA units are over 20 years old and no longer meet National Fire Protection Association (NFPA) and Occupational Safety & Health Administration (OSHA) standards. To comply, the units must give the firefighter the ability to breathe and work in an environment that may be contaminated with nuclear, biological, chemical and radiological agents.

It is with this in mind that we are asking the residents of Harding Township to show us their generosity once again. A full NFPA/OSHA compliant SCBA unit will cost us \$4,580 each. Since we have to replace all 18 units, it would take us 3 to 4 years to raise the necessary funds. With these state of the art units, the NVVFD can more effectively protect our volunteer firemen and your family in the event of an emergency in your home. We currently have 18 of the old units. We would appreciate anything you could give to help. Again, we are an organization made up totally of volunteers, and we do not impact your tax dollars at all. We are funded solely by your generous donations.

SUPPORT Homeless Solutions, Inc.

**SAVE \$ SHOPPING AT SOME OF YOUR FAVORITE SHOPS
ON THE COUNTRY MILE IN HARDING**

Homeless Solutions, Inc. is a private, non-profit provider of homeless services in Morris County. For 20 years we have helped thousands of your neighbors, working poor families, as well as single men and women transition from homelessness to independent housing. You can help support Homeless Solutions while saving \$ at your favorite stores here in Harding. **Here's how you can help:**

- Purchase a \$12.00 ticket to the Special Shopping Days (Oct 3, 4 & 5). **THE ENTIRE \$12.00 IS DEDICATED TO Homeless Solutions, Inc.** On those special shopping days, tickets can be purchased at participating establishments on The Country Mile (see list below) **or to save time, purchase through the mail by using the form below.**
- Upon presentation of the ticket, the purchaser is entitled to special offers or designated discounts at The Garden Cottage, The Prince's Knoll, Four Seasons of New Vernon; Bedrosian's of Harding, Anson Newton, The Depot, Flowers from Hannah, Coverings, The Eagle's Nest, Giorgio's Pappas Furs; Country Mile Gardens, Pierre's, Jolie Moi Salon, F. Gerald New, Robert Fountain Antiques, Bayberry in the Cottage, The Minuteman, Talbots, The Country Store, Noteworthy, Paradise (Entirely Lily Pulitzer) and Acquisitions. **A special note: F. Gerald New, Anson Newton and The Country Store are also donating a generous percentage of their weekend's receipts to Homeless Solutions, Inc. so don't forget to stop in!**

Please return this portion no later than Friday, September 26th

Yes, count me in! I want to enjoy three days of discounts while supporting Homeless Solutions, Inc. Please send me _____ticket(s) at \$12.00 per ticket. I understand the entire amount will go to Homeless Solutions, Inc. **Enclosed is my check for \$_____ made payable to Homeless Solutions, Inc.** Please mail my ticket(s) to:

Name _____ Phone _____

Address _____

Mail your check and this form to:
Mary Van Kirk (973) 425-01145
38 Lake Trail West, Morristown, NJ 07960

The Dedication of the HARDING TOWNSHIP 9/11 MEMORIAL will be held at Memorial Park, Village Rd on Sunday October 26, 2003 at 1:30 PM. All are invited, more information next issue Thumbnail.

BOARD OF HEALTH
FLU VACCINE CLINIC

While a shortage of flu vaccine is not expected this year, there may still be delays in production and distribution. As in the past the Health Department will offer flu shots free of charge to eligible residents, however the dates cannot be determined until the delivery of the vaccine. We are anticipating holding the flu shot clinics mid to late October. Once the dates are determined, the health department will post notices in the Municipal Building, at the Post Office and on public bulletin boards in establishments around town. Notices will also be sent to the *Thumbnails*, the *Daily Record*, the *Observer-Tribune*, and the *Star-Ledger* or you can call the Health Department after October 1, 2003 at (973) 267-8000, extension 25.

Flu shots are offered to all residents sixty-five years or older. Also, residents at high risk for flu due to chronic disease or those who are sole caregivers to the elderly or high-risk individuals may get a flu shot. High-risk residents must provide a note from their doctor, authorizing the vaccine, before the Health Department can administer the shot.

FREE RABIES CLINIC, SATURDAY, November 8, 2003

The Harding Township Department of Health, in cooperation with the NJ Department of Health, will again offer a free Rabies Vaccine Inoculation for cats and dogs at the New Vernon Volunteer Firehouse, at the corner of Village Road and Millbrook Road.

CATS: 9:00 - 10:00 a.m. DOGS: 10:00 - 11:00 a.m.

Dogs whose rabies vaccination expires before October 31, 2004 must be vaccinated before a license can be issued for 2004.

Copies of a recently published book, *A History of the Presbyterian Church of New Vernon* by George E. Chorba, the church's 17th pastor, are available through the church office at no charge, thanks to generous gifts from five members of the community. **Call 973 538 9394** if you would like a copy. The book covers the early settlement and history of the community from the 1700's to the present. Photographs provided by the Harding Twp Historical Society are reproduced as well as Edwin Murgatroyd's "Annals of the Village", a pamphlet published in 1893.

WILDLIFE MANAGEMENT

Wildlife Management Committee Report

Kick-off of 2003 – 2004 Deer Hunting Season Through the local press, the Wildlife Management Committee invited township residents and interested hunters to its Annual

Hunter Safety meeting on September 8, at 7:30 pm in the Municipal Building. As in prior years, the meeting was conducted in collaboration with the township Police Department. The prime objectives of the meeting were to bring property owners and hunters together and to provide residents with a forum to express concerns about wildlife management in the township.

The meeting provided a report on the results of the 2002 – 2003 season and covered hunting regulations for the 2003 – 2004 hunting season, as announced by the Fish and Wildlife Service. Representatives of the Fish and Wildlife Service, of Jockey Hollow National Park and of the Great Swamp Wildlife Refuge were present to answer questions.

The 2003 –2004 hunting season started Sept. 6, 2003 and ends Feb. 14, 2004.

Report on 2002 – 2003 season .The 2002-2003 deer harvest in Harding was 529 versus 472 and 630 in the prior seasons. The number includes 141 (vs. 103 in the prior season) deer taken in the Great Swamp National Wildlife Refuge. The season was again concluded without any adverse incidents. The deer harvest in Harding was once more among the highest in Morris County, third to Washington Twp. with 911 and Chester Twp with 646. Thus, the harvest data would indicate that the density of deer per square mile in Harding Twp. is still relatively high. This would appear to be confirmed by the number of Deer/Motor Vehicle accidents, which were as follows:

	<u>2002</u>	<u>2001</u>	<u>2000</u>	<u>1999</u>	<u>1998</u>
<u>Deer/Motor Vehicle Accidents</u>	39	44	40	36	47
<u>Deer Pickups</u>	62	83	90	80	85

Fenced in properties increased from 174 in 2001 to 183 in August 2002. It is estimated that by 8/03 the number has increased to more than 185 properties. The comparable number in 2000 was 164.

Deer Check Station One of the committee objectives for the 2002/2003 hunting season was the establishment of a deer check station in or near Harding Township. This objective was accomplished with the opening of a deer check station at New Vernon Coach and Motor Works on Route 202 in January 2003.

Deer Density continues to be Excessive – Plans for 2003-2004

While some progress has been made in recent years in coping with the excessive deer population, the deer density per square mile, 104 according to the Fish and Wildlife Service, is still far from acceptable. According to the Fish and Wildlife Service, the ideal biological carrying capacity in this area is 15-20 deer per square mile. The damage to the regeneration of forests, the continued high levels of deer/motor vehicle accidents and the considerable damage to shrubs and gardens, make it necessary to continue to give high priority to the management of the excessive deer population.

Rather than contracting professional hunters, with the concomitant expenditure of taxpayer money (some \$160 per deer), efforts during the upcoming season will again concentrate on making the traditional hunt as effective as possible. This can be

accomplished best by expanding the number of properties open to hunting. As was done in the past, **private property owners again are encouraged to grant access to their properties either for hunting or at least for deer drives. Property owners willing to do so should contact the Township Police Department 973 455 0500 who will put them in touch with hunters wishing to hunt in Harding.** In addition, efforts will be made to make the new deer check station fully effective. Also, a request has again been filed with the Fish and Wildlife Service to authorize hunting in Harding Township during the Great Swamp hunt, which this year will be from 11/19 through 11/22/2003.

TOWNSHIP NEWS

Township Committee

Cable Update. John Murray, Mayor told the Thumbnail editor that Patriot media is currently working in Harding Township to upgrade to fiber-optic cable. This process is scheduled to be completed in late Sept-early October. When completed, Harding is promised to have access to more basic service channels at the same price as well as more premium channel options. The other news is that the upgrade will result in Harding having high speed bi-directional cable at a price competitive with DSL. During the installation process, some areas might experience outages during 2 or 3 days, in daytime only, not night.

Shortly after the first of the year, the Township Comm. will have an open public meeting to discuss how these changes are working, as a preliminary to renewing Pat Media's franchise agreement with Harding.

Redevelopment Phase II of the Re-Development Plan is scheduled for introduction at the Twp Comm. meeting on September 3. A draft was circulated to the residents in the redevelopment zone in the village as well as to the Planning Board. Following introduction, the plan will be posted on the Civic Association Website. Phase II of the Re-development plan builds considerable on the goals for the village that were introduced in Phase I of the plan. Following introduction, the plan will go to the Planning Board for comment. When their review is complete the Township Committee will hold an open public meeting to discuss adoption of the plan. The plan is the result of a three-month effort of the Re-Development Steering Committee, comprised of Harding residents, Township officials, and Township professionals.

McAlpine Estate, corner of Rt 202 and Tempe Wicke Rd is under active consideration for purchase by the Harding Open Space Trust Committee, supported by the Township Committee. The house is a prized historic structure and a number of groups are interested in helping Harding preserve the house and property. Isobel Olcott of the Planning Board is spearheading the preservation effort for Harding.

Update on the Grass Project The Township land has been mowed in August. According to an article in the Observer Tribune earlier this summer, "the township's experiment with allowing grass to grow long on parts of the municipal building site and at Bayne Park began as a citizen's initiative to set a good example for environmental

stewardship on municipal land. Members of the New Vernon Garden Club and the Harding Land Trust were strong proponents of using conservation landscaping techniques to inhibit stormwater runoff, improve groundwater recharge and discourage nesting Canada geese from polluting the ground and water. They worked with municipal officials to stake out certain less-used parts of the properties which were to remain unmowed for most of the summer." Other residents disagreed with the scientific basis for the plan, and voiced unhappiness with the unkempt look of the parkland and open land around Town Hall. Mayor John Murray was quoted on the Great Grass Experiment "we've had some good experience in how people are using the park, and based on feedback and observation, it's clear we were a little overly aggressive". From the beginning, township officials promised to evaluate the pros and cons at the end of the summer and decide on the merits of letting the grass grow long in the park.

New Post Office Facility Considered.

(The following article is quoted in abridged form from the July 24th issue of the "Observer Tribune" newspaper, Julie Lange, reporter. It is reprinted here as a public service to the community)

"US Postal authorities are considering two potential locations for a new post office in New Vernon as the township's various committees and subcommittees ponder preliminary plans for three of the village's historic buildings. In July, six representatives of the U.S. Postal Service visited New Vernon to look at the building once occupied by Ortman's Garage and a second property owned by Tim O'Connor. The O'Connor property is sometimes referred to as "the Cook property" because it formerly belonged to Robert Cook. Both sites are on Village Road in the center of New Vernon Village, which was designated as a redevelopment district within the past year. Mayor John Murray said the township's Redevelopment Steering Committee and its subcommittees have been reviewing preliminary plans for both properties as well as a third building across the street from the Cook property, known as "The Academy," which is also owned by O'Connor. According to Murray, architect Arturo Palombo of Morristown has developed tentative plans for both the Cook property and the Academy building. The academy is a two-story historic structure, which O'Connor plans to preserve and restore while adding on two additions in the rear. It would be used primarily as office space, possibly with an ice cream store or coffee shop on the first level, Murray said. The building on the Cook property, which Murray said has no historic value, would be torn down and replaced with a two-story building with office space on the first floor and residential apartments on the second floor.

"In addition to its potential use as a post office, Ortman's Garage, which is owned by Jim Cleve, will contain an eat-in deli and/or retail bakery outlet, according to preliminary plans developed by architect Pat Burke of Harding. It would also have rental apartment space on the second floor. Murray said the Township Committee wants to ensure a mixed use of the properties in the village, including small retail establishments, professional offices and residential space. "We're working very hard to get the residents

to stay," Murray said. "We're asking both of the owners to put affordable housing rental space into the garage and the Cook property, and their preliminary plans do include residential space on the second floors."

"The town's Historic Preservation Commission and the Environmental Commission have had a look at the preliminary plans for the three properties and have raised some potential issues. In an April 3 memo to the Township Committee, members of the Environmental Commission raised concerns about the amount of impermeable surface that could result from placement of the library and a municipal parking lot adjacent to already paved surfaces at the public works garage and Tunis-Ellicks House and across the street at the New Vernon firehouse. The memo suggested a possible alternative scenario involving relocation of the public works facility. "The public works parcel has the potential for a variety of uses that may actually be more consistent with (redevelopment) plan objectives than is its current operation," the commission's memo said. According to Chris Allyn, who is on a Planning Board sub-committee charged with studying the environmental impact of redevelopment plans, it is unlikely that the sites could be developed without some relief from current ordinances. Allyn said that he and Health Officer Garry Annibal have looked at storm water and wastewater management issues in the redevelopment district, and have concluded that all of the existing development in the district predates township wastewater ordinances as well as the 1990 state standards for septic systems. Although the present septic systems are grandfathered, when a site is redeveloped, it must be brought up to current state standards for wastewater management. But many of the lots within the redevelopment district are not large enough to allow expansion of the septic systems. "It will require use of some new technologies to be able to develop there with minimal environmental impact," Allyn said. For example, he said, some states are now allowing septic fields to be placed under driveways and parking areas, a solution which could dramatically increase the amount of space available. It might also be possible to have two properties sharing a single septic system, he said.

The Historic Preservation Commission has also reviewed preliminary architectural renderings and elevations for the three sites at its June 5 meeting. Commission chair Wendy Montgomery said the commission is not looking for a single style or design for the buildings in the redevelopment district. "They just need to fit together in a way that's consistent with the character of the community," Montgomery said. She said the plans were all "a good start" but they need to be reviewed within the context of the broader plan for the district. Dick Cassie, former chairman of the Historic Preservation Commission, echoed her comments. He said the commission is primarily interested in maintaining the look and feel of the village in terms of the buildings' styles, size, materials, rooflines, and other factors. "

Planning Board

At the **July 28 meeting**, the **Walker** application, #6-03, Block 5, lot 6, Van Buren

Road, to subdivide a 9 acres parcel with two dwellings into two separate parcels, was approved. The Applicant provided a storm water management plans for a "paper road" to the back lot. The need for a "paper road" in land use was to provide land for access and frontage on a road, rather than over an easement or by a "flag" driveway.

There is a lighting ordinance which has been discussed in the Planning Board at its Advisory Review Committee over the past months. It will be re-examined and further discussed at the September 22 meeting.

August 25 meeting The application by **Lancor**, Block 55, lot 10 and Block 12.01, lot 1, for a lot line adjustment generated much public attention, and the meeting had many residents, especially from the Meyersville Rd area, in attendance. The issue before the Board unfortunately was one of a formal nature, to which the Board, despite Board and public discussion and a divided vote, approved. The adjustment, for which approval had been sought, was between two owners, one of the front lot, mostly in Harding Twp, the other owner of the "back" lot, actually an "L" shaped piece which fronts on Meyersville Rd at the intersection of Woodland, also situated in both Harding and Chatham Townships. The actual lot adjustment sought was entirely in Harding, a shift of only 0.1 acre, or 4289 ft², from the front to the back lot. The front lot, which is in the R2 Harding zone decreased in size to 1.466 acres, still more than double the acreage required. The back lot became adjusted to 11.8421 acres. The front lot, formerly owned by Rochford, also previously owned by Arlo Brown, has a new house under construction, the older house having been demolished earlier this year. The new house construction is within the building envelope, and the appropriate lot grading permits and health permits were obtained from Harding Township. No variances were necessary or created for the lot line adjustment, and the Planning Board Attorney, Gary Hall, commented that the Township had no legal reason to deny the adjustment, nor were Applicants required to give any reasons for the request. Neighbors attending the meeting, many of whom spoke, stated their belief that the adjustment would facilitate subdivision of the "back" lot into at least 2 buildable lots. The land in this area is very flat and low and many vernal ponds and low areas collect water. Residents are particularly unhappy that the applicant had previously obtained state DEP approval for both buffer averaging and a wetlands crossing permit for the back lot. Hall commented that the Township actually encourages DEP approvals be obtained prior to Township approvals. One emotional underlying issue which was not articulated at the meeting, is that the Applicant obtained the DEP approvals as a low key routine matter and did not attract local attention from any notices during the DEP approval process. The only Township jurisdiction impacting future development of the back lot is that for the storm water management should development and subdivision be requested at some future date. No definite plans for subdivision have been formulated by the owner of the back lot, according to testimony of the engineer witness appearing on behalf of Lancor. All those in attendance at this meeting voiced their concerns that the potential for a road into the back 11.84 acre lot are enhanced by the lot line adjustment.

The other matter at the August meeting, for which approval was given, was the subdivision request by Zenker, minor subdivision into 2 lots of Block 5, lot 7, Van Buren Rd. Residents familiar with the area recognize the subdivision as dividing the northerly field to the right of the driveway which has served as a cow pasture, into a separate 3 acre lot, from the main parcel which became 7 acres. The Zenkers have sold the main house to a buyer who did not want the whole parcel, according to testimony of David Zenker. Both properties are completely conforming to Harding requirements.

On other matters, Ms Farrell mentioned that the Historic Properties committee would be holding a public meeting *specifically to obtain public input before any ordinance is drafted, on proposed changes* under discussion to protect historic structures in the Township. This is an unusual step for Harding Township, eliciting public input before an ordinance is drafted, but the current governing body is trying to reach out to the residents rather than draft laws which do not serve the community at large. The process of drafting ordinances is time consuming as well as expensive, necessitating as it does not only volunteer participation but also costly professional expertise.

The problem addressed with this meeting is that current R1 zoning rules do not provide incentives with sufficient flexibility to protect historic structures. Harding has many older houses on oversized lots, providing economic motivation for their demolition and subsequent subdivision, with the result that two or more larger new houses appear on property which previously supported only one modest structure. The minimum lot size in Harding in R1 is 3 acres, but many larger properties have only one structure. As land prices have escalated, even "deep pocket" buyers have balked at buying the whole property. The balance of private property owners right to sell their land at market and other residents desires to maintain the look and feel of the town is the key issue. Ms Farrell said one of the purposes of the public meeting is to elicit comment as to whether incentives, such as renting out historic properties to non-owners, would be helpful in keeping the older structures. It is noteworthy in this regard that there are nearly no "designated historic structures" in the Township, although every road has many attractive older residential buildings which together present the charming ensemble which is today's Harding Township. Can the Township balance the inevitable changes with private property rights? Will tear-downs "love the town to death?" If you live in town, you have an interest in this issue. The first public meeting is scheduled for **October 29 at 7:30 PM**. No doubt other meetings will follow.

Harding Twp Historic Preservation Commission, July 10, 2003

- 1. Spellman, Block 21, Lot 10.02**—Owners are proposing to build a 5778 square foot colonial farmhouse. The house will be built with much of the same materials as the historic house near it and the HPC approved the plans without additional suggestions. HPC is concerned with the streetscape. The architect is planning to remove two trees that are already damaged. Other deciduous trees along property lines will not be disturbed. As represented, the home will not be seen

from Bayne Park or Glen Alpin Road. The HPC suggested that the silt fence be moved closer to the dry well during construction to protect the existing tree line facing Bayne Park.

2. **Deer Ridge III, Block 27, Lot 4.01**—The builder appeared before the HPC to discuss a proposed house in the Logansville Historic District. No site plan or survey was presented. The height of the house has been reduced to 35 feet (the limit) and a variance will not be needed. The house may still be visible from the road and the HPC suggested changes that would help blend the building with the existing streetscape. HPC liked the use of panel shutters, panel doors, and stone chimneys but requested that the plans of the front of the house be simplified. The HPC recommended: 1) remove dormers; if not, simplify decorative trim; 2) simplify Palladian windows and decorative trim; 3) use Chamfered shape (6 x 6 tapered box) columns around front door and remove balustrade; 4) remove mud-room door, surrounding columns and balustrade and replace with windows consistent with rest of the front; 5) bring vertical trim down to ground floor upon removal of balustrades; 6) replace single large front garage window with smaller windows similar to those flanking mud-room door; 7) replace stone front with clapboard and limit use of stone to recessed wings and chimneys on either end; and 8) tar and chip driveway instead of using pavers. Additionally, the HPC recommended switching the primary exposal area with the reserve disposal area.
3. **Lydon, Block 13, Lot 10**—HPC found the proposed French-style country house inconsistent with the American-style architecture and rural streetscape of the Pleasantville Historic District and the immediate environs of the home. If the existing design plan were to be implemented, HPC recommended: 1) use of natural brick instead of stucco; 2) conversion of hip roof to continuous gable roof without curved fenestration; 3) reduction of prominence of multiple chimneys or their placement in rear of house; 4) use of glass global lightening rods instead of copper finials on roofline; and 5) use of landscape instead of walls and turrets to shield views of garbage cans and cars.
4. **Cusano, Block 49, Lot 11.02**—A house of approximately 2500 square feet currently sits on this property. The owner appeared before the HPC seeking a demolition permit. The owner claims not to have any current intention to tear down the house but may sell it. No plans were presented to the HPC. HPC recommended owner seek a variance from the Board of Adjustment.
5. **Voetsch, Block 14, Lot 8.04**—Subject house is on Pleasantville Road in the Pleasantville Historic District and is on a flag lot. Owner proposes to add a garage space, install a bay window, and widen the kitchen. All of the proposed changes are in the back of the house and are not visible from the road. HPC decided it did not need to see the plans again when owners seek a building permit.

6. **Ribiero, Block 26.01, Lot 25**—House is not in a historic district and has no impact on the streetscape. HPC had no comment.
7. **Corrections to June report: Ortman's Garage**—HPC recognized that the parking would be in front of the building. HPC recommended the building should be rotated on the site.

BOARD OF EDUCATION

At the School board meeting June 16, 2003, the following items were discussed

Guy Vander Vliet, account executive for Johnson Controls, Inc. reviewed a report outlining potential energy and operational savings for the district. The report identified suggested building improvements and an associated financing plan, all focusing on energy and energy-related areas, including: 1. replacing the middle school boiler. 2. installing a programmable energy control system. 3. repairing or replacing steam traps. 4. retrofitting fluorescent lights with high efficiency lamps, electronic ballasts, and reflectors. 5. converting the cafeteria walk-in refrigerator to a freezer and purchasing a new refrigerator.

Superintendent of Schools Dennis Palozzi and Principal Dee Klikier gave the Board an overview of the direction they would like to take Harding Township School in 2003 and beyond.

BOARD OF ADJUSTMENT

ENVIRONMENTAL COMMISSION

HARDING TREE CONSERVATION COMMISSION

No reports this issue

EDITOR'S NOTE: THE DEADLINES FOR THE NEXT TWO ISSUES OF THE THUMBNAIL ARE September 29 and October 30, respectively. If you have any information to be included, please send to the editor, Hesna Pfeiffer. Most preferred format is by E-mail, **email hesnaj@aol.com**, as we don't have to re-type, but fax is also acceptable, (**Please note change of numbers**): to the editor's **fax, 973 540 8911**. You can send items early! Call the editor if you have any transmission questions, **973 538 0020**. *The Thumbnail is copyrighted and published by the Harding Township Civic Association, and is mailed to every home in Harding Township.* Current and past issues of Thumbnail, as well as the Directory are posted on our Website- check it out: <http://www.hardingcivic.org>.

RECYCLING: Commingled recycling of plastics, aluminum and tin cans, glass bottles and jars, mixed paper, corrugated cardboard and household batteries at Municipal Garage every Wednesday, 7AM-Noon, (7AM to 9AM self service); and 1st and 3rd Saturdays 9/6, 9/20, 10/4, 10/18 from 9-12 AM. Residents are requested NOT to leave recyclable materials if the center is closed.

DATES TO REMEMBER, meetings at 8PM, unless as noted.

Municipal Court (1 st and 3 rd Tuesday)	6 PM	
Environmental Commission (1 st Tuesday)	7:30 PM	9/9, 10/7, 11/4
Seniors (2 nd and 4 th Thursday at Pres Church)	11 AM.....	
Planning Board (4 th Monday)	8 PM.....	9/22, 10/27, 11/24
Hist Preservation Comm (1st Thursday)	8 PM	10/2, 11/6, 12/4
Board of Health (2 nd Thursday)	8 PM	9/11, 10/9, 11/13
Board of Education (2 nd and 4 th Monday)	7:30 PM....	
Board of Adjustment (3 rd Thursday)	7:30 PM....	9/18, 10/16, 11/20
Township Committee	8 PM.....	9/17, 10/1, 10/15
Shade Tree (2 nd Monday)	3 PM	9/8, 10/13, 11/10
Municipal Alliance (3 rd Wed at Harding Schl)	8:45 AM	9/17, 10/1
Harding Twp Civic Association	7:30 PM	9/8, 10/6