

June 2005

**UPCOMING EVENTS AND ANNOUNCEMENTS**

**The Township annual Memorial Day parade was held May 30. The Citizen of the Year is Rev. George Chorba,** pastor for 38 years of the First Presbyterian Church of New Vernon. Chorba was honored for the many contributions he has made to the Township community. With the help of volunteers, he started the Persons In Need Fund in 1969, less than a year after he became pastor. The fund was designed to help young people in school pay for their medical costs when they could not, prevent homelessness, provide counseling and pay such things as utility bills. He helped establish a senior citizens group, still meeting regularly. He helped create a community counseling service in 1983; a thriving pre-school nursery school for children, and Project Down Payment for families, an initiative that helps families who are denied conventional mortgages. Chorba worked with volunteers to create a library in Kinganjo, Kenya, and helped with the community soup kitchen, and with founding the Border Baby Home in Newark. He has also supported Willow Tree Teen Institute's drug and alcohol prevention retreats and the Covenant of Compassion for those living with AIDS. Chorba is relocating with his wife, Merle, to Florida later this month.

**The winners of the Harding Township Civic Association Annual Essay Contest are 1-2 Grade ; Sarah Luciano; 3-4: Skyler Oates; 5-6: Guiliana Kafaf; and 7-8: Madeline Press. The topic was "Write a letter to a US soldier in Iraq."** The entire group of letters was sent to soldiers in Iraq.

**MEMORIAL DAY PATRIOTIC BICYCLE CONTEST: The winners are:** The first prize is to: **Suzanne Conroy-Bray**, 12 years old - \$15 gift certificate to CARVEL ICE CREAM in Madison; The second prize is to: **Patrick Bray**, 7 years old - \$10 gift certificate to CARVEL ICE CREAM in Madison. See you all next year!

**THE LIBRARY**

**There will be no extended hours-from 4:00 p.m. to 6:00 p.m. on Wednesdays and Thursdays-in July and August.**

**Children's Storytime... Pizza Finale** on Tuesday, June 28, at 10:30 a.m. in the Municipal Building, for pre-schoolers; Please contact the Library for information at 973-267-8000, ext. 132.

**Adult Evening Book Discussion Group...**will meet on Wednesday, June 22 at 7:30 p.m. to discuss Chang-Rae Lee's *Aloft*, the story of a Long Island family.

**Children's Summer Reading Program, *Dragons, Dreams, and Daring Deeds*,** will kick off with a medieval fair on **Tuesday, June 21 at 4:00 p.m.** on the lawn in front of the Municipal Building, Blue Mill Road. The Library will provide "medieval" entertainment, reading logs and lists, and refreshments. For pre-K through 8<sup>th</sup> grade. *Rain date: Tuesday, June 28.*

**Library Fact:** The Library relies heavily upon volunteers to staff the Circulation Desk and

to perform other vital services. Volunteer and Executive Board Recording Secretary *Kathie Josephson* oversees the children's video and read-along collections. Volunteer *Judie Ward* is in charge of ordering and maintaining the adult recorded books collection. Volunteers are the backbone of the Library!

### **Harding Township Recreation Association (HTRA) Information**

**2005 HTRA Fall Soccer Program** : Although summer is still weeks away, the HTRA is working on the Fall 2005 HTRA Recreation Soccer Program. Enhancements are being made to the program that should provide an enjoyable season for the children, coaches, and parents. The K-2 program will continue to feature professional coaching to help the children develop their fundamental soccer skills while providing an enjoyable learning experience for the children.

For the older children, the Madison/Harding Recreation Soccer program will be open to grades 3 – 8. Current plans are to have games on both Harding and Madison fields, to provide a weekly clinic for the children run by professional coaches and a skills assessment session to create combined Harding and Madison teams that are more competitive. Please note that this year we will be opening the program to grades 7 and 8.

**WE ARE IN NEED OF HARDING PARENTS TO COACH SOCCER.** In order to coach, you do not need a great deal soccer experience. In order to provide assistance to the parent coaches, we will be encouraging the coaches to obtain the F license which will help them learn the fundamentals of soccer rules and coaching (minimal time commitment needed for the F license), we are planning on having a coaches clinic run by professional coaches to train on how to make practices and games enjoyable and meaningful for the children and we will have professional coaches available to each of the Harding parent coaches for hands on help in running practices and games.

For parents, HTRA is working with Madison Recreation Soccer to create a series of soccer games for which will be open to all parents from the novice soccer player to the experienced, These games will provide an enjoyable change for parents who over the last few years have been experiencing soccer primarily from the side lines at their children's games and will also provide a pleasant social element as well.

**HTRA Soccer Program Registration** for the fall 2005 season for boys and girls in grades K-8 will be on Saturday, June 18<sup>th</sup> at the Harding Township School gym parking area from 9:00 AM to 11:00 AM. As in past years, the program will be open to an instructional soccer program for boys and girls from grades K-2 and a Madison/Harding Recreation Soccer Program for boys and girls grades 3–8.

Registration fees will be \$70 for the K-2 program and \$65 for the 3-8 program with a maximum family registration fee of \$150 for three or more children enrolled in the HTRA Soccer program. For additional information, please feel free to contact Sal Capizzi 973 425 0006 or visit the web site at [www.hardingsoccer.com](http://www.hardingsoccer.com).

### **Harding Madison Ice Hockey Signups**

Harding Madison Ice Hockey signups were held June 11. Open to all residents of Harding or Madison born in 1991 or later, level of play and cost is dependent on age; HMIHA events are mostly scheduled at Mennen Arena or Twin Oaks Ice Rink in Morristown. For more information, please call Bob Conte, 973-886-1286 or see website at [www.eteamz.com/HMIHAHockey](http://www.eteamz.com/HMIHAHockey).

**Announcement from your New Vernon Volunteer First Aid Squad**

A SAFE BACKYARD. As the weather becomes warmer and days are longer, we spend as much time as we can outdoors. If you have a backyard emergency -- call 911 for help. Be sure to give the dispatcher your location and remain on the line as long as needed. Keep in mind the following: 1) Keep children inside the house or away from an area that you are mowing; 2) Wear closed-toe shoes while mowing; 3) Refuel mowers outside when engine is cool; 4) Before mowing, prepare your lawn by walking over it, checking for broken limbs, stones, toys and anything else that could shoot out from under the mower or damage the blade. 5) Wear proper eye protection when using any power tool and don't wear any loose or dangling clothing that could be caught in moving parts; 6) Practice poison prevention. Store pesticides and herbicides in original containers, on high shelves or inside locked cabinets, out of reach of children

If you are interested in topics like these and how to handle medical emergencies, why not join the New Vernon Volunteer First Aid Squad and help others while helping yourself? Call Con Crowley at 973-656-0488 or John Thomas at 973-267-9424 for further information.

**Race to Cub Scouting>>>>It's Fun at Every Turn!**

Pack 43 is starting the 2005-2006 recruitment campaign. You are invited to be a part of this exciting, time-honored program. As a parent you want your son to grow up to be a self-reliant, dependable, successful and caring individual. These characteristics are emphasized in the Scouting program through a variety of activities. Life skills, such as first aid and swimming, outdoor opportunities like hiking and camping, skill-building activities, sports, academics together fabricate the foundation for your son's future success and self-confidence. What makes Cub Scouting different from other activities your son can take part in? First, you and your son can do a program together. Second, everything he will do in Cub Scouts has the purpose of teaching character development, good citizenship and physical and mental fitness. ***If you have a boy going in to 1st grade in September or between the ages of 6 -10 please contact Jane Williams at 973.644.2445 or [Jane.Williams@att.net](mailto:Jane.Williams@att.net)***

**Harding Township School Vision Council / School News**

**NEW MEMBERS NEEDED** The Harding Township School Vision Council is currently seeking new members for the 2005/2006 school year. The primary goals of the Vision Council are to 1) Enhance communication between the school, the school board, and the Harding Community; and 2) Provide advice and help prioritize the school's actions.

Since the Harding School represents a focal point in our community, it is not necessary to have children in the Harding School to become a member of the Vision Council. Participation on the Council will require attendance to five ninety-minute meetings a year. If you are interested, please contact the Vision Council President, Cathy Moore, by e-mail at [cathymoore@patmedia.net](mailto:cathymoore@patmedia.net) or by phone, (973) 425 – 9755.

**HARDING SCHOOL MUSIC PROGRAM ENDS YEAR WITH A HIGH NOTE!**

On Friday May 6, the Harding Middle School Chorus under the direction of Diane Pivarnik traveled to Holmdel High School to participate in a High Note Adjudication. They sang a selection of 6 songs from a variety of musical styles and languages. They received an "Excellent" rating and brought home a trophy.

On Sunday, June 5, students from Harding participated in the 23<sup>rd</sup> Annual Morris-Union Jointure Commission Music Festival. Harding School teachers Tom Offerjost and Diane Pivarnik were conductor and manager of the Jazz Band, respectively. Students from Harding who participated this year were:

5<sup>th</sup> Grade Treble Chorus: Siobhan McCulloch, Robbie Ragold, Leslie Dunn, Molly Riley, Christina Egea, Michael Lynch, Meredith Claytor and Lindsey Walker. 7/8 Grade Mixed Chorus: Suzanne Conroy-Bray, Alexis Richards, Erin Clifford and Christian Clark. 5/6 Grade Concert Band: William Saulnier, Spencer Forrest, Matthew Allen, Tyler Schlesinger and Aaron Davidson. 7/8 Grade Band: Maria Soter, Lauren DiRuggiero, Bozhena Lisko and Kyle Barboza. Jazz Band: Robby Allen.

**NICK CHERILLO WINS THE MIDDLE SCHOOL LEADERSHIP AWARD**

Each spring the Morris County Association of School Administrators sponsors its annual Middle School Leadership Program. The award is presented to an eighth grader from all participating schools in Morris County. This year's recipient from Harding Township School was Nick Cherillo. Nick has been on the High Honor Roll and is the recipient of two "H" Awards. He plays baseball, soccer and basketball. Nick has been involved in a variety of community service projects through the New Vernon Volunteer Fire Department.

**TOWNSHIP NEWS**

**April 6, 2005 Meeting**

**Glen Alpin, Post Office and Fennimore Academy**

Mary Prendergast noted that the Township had applied for a \$219,000 grant from Morris County Historic Preservation Trust. Plans for the development of the Ortman Garage site, including the new post office and bakery/deli are proceeding as well as the development of the Fennimore Academy on the other side of Village Road.

### Ten Towns Meeting

Mary Prendergast reported on a recent Ten Towns meeting. She said no decision had yet been made on the project to restore **Loantaka Brook**. The EPA and Ten Towns will contribute funds to the restoration of **Bayne Park**. However, current plans look expensive and are "over-engineered" according to Gary Annibal, so they are being revised. Harding DPW will also do some of the work, further reducing costs. Prendergast noted that the Ten Towns 10<sup>th</sup> Anniversary Celebration is on June 24<sup>th</sup> at the Visitors Center in the Great Swamp.

**Resolutions** The following resolutions were approved unanimously:

#### Resolution TC 05-65 Introducing the 2005 Budget.

The proposed Municipal Operating Budget will increase the tax rate by \$0.01 per \$100 of assessed value to \$0.221 (4.7%.) The Open Space tax will increase from \$0.02 to \$0.04 per \$100. The public hearing on the Budget is scheduled for May 4<sup>th</sup> at 8:00 P.M.

Resolution TC 05-66 Appointing Chris Allyn, GIS Consultant. Mr. Allyn will work at least 4 hours a week at \$75 per hour and has agreed that his fees will not exceed \$15,000 for 2005. Mr. Allyn has worked on several major GIS projects for the Township as a volunteer and has an in-depth familiarity with Township's systems and requirements.

#### April 20, 2005 meeting

##### Morris County Circulation Element Update

The Mayor clarified that he was strongly opposed to any proposal involving the construction of a Route 287 entrance ramp located at Route 202 and Tempe Wick Road.

##### Ordinances

The following resolution passed unanimously:

Resolution 05-70, Ordinance 8-05: The introduction of Ordinance 8-05, the Capital Bond Ordinance Appropriating \$600,000 for restoration and rehabilitation of Glen Alpin.

Ordinance 8-05 is an appropriation of \$600,000 that will be used to replace the roof of the Glen Alpin property. The appropriation will be paid for by a \$30,000 down payment from the Capital Improvement Fund, and a \$570,000 bond.

#### May 4, 2005 meeting

Lou Lanzerotti announced that discussion on the **Dickson's Mill Road Bridge** project has been delayed indefinitely. Dr. Lanzerotti found errors in the work of a consultant Morris County hired to study traffic on the bridge. The County has agreed that they must first select the proper equipment and procedures to measure traffic on the bridge, and then collect and analyze the data before discussions can continue on bridge replacement.

#### Development Fee Ordinance

This ordinance imposes fee on new residential and commercial construction, with the proceeds of the tax to be used to offset the costs to the town of providing affordable housing under State of NJ affordable housing law. The Committee noted that because the town is required to provided one new affordable housing residence for every eight new homes and new affordable housing to support business growth, they thought these

costs should be born by those creating the costs not existing tax payers. The Committee noted the fees did not apply to improvements to existing residences. Ordinance 2-05 which would impose a 1% fee on new Residential construction and 2% on new commercial construction was amended to reduce the fees to ½% and 1% respectively and unanimously adopted. On May 18<sup>th</sup>, the same Ordinance will be re introduced with the higher fees. The Township Committee said they were acting on the Ordinance in this manner on the procedural advice of the Attorney General of NJ.

#### **Shade Tree Ordinance**

Many residents participated in the public hearing on the proposed Shade Tree Ordinance that was introduced at the April 20<sup>th</sup> meeting. Several residents including Penny Hinkle and Isobel Ollcot, didn't think the Ordinance was an intrusion on property rights. Nick Platt, described himself as a developer and said sometimes developers needed rules like this Ordinance to make sure they did the right thing. Other residents including Gabe Lopez of Millbrook Road, and Dick Krementz of Red Gate Road, felt that the Ordinance put an unnecessary burden on residents and that the Ordinance could be redrafted to stop "clear cutting" which many agreed was the goal of the Ordinance without impinging on residential property rights. Peggy Krementz added that she thought necessitating residents to fill out papers every time they wanted to cut a tree would end up making Scofflaws of residents. The Committee voted to table the ordinance and the Mayor asked several residents to form a committee and give some guidance to Roger Clapp and Susan Kimball so they could redraft an Ordinance.

#### **Need for Redevelopment Ordinance**

There was some discussion on the redevelopment of the village and the possible need for changes in existing ordinances to accomplish the redevelopment goals. It was noted that developers are finding it difficult to take advantage of affordable housing incentives because of the requirement that housing be only on the second floor of commercial buildings. It was expected that an Ordinance would be introduced at the May 18<sup>th</sup> meeting that would allow for an increase in the "floor area ratio" similar to the 20% allowed as an incentive for the preservation of historical buildings.

#### **Budget Resolution**

Resolution TC 05-82 – The Public Hearing on the 2005 Municipal Budget was closed and an amended 2005 Municipal Budget was introduced by unanimous vote of the Committee. The previous budget had a 4.07% increase including a \$0.02 increase in open space tax from \$0.02 to \$0.04 per \$100 of assessed value. The amended budget will hold the overall increase to 3.86% despite a 14% increase in healthcare costs and salary, wage and pension cost increases that. The resulting Municipal tax rate will be \$0.219 per \$100 vs \$0.211 per \$100 in 2004. The amended budget was necessitated by changes required by the state.

#### **June 1, 2005 meeting**

#### **Affordable Housing Update**

The Mayor noted that the project on Kitchell Road should satisfy the township's requirements through 2025 and that the site will be developed to its maximum potential even though the number of units is in excess of the current requirement. The Mayor hoped that redevelopment of the New Vernon downtown would include affordable housing. The Mayor expects that at the June 15<sup>th</sup> Township Committee meeting there will be some estimates on tax increase needed to pay for the affordable housing project. Ground breaking for the affordable housing project is scheduled for June 21<sup>st</sup>. Gary Annibal reported on the results of the Phase I environmental report and the need for Phase II testing on a potential diesel fuel spill on the property and the large mounds of dirt that may contain other materials. Remediation may be required after testing is completed.

#### **Harding Township Alliance on Alcohol and Drug Abuse**

Gary Annibal reported that Maria E. Sherow, Chair, had announced her intended resignation, citing the workload, and that they were having difficulty finding a replacement. The Alliance is exploring merging with a similar group in Madison, although there were few details on how the merger would specifically affect programs in Harding. Some concern was expressed that by Committee members that funding from the County could be jeopardized and that a single liaison from Harding to Madison might not be able to maintain the current programs. The Mayor was in favor of moving ahead to hear the specific proposal from Madison. Lynn Evers said she was aware of successful joint programs in other towns including Watchung. Lou Lanzerotti suggested increasing the stipend for the chair position to encourage someone to take on the work. Anyone interested in the position should contact a member of the Alliance.

#### **PLANNING BOARD, May 23**

Hearing was continued for the Carey subdivision on Van Buren Rd, despite its having been approved at the last meeting, due to discussion regarding whether existing bridle trail was to be "license" or "easement". Bridle trail access on property is now "at will", i.e., license. Difference is one of formality; license is terminated at will of owner, license would run with the land permanently. Board permitted license to continue.

Grano, Block 26, lot 16, Glen Alpin Rd. Granted a conditional use for an accessory residence (apartment over garage). Applicants had neglected to make this use part of the original building permit; amendment was permitted, as all other requirements are met.

Mueller, Block 47, lot 12.04. This is for a 2-lot subdivision, off Sheepfield Farms Drive. Applicant Mueller has agreement with neighbor at rear of property, Segal to purchase 1.49 acre to enable compliance with new 5-acre minimum. Preliminary overview hearing only, site inspection set. To be continued.

Valgenti, Block 35, lot 20, Glen Alpin Rd,. This is an 11.5-acre flag lot just east of Rt 287. Applicant is seeking a 2-lot subdivision application using lot size averaging, one

lot is 6.4 acres, and the other is 4.17 acres. A brief overview before the full public hearing to begin later in June. Site inspection set.

Applicant: "1200 Mt Kemble Ave LLC", an existing office building (formerly Dendrite) on Rt 202, Block 46.01, lot 9, no variances required, applicant wants to build 2-story larger lobby/atrium, completeness waiver sought and granted. Application to be continued.

Margolis, Block 35, lot 21.09. A 2-lot subdivision from a 13.68 acre property, one lot to be 6.9, the other to be 6.2 acres. This is at the terminus of Country Drive, off Glen Alpin Rd. There is a house, tennis court, on the property now, and the land drops off. The new lot would have to have a driveway snaking around the existing residence, thereby necessitating a variance for set-back to accommodate it. Second variance for impervious coverage created by driveway. Complicated by homeowner's association rules from original subdivision. To be continued.

The Caplan/ "Ridge at Sand Spring"/Lyall subdivision was adjourned until June meeting.

## **BOARD OF ADJUSTMENT**

### **APRIL 21<sup>ST</sup> MEETING.**

Request for Extension of Time: Application #1-03: Kenneth J. and Nancy Slutsky, 12 Fox Hunt Road, Block 51.01, Lot 2  
Request for Amended Approval:

**Application #4-04: Peter Dorne**, 106 Lee's Hill Road, Block 47, Lot 10.01 R-1. Request for additional "C" Variance. The original variance was granted several months ago. At that time, it was not noted that because of a 5 foot drop off in the back of the property, the height of the accessory building would exceed the 25 foot height limitation. The front of the building is within the limitation (23.6 feet). Comments from the public included those from Suzanne Strousenberg. She could not understand why the barn needed heat. The height of the proposed building with the cupola is twice the height of the existing building. The concern is that as proposed, the building would be a dwelling. The stream running through the property is a class #1 stream. (There will be two septic systems for this property so that the stream will not be impacted.) Helen Slonicker of Youngs Road commented that the prior owners of that property were not allowed to make changes to the barn. She feels that the barn is too close to the street and the stream. Vernon Condon commented that the barn is less than 50 feet from Youngs Road. Jane Riley said her understanding was if more than 11 percent of the building is being changed, than the grandfather clause does not apply. While these objections from the public were noted, the Board reminded everyone that the only issue at present was the height of the building. Peter Dorne agreed to remove the cupola and lower the chimney. Application approved.

**Application #2-05: James Cleave, Applicant, Dennis Page/Janice Hayes** (owners).



12 Village Road, Block 17, Lot 61, B-1, Historic Village District. Preliminary and Final Site Plan with "C" and "D" Variances. There are 2 variances and a site plan needed for this application. The loading dock will not be needed. It will be set up like a garage so mail can be off-loaded. That will allow room for a walk-way to the dumpsters. Maximum driveway grade will be 2%. There will be a berm for the septic system. The driveway will be one way out from the back of the building. There will be a drop box. Bob Fox, town engineer commented on the parking area. There will be 23 parking spaces. Drainage and lines for parking will have to be addressed. Employees would park in the spaces furthest away from the building. There will be one handicapped parking space. Dumpsters will be screened. The turning radius will not be large enough for the mail trucks to turn around. System 106 Review: none, local review is all that is necessary. The Board would like written confirmation that the review is not necessary. The applicant requested that the Board vote on the Variance issued first, and then address the site plan issues. The application was bifurcated for use and site. Application approved.

New Application: Application #3-05 – Paul and Richiko Howarth, 85 Pleasantville Road, Block 15, Lot 21.05, R-1 "C" Variance. This will be a major renovation of a house. The variance is for set-back. The interior needs to be up-dated. The new foot-print will be 160 sq. feet. Building coverage is 4,758 square feet. Current set-back is 124.6 feet. The second living area that was built on by the prior owners will be eliminated. Set-back will be impacted because the house will be two stories. (Set-back was instituted to keep large homes back off of the road.) Current set-back requirements are 150 feet from the road. Three trees will be removed so that the driveway can be reconfigured. The second driveway cut will be removed. Public comment: Neighbors Kelley and Faraci felt that the architecture is not in keeping with the character of the neighborhood. The overall height of the house will be increased by 7 feet (which is not over the zoning limit). Mr. Simmons of 82 Pleasantville Road was concerned with exterior lighting, as his home is on the low side of the road. Site inspection scheduled for Saturday, May 7<sup>th</sup> at 9:00 A.M.

### **May 19<sup>th</sup> Meeting**

**Pending Application: Application #BOA-3-05 – Paul and Richiko Howarth, 85 Pleasantville Road, Block 15, Lot 21.05 R-1, "C" Variance.** The new addition will be 3.9 feet closer to Pleasantville Road. Variance is for set-back. Roof height will increase by 5 feet. This is still 2 ½ feet under max. allowed. Objections to the height and design of the structure were made by neighbors. The Board reminded everyone that it is not within their purview to regulate design, color, taste, etc. Application approved.

**New Application: Application #BOA-6-05 0- Betsy J. Bernard Trust, 40 Shalebrook Drive, Block 32, Lot 1.7 "C" Variance.** Variance is for an 8x14 foot pool cabana, a retaining wall and a small amount of patio outside of the building envelope. Applicant would like to replace the existing pool shed. Cabana needs to be sited outside of the building envelope so that level ground can be utilized. Height of cabana will be 16 feet to the top of the cupola. Neighbor Judy Otterman, who lives right below this property, said

that the requested improvements would not be visible from her property. Application approved.

**Application #BOA 7-05 – Marsha K. Stern, 102 Village Road, Block 15, Lot 17, “C” Variance.** Variance is for impervious coverage. Current coverage is 10.50 %. Over 50% of this coverage is taken up by driveway (property is a flag lot). Because of Fire code requirements, driveway width could not be altered (fire trucks need enough room to access property). Application approved.

**Application #BOA- 8-05 – Hartley Farms Partners LLC, 203 Blue Mill Road** Block 4, Lot 27, “C” Variance. Variance is for side yard set-back and impervious coverage. To avoid removing trees, the driveway was rerouted, thereby using up more coverage. If driveway went straight in, coverage would be under 10%. The new septic system was put where the old driveway used to be. Property is currently for sale. To help reduce coverage, the breakfast room will be reduced. The rear court yard and extension will also be cut back. Coverage will now be 10.89%. Application approved.

**Application #BOA 10-05 – Paul and Maureen Stefanick, 17 Meadow Lane, Block 49, Lot 21, “C” Variance.** Application is for impervious coverage. Increase from 10.88 % to 11.65%. Applicant wants to put an addition at the rear of the garage. First floor would be for a laundry/mud room and patio, 2<sup>nd</sup> floor would be a study/library. Current roof coverage is 3 ½% . New roof coverage will be 4%. Driveway is gravel – which is considered impervious by the Board. Site inspection scheduled.

**Application #BOA 9-05 – Angelo and Diane Cammarata, 71 Village Road** Block 16, Lot 13.03, “C” Variance. Variance is for construction of a new home to replace the one that burned down. Applicant adjusted plans so that trees would not have to be cut down. Applicant shares driveway with neighbor. Set-back will change from 135 feet (current) to 118 feet (proposed). House size increased – walkways and patio size were reduced. Board suggested that some of the coverage could be reduced by removing some of the circular driveway. Run-off from the roof will be contained by dry wells, as per construction code.

Other Business: Mr. J. Paul Humphrey announced that he is moving and will no longer serve on the board. Note: regarding variances: A “C” variance is for bulk and coverage. A “D” variance is for use.

## **HISTORIC PRESERVATION COMMITTEE**

### **April Meeting**

From the planning board:

- **The Ridge At Sand Spring, Block 25.02, Lots 10.07/10.04, 92 Sand Spring Road.** HPC Referral #5-05-P (Related to PB application #04-04). Revised landscaping Design Plans were presented. The Commission remains concerned about streetscape and subdivision-specific landscape plans. While not contributing properties, because of these concerns and its proximity to the Silver

Lake District, Commission members will recommend to the planning board that any approved resolutions include a condition that requires HPC advisory review of each construction application. Topography and proposed landscape should be required on all site plans.

- **Carey, Block 7, Lot 1, 509 Van Buren Road. HPC Referral #4-7-05-P** (Related to PB application #PB-10-04). This application was reviewed at the December 2004 meeting. No additional comments were necessary.

Construction:

- **Kirby, Block 4, Lot 14, 604 Van Buren Road. HPC Referral #4-17-05-13-C.** This is the Seth Thomas estate originally designed by Harrie T. Lindeberg. The owners propose enlargement of the existing residence with construction of a detached garage. The owners are in the process of a historic restoration of this key-contributing property. The new construction will match existing brick and mortar, as well as the cedar shake. The original drawings of the house and outbuildings are available to the owners and have been used to ensure that the restoration preserves the historic context of this property. As both the original plans and the restoration plans are well documented, there was discussion about using the approach taken with this property as a model for restoration of other key-contributing properties in Harding Township.
- **Mead, Block 39, Lot 1, 19 Primrose Trail.** This is a contributing structure in the individual sites district. Proposed plans to enclose an existing porch to the rear of the home will use match existing materials and will not impact streetscape.
- **McHale, Block 9, Lot 12.** Discussion of this application to enlarge the existing residence was deferred to the May meeting due to the late receipt of application materials.

Advisory review:

- **Totten/Wetteland, 17 Woodland Road, (Block 56, Lots 15)** Contributing property, Individual Sites District. This 14-acre property contributes to our rural landscape, as it has been a working farm for over 150 years. The new owners have purchased this as an investment property and intend to apply for a demolition permit to remove the existing structures (a horse barn and a home). The owners plan to build a 6500-7500 SF stone residence in the "Bucks County farmhouse style" with a 900-1,000 foot front setback. It is likely that a demolition delay will be enacted on this property. The property has wetlands and building plans will need DEP review. The Commission asked the applicant to consider the following suggestions to preserve the rural streetscape.
  - a. Consider use of clapboard instead of stone.
  - b. Consider plans for a multi-level dwelling that does not reach maximum height.

- c. Consider use of a courtyard to reduce building mass visible from the street.
- d. Consider construction of smaller accessory structures/barns closer to the road to preserve elements of the existing streetscape.
- e. Consider ways to integrate the new structures seamlessly into the existing streetscape.

### May meeting

#### New business:

- **Johnston, Block 6, Lot 11, Van Buren Road.** Mrs. Johnston came before the Commission with plans to construct a barn and carriage house on the property. Their home is in the Silver Lake Historic District and is a contributing residence (built in 1928). The proposed building is described as an English style barn with an attached three-car garage, which will be visible from the road. There will be living space on the second floor of the barn. Mrs. Johnston brought a model of the building and placed it on the plot plan to show how it will affect the property. Commission members approved of the design of the building, and thanked Mrs. Johnston for bringing a model of the proposed building.
- **McHale, Block 9, Lot 12, 238 Blue Mill Road.** Mrs. McHale came before the Commission with plans to add an addition to their residence, which is located within the Silver Lake Historic District. This is a contributing property in the district because of the existence of remnants from greenhouse from a previous historic period.

#### BOARD OF ADJUSTMENT:

- **Hartley Farms Partners, Block 4, Lot 27, Silver Lake Historic District.** This is not a contributing property in the district. A variance is needed due to Lot coverage and sideline setback issues. No historical or streetscape issues are present. No comments are deemed necessary.
- **Stern, Block 32, Lot 1.07, 102 Village Road.** This property is not located within a historic district. No comments were deemed necessary.
- **Cammarata, Block 16, Lot 13.03, 71 Village Road.** This property is not located within a historic district. No comments were deemed necessary.
- **Stefanick, Block 49, Lot 21, 17 Meadow Lane.** Plans are for enlarging an existing residence. This is not located within a historic district. However R. Cassie feels that comments are necessary, as the application was incomplete because it did not include site plans or elevations for this Commission to review.

### June Meeting

#### From the Board of Adjustment:

**Barbara and John Wilkerson, Sand Spring Road Block 21 Lot 5** – Major subdivision on Sand Spring Road. The Historic Preservation Commission has reviewed

the historic preservation office property report, and the subdivision plan. It is this commission's opinion that the existing structure and setting contribute greatly to the character of Harding Township and is therefore worth preserving. To this end, some specific recommendations are:

1. Consider adjusting proposed lot lines to provide one lot with the existing structure. This would help to preserve the structure. A Tree Conservation Easement around the existing structure would help to maintain the existing setting. This lot may continue to be accessed from the existing drive, which is enhanced by the mature trees, which line the drive. This may be achievable using Lot-size Averaging.
2. Consider relocating the access road to the other lots to the southern side of the property where it would be less destructive to the existing tree lines
3. Consider Tree Conservation Easements on Lots # 5.02 and 5.03 in order to preserve the rural character of this stretch of Sand Spring Road.
4. Consider the Bridle Paths in the subdivision layout in order to maintain access while helping to maintain the rural nature of the area.

A Demolition Delay is likely to be enacted unless substantial accommodation is made to the concerns listed above. Further review required by HPC: The HPC would like to review the subdivision options with specific intents of minimizing the impact upon the streetscape as well as saving the existing structure and its setting.

**Lincoln Norton for Hartley Farm Partners – 1 Hartley Farms Road** - Plans were reviewed for proposed mudroom replacement, Porch enclosure, and bay window installation. Porch enclosure elevations were missing from this submission so no comment was made regarding the most significant streetscape component of this project. All other components are supported. The HPC commends the owner for their preservation efforts on this historic property originally built in the 1880's located within the Hartley Farms National Register Historic District.

Construction

**1200 Mt Limited Partnership 1200 Mount Kemble Ave** – The HPC has no comment. The property is not located within a Historic District. The structure is not an Individual Contributing property. The modifications to the Building will not impact the streetscape of this immediate area.

**James & Sigrid Mueller / Richard & Poppy Segal 38 Sheepfield Drive / 16 Pumphouse Lane** – No comment by the HPC. The property is not located within a Historic District. The structures involved are not Individual Contributing properties. The lot line adjustment will have no impact upon the streetscape in the immediate area.

**Edward & Susan Bernstein 3 Pleasant Plains Road** – No Comment from the HPC. The property is not located within a Historic District. The property is not an Individual Contributing structure. We do not anticipate a negative impact upon the streetscape being caused by the proposed Pool and other Landscape features.

**Nancy and John Johnston - 546 Van Beuren Road** The applicant presented site plans

and an architectural model for a detached garage and carriage house.

- The proposed **siting of the accessory structures** complements the primary residence. The proposed accessory structures appear to maintain the **scale, proportion, and massing** of the primary residence. Use of accessory structures is preferable to one or more large additions to the primary residence.
- The selected **materials** will copy the architectural style and materials of the primary residence.
- The applicant stated that the existing structures on the property cannot be seen from the road and that the proposed accessory structure will not affect streetscape. However, a subsequent “drive by” indicates that the proposed accessory structures may be closer to the street and more visible from the street than the primary residence – especially as one drives on Van Buren towards Blue Mill Road. Due to the absence of architectural elevations, the HPC recommends the Board of Adjustments review the proposed height on the accessory structure in relation to the primary residence.
- The HPC commends the Johnstons for their preservation efforts on this historic property originally built in 1928. This contributes to Harding’s historic and rural streetscape.
- The property is within the Silver Lake Historic District and the existing structure is a Contributing property.
- After closer review of the proposed structures, which HPC endorse, a concern about the visual impact of Swimming Pool Security has arisen. It is our belief that the visual impact of fencing will negatively impact the Rural Streetscape unless measures are undertaken to minimize or eliminate such effects.  
Further review required by HPC: The HPC would like to review the Pool Security measures such as fencing.

#### **Demolition Updates**

**Randazzo** – Millbrook Road-Demolition Delay ended owner plans to demolish existing residence

**Totten** – Woodland Road - Nine month demolition delay started

#### **WILDLIFE MANAGEMENT COMMITTEE REPORT**

##### **Black Bear Sighted in Harding**

On May 23 at about 5 p.m. a black bear was sighted in the woods between Hunter Drive and Fawn Hill Drive. The animal was of good size. It did not cause any disturbance. The Harding Police Department has been informed of the occurrence.

The following information is provided on how to deal with black bears. It is excerpted from leaflets issued by the NJ Division of Fish, Game and Wildlife.

Prevention is the best method for controlling black bear damage. Keep garbage, pet feeding, and bird feeding away from wildlife. Black bears should never be fed or approached. If a bear comes into your yard, make the bear aware of your presence; Do not feed the bear. Make sure the bear has an escape route. Yell, bang pots and pans or use an airhorn to scare the bear away.

Aggressive and non-yielding bears should be reported to the Harding Police Department at (973) 455 0500. Bear sightings should be reported to the Fish, Game and Wildlife Division's Wildlife Research Unit at (908) 735 7040.

**Canada Geese** On May 11, the township received, from the U.S. Fish and Wildlife Service, a permit to addle all eggs in up to 25 nests of Canada geese and to capture and kill up to 300 Canada geese. Unfortunately, the permit was received too late to carry out the egg addling. Plans are currently being made to capture the geese, during the latter part of June and early in July, when the geese molt, i.e. they cannot fly.

#### **HARDING TOWNSHIP CIVIC ASSOCIATION**

**EDITOR'S NOTE: THE DEADLINE FOR THE NEXT ISSUE (SEPTEMBER) OF THE THUMBNAIL is August 31.** Please send copy 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, to the editor's **fax, 973 540 8911**. 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.* Don't forget to check the Civic Assn website for information about your town! [www.hardingcivic.org](http://www.hardingcivic.org).

**RECYCLING:** Commingled recycling of plastics, aluminum and tin cans, glass bottles/jars, mixed paper, corrugated cardboard and household batteries at Municipal Garage every Wednesday, 7AM-Noon, (7AM to 9AM self service); and 1<sup>st</sup> and 3<sup>rd</sup> Saturdays 7/9, 7/23, 8/6, 8/20, 9/3, 9/17 from 9-12 AM. Please do NOT leave recyclable materials if the center is closed.

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

Municipal Court (1 <sup>st</sup> and 3 <sup>rd</sup> Tuesday)	4 PM	
Municipal Court (2 <sup>nd</sup> and 4 <sup>th</sup> Friday)	11AM	
Environmental Commission (1 <sup>st</sup> Monday)	7:30 PM	7/11, 8/1, 9/12
Seniors (2 <sup>nd</sup> and 4 <sup>th</sup> Thursday)Chrst KingCh	11 AM.....	
Planning Board (4 <sup>th</sup> Monday)	7:30 PM....	6/27, 7/25, 8/22
Hist Preservation Comm (1stThursday)	8 PM	7/7, 8/4, 9/1
Board of Health (2 <sup>nd</sup> Thursday)	8 PM	
Board of Education (2 <sup>nd</sup> and 4 <sup>th</sup> Monday)	7:30 PM....	
Board of Adjustment (3 <sup>rd</sup> Thursday)	7:30 PM....	7/21, 8/18, 9/15
Township Committee(1 <sup>st</sup> and 3 <sup>rd</sup> Wed)	8 PM.....	7/13, 8/17, 9/6
Shade Tree (2 <sup>nd</sup> Monday) 3 PM		
Harding Twp Civic Association	7:30 PM	9/12