

September 2005

ANNOUNCEMENTS AND UPCOMING EVENTS

Annual Fire Department Auction Saturday, September 25th

The New Vernon Volunteer Fire Department will hold their 53rd Annual Auction on **Saturday, September 24th** at the Firehouse on Village Road at 9:00 AM sharp, rain or shine. Parking opens at 6:30 am and the grounds open at 7 AM. All proceeds from the auction benefit the New Vernon Volunteer Fire Company and Volunteer First Aid Squad. 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!

Harding Township Annual Curbside Clean-Up The **annual curbside clean-up** will commence on **Monday, September 26th**. Materials that will not be collected are 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. Lawnmowers and other gasoline-powered equipment must have the gas and oil drained. Hot water heaters and water conditioners must be drained. Pipes and single pieces of lumber must be cut or bent into sections four (4) feet or less in length. Latex paints must be opened and completely dried out. Please do not leave items in front of property sooner than ten (10) days before the September 26th collection date. Materials that will not be collected, but are acceptable at the recycling center are: all standard recyclables: newspaper, cardboard, glass, aluminum, plastics), barbeque size propane tanks, tires, **computers and related electronic devices (the latter only 9-11 AM Wednesdays)**. Any questions please call Tracy Toribio, at the Harding Township dept of Public Works, 1-973-267-2448.

BOARD OF HEALTH and ENVIRONMENTAL COMMISSION: Water Info Session

The Environmental Commission and the Health Department will be presenting a free educational seminar "*How the Water Works*" on **Wednesday September 28, 2005 at 7:30 PM** in the main meeting room of the Municipal Building on Blue Mill Road. Water resources including water supply, surface waters, wetlands and wastewater treatment – the care and maintenance of septic systems will be covered. Of special interest will be the protection of water through the newly adopted stormwater management element of the Township's master plan.

The annual **Jazz Concert benefit** sponsored by Friends of the Library will be held **Sunday October 2, 2005, 4-6 PM** on the lawn at Kirby Hall. (Rain venue is Church of Christ the King.) Wine, cheese, fruit punch. Bring chairs and relax on the lawn. Registration forms have been mailed; or call library at 973 267 8000, ext 2 to pre-register.

Contributions at \$15, \$30, and \$50.

The Harding Land Trust will hold a "Harding Hoedown" on **Saturday, October 8, 2005, from 6:30pm to 10:30 pm** at the historic Fox Hollow Farm on Sand Spring Road in New Vernon. Cocktails will be served in the 100-year old barn with its oak paneling and stone fireplace, followed by dinner and dancing in an adjacent tent. The Lew Gelfond Quartet will provide music and square dancing. A donation of \$175 per head (\$350 per couple) is requested. For ticket information please call Jeanne Manley (973) 539-8646.

A professional/amateur bicycle race called the Jockey Hollow Challenge will be held **Sunday, September 18**; registration begins at 7AM. Various other events will be held during the **Bike Fest Weekend of Sept 17-18** in the Jockey Hollow area of the National Historical Park. For more information, see www.morrisparks.net; www.greatswamp.org; or call Patricia Clew at (973) 538-3500 ext. 21.

THE LIBRARY

Storytime resumes **Tuesday, September 20 at 10:30 a.m.** with a fun-filled hour of Fall-related stories, songs, and crafts for toddlers and pre-schoolers. Please pick up a Fall/Winter schedule and sign up at the Library, at the Kirby Hall Municipal Building.

The Adult Book Discussion Group meets again on **Wednesday, September 28 at 7:30 p.m.** We will plan the Winter Reading List and discuss *Sky Burial*, the extraordinary love story of Tibet by Xinran. All are welcome!

Early closing: at noon on **Thursday, September 29**, when we honor our hardworking Library Volunteers.

Extended Hours Resume...but please note the change. *The Library will stay open from 10 a.m. until 5 p.m. on Tuesday, Wednesday, and Thursday* starting in September. Monday and Friday the Library will be open from 10 a.m. until 4 p.m. and on Saturday from 10 a.m. until noon. Hours of operation and holiday closings are listed on our Website: www.hardinglibrary.org.

BOARD OF HEALTH

FLU VACCINE TENTATIVE CLINIC DATES. The influenza immunization clinics are scheduled for: **Tuesday October 18, 2005 and Tuesday October 25, 2005**, 9:00 AM to 12:00 noon, at the Harding Township Municipal Building. The clinic dates are dependent on vaccine shipment. To verify if the clinics are being held, or for more information, call 973 267-8000, extension 190 after October 1, 2005. The flu shots are available free of charge to Harding Residents who are at least 65 years old and residents who are at high risk for flu due to chronic disease as defined by the CDC criteria. High-risk residents must provide a note from their doctor, authorizing the vaccine, before the Health Department can administer the shot. The Health Department cannot give flu vaccine to persons under 18 years of age. Parents who wish to have their children vaccinated

should contact their pediatrician now. Residents, 65 years and older, who wish a pneumonia vaccine must call the Health Department at (973) 267-8000, extension 125 to make an appointment.

EYEGLOSS COLLECTION The Health Department will be sponsoring an eyeglass collection during the flu clinics. The eyeglasses will go to the Lion's Club for distribution to those in need. All types of eyeglasses and sunglasses, prescription and non-prescription, including reading glasses will be accepted. Collection will be at the flu clinics, tentatively scheduled for October 18 and October 25 or at the Health Department during the month of October. For more information call 973 267-8000, ext 125.

FREE RABIES CLINIC. SATURDAY, November 5, 2005. CATS and DOGS: 9- 11a.m.

The Harding Township Department of Health, in cooperation with the New Jersey State 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. Dogs whose rabies vaccination expires before October 31, 2006 must be vaccinated before a license can be issued for 2006.

THERMOMETER EXCHANGE PROGRAM. The Mercury Fever Thermometer Exchange Program sponsored by the Morris County MUA will be ending shortly. Residents may still bring mercury containing fever thermometers to the Health Department on the second floor of the Municipal Building on Blue Mill Road between 9:00 AM and 3:30 PM and receive a free non-mercury fever thermometer in exchange.

WILDLIFE MANAGEMENT COMMITTEE announces that the **2005/2006 Hunting Season** extends from **September 10, 2004 through February 18, 2005.**

Fall Bow	42 days: Sept. 10 - Oct. 28
Permit Bow	52 days: Oct. 29 – Nov. 19 and Nov. 24 - Dec. 31
Permit Muzzleloader	63 days between Nov. 21 and Feb. 11
Six-Day Firearm	6 days: Dec. 5 – Dec. 10
Permit Shotgun	44 days between Nov. 21 and Feb. 11
Winter Bow	42 days: Jan. 2 – Feb. 18

The 2004/2005 deer harvest in Harding was 358 versus 415 and 529 in the prior seasons. The number includes 103 (vs. 112 in the prior season) deer taken in the Great Swamp National Wildlife Refuge. The season was again concluded without any hunting accidents. The number of Deer/Motor Vehicle accidents decreased, as shown in the following statistics. Visual sightings suggest that the excessive deer population has not been significantly reduced.

		<u>2004</u>	<u>2003</u>	<u>2002</u>	<u>2001</u>	<u>2000</u>	<u>1999</u>	<u>1998</u>
<u>Deer/Motor Vehicle Accidents</u>	41	54	39	44	40		36	47
<u>Deer Pickups</u>	52	100	62	83	90		80	85

The Wildlife committee will continue efforts to increase the hunting area by working with private landowners. There are Township public lands available for hunting. Call the Police Department for more information, 973 455 0500.

The Canada geese control project was revised, due to lower geese counts

following informal surveys. Bears were sighted in the Township during the spring, but no problems were reported.

New Cub Scouts wanted. New Tiger Cubs (boys) entering 1st grade or age 7 in September 2005. What do Tiger cubs do? Contact your cub scout chair, Jane Williams at 973 644 2445 or Jane.Williams@att.net.

Announcement from the **Harding Shade Tree Committee**: **Fat Tree Contest Winner:** Mr. and Mrs. John Wilkerson; the winning tree is on Sand Spring Rd, a Linden 101" diameter.

Announcement from the Police: If ***you go away on vacation, call the Police department***, 973 455 0500. Your house will be put on a "house check". Once a day a police officer will check all doors and ground floor windows to make sure house is secure. Please leave the police an emergency number where you, a friend, or relative can be reached. Leave your alarm system on, and make sure your alarm company also has a notification list.

Message from the New Vernon First Aid Squad

September is a good month to update your medical history. Write down the following information and place it in a handy location, such as your wallet. Include: name; home address; date of birth; any allergies; current medications and dosage; and medical history (e.g., high blood pressure, diabetes). In an emergency, this information will be valuable for those who are there to help you. Please place the information in a place that can be accessed quickly. If you are interested in medical and health-related topics, consider joining the New Vernon First Aid Squad! We'd love to hear from you. For more information, call Con Crowley at 973-656-0488 or John Thomas at 973-267-9424.

TOWNSHIP NEWS

Township Committee

Township Code. The Harding Township Code (Harding Ordinances) are now available on-line at www.generalcode.com.

Glen Alpin

Mrs. Prendergast announced that the Glen Alpin Conservancy has gratefully received \$7,500 in donations towards landscape planning for the Glen Alpin estate. The Morristown Garden Club and \$5,000 by the New Vernon Garden Club gave \$2,000. An open house for the 270 members of the Glen Alpin Conservation is scheduled for October 2nd from 2-4 pm at the estate.

Later in the meeting there was discussion on the proposed increase in the Bond

Ordinance from \$600,000 to \$1,000,000. According to Ms. Prendergast, some of the additional funds will be needed for the roof replacement as well as architectural plans and construction drawings for the other phases of the project with the goal better defining the specific costs of rehabilitating the structure so that it can be rented to generate income. The total cost of the Glen Alpin project is projected to be \$3.5 million to \$4.0 million according to the Mayor and Ms. Prendergast, but final figures could not be determined until the bids were received based on the plans and drawings. Ms. Prendergast noted that the project would be funded in large part by grants including a \$233,000 grant and a \$50,000 grant that were anticipated. Lynn Evers said that having the larger Bond Ordinance in place would give the Township greater flexibility managing the project.

Shade Tree Ordinance /Ad Hoc Committee

Mr. Lanzerotti reported that the committee formed by the Mayor that included interested citizens had met twice. He said that much was accomplished to better understand the issue of clear cutting trees on lots with existing homes (including the compilation of a list of such properties). The Committee concluded that the existing tree ordinance was not being followed and that before changing the ordinance, a Tree Conservation Officer should be appointed as allowed under the existing ordinance. The committee had reviewed two proposals from individuals for the position and was recommending for approval John Linson as Tree Conservation Officer. According to Mr. Lanzerotti, Mr. Linson served as Forester for many years in Millburn Township and was highly qualified. Later in the meeting TC Resolution 05-192 was approved appointing Mr. Linson at a rate of \$75/hour. The tree conservation officer will work in tandem with the township and the (Shade) Tree Committee to preserve the tree environment.

In this connection, he Shade Tree Committee has requested residents review the following information.

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SUMMARY OF SHADE TREE ORDINANCE

There is a Shade Tree Ordinance in Harding Township designating a tree conservation area along the perimeter of all property lines. Within that perimeter area no tree measuring eight inches or greater in diameter at a point four and one-half feet above the ground shall be removed without a permit except for certain exemptions cited below.

In RR and R1 Zones the tree conservation area is 50 feet along any portion of a lot bordering a road, public or private and 25 feet along all other property lines.

In R2, 3, and 4 zones the conservation area shall comprise the area along all perimeter property lines for a distance equal to one half the minimum building setback (front side and rear yards) but not less than 4 feet.

In addition no tree shall be cut down on vacant undeveloped land, or developed land that is nonresidential without obtaining a permit.

The exemptions are (a) woodlands on a commercial farm (b) trees located on

land owned by federal, state and county government or their agencies / departments or the Township of Harding or the Harding Township Board of Education (c) trees required to be cut down for the installation of public utilities, approved private waste disposal systems or wells (d) tree required to be cut down to provide access to property in accordance with an approved driveway permit or approved site plan (e) trees located in commercial orchards or nurseries (f) trees that are diseased or pose an immediate hazard to person or property.

The permit is obtained at Town Hall from the conservation officer by filling out an application and paying a fee. That officer will within three days mail a copy to the Shade Tree Advisory Committee for review and advice. If they have not responded with written comments within 15 days after the filing of the application the officer will make a decision.

A person aggrieved with the officers' decision may appeal his decision to, or request a variance from the Board of Adjustment except if there is a variance request in conjunction with a subdivision or site plan request under the jurisdiction of the Planning Board. The appeal in that case should be taken to the Planning Board.

The Standards for granting or denying the request are cited in the Ordinance and are available at Town Hall. The purpose of the Ordinance is protect the rural character and natural resources of the Town

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Mt. Kemble Lake Dam

There was discussion before the vote on two Ordinances concerning the financing of the project. According to a representative from the Mt. Kemble Lake owners' association, the cost to replace/repair the dam will be approximately \$600,000 of which \$100,000 has already been spent. They have applied for a \$720,000 loan (to cover contingencies) from the DEP that requires, in effect, a guarantee from the Township. Mr. Lanzerotti, as chairman of the Finance Committee of the Township Committee said he had reviewed the cash flow estimates for the project and he saw little to no risk to the Township that owner's association could not meet their obligations and that the Township's guarantee was secured buy the value of the real estate of Mt. Kemble Lake. The Mayor recused himself from the discussion and the vote on the ordinances because he is a member of the owners' association.

Dickson's Mill Road Bridge

Mr. Lanzerotti reported that a meeting had been scheduled between the Township and the Morris County to discuss the replacement of the bridge.

Affordable Housing Corporation/ Affordable Housing Update

Mayor Murray announced the creation of the Affordable Housing Corporation, a non-profit organization formed to manage the Affordable Housing project. Mayor Murray introduced the individuals comprising the corporation's board. Phil Van Kirk is co-chair.

Ground was broken for the development in August. The project is a 24-unit, 5 building complex designed to resemble a farm-homestead with pitched rooflines, a barn and carriage house. There will be 1-, 2-, and 3- bedroom units. In order to be eligible to rent a moderate-income unit family income cannot exceed \$64,240 a year, according to State COAH guidelines. Low-income housing could not exceed \$40,150. Located on 9 acres at the corner of Woodland and Kitchell roads is a mix of tree, fields and wetlands. The Township purchased the land for this purpose about 11 years ago. The building project is expected to cost about \$4.1 million, to be financed through a \$4.5 million construction loan obtained from Somerset Hills Bank, guaranteed by the Township.

Gary Annibal reported on the status of the environmental remediation of the land at the building site. He said there were three areas that were being addressed. (1) A small diesel fuel spill had been remediated by removing the affected soil. The Township was waiting on the State to get a "no further action needed" letter. This will not hold up building. (2) A pile of soil with arsenic (presumably from fruit tree spraying) had been delineated and the Township was waiting for the approval from the disposal site to accept the soil. Approval was expected shortly. (3) Mr. Annibal said testing showed that the pesticide Aldrin had been used on the site and the levels were above residential but below commercial thresholds. Therefore, the Township used its own equipment to stockpile 80 tons (7 -8 dump trucks worth) for disposal. Finally, some workers on the site recently smelled a strange "odor." Upon investigation the odor had dissipated and no cause could be found. The Township will do some testing in the area as a precaution.

Post Office Update

Gary Annibal reported that remediation of the site for the Post Office on Village Road was proceeding. The project needs an environmental case manager to be appointed by the State so that a "no further action needed" letter can be issued. The developer has been waiting for a year, which according to Mr. Annibal is not unusual. However, according to Mr. Annibal, the developer has hired an environmental consultant and has recently taken soil samples. Depending on the test results, the developer will move ahead with remediation and construction ahead of receipt of State approval. Demolition is scheduled for August and construction soon after.

FARMLAND PRESERVATION (this article thanks to Observer Tribune)

Morris County and the state have jointly purchased the development rights to a 17-acre Koven family apple and tree nut farm on Dickson's Mill Road for \$2.3 million, that will preserve the property under the state Farmland Preservation Program according to state officials. Morris County paid \$1.3 million and the State Agricultural Development Committee (SADC) paid \$946,000 to preserve farmland on Dickson's Mill Road and Cherry Lane, said Frank Pinto, director of the Morris County Agricultural Development Board in Morristown. "The county and state share the cost of preserving this property as farmland, and ensure that should the property be sold, it must be farmed," said Pinto.

So far, in Harding, three farms totaling 76 acres have been preserved under the farmland preservation program, said Pinto. They include Wightman Farms on Mount

Kemble Avenue and Route 202, Hilltop Farms on Sand Spring Road and the Koven property, said Tax Assessor Pasquale Aceto. Another Harding piece being added to the program is across Cherry Lane from Kovens, known as Landcor/McShane property.

Verizon Development Plans near the Pleasantville Historic District Area

A proposal to install a 120-foot-high cellular phone tower for Verizon Wireless near the former AT&T office complex in Bernards Township at the Harding Township has attracted attention from Township officials and residents. Verizon is seeking to install the tower in connection with its recent purchase of the vacant, former AT&T complex at 295 North Maple Ave., where it plans to relocate 3,000 employees in phases beginning this fall. Verizon contends it needs a tower nearby to provide those employees with cell phone service. The proposed tower height of 120 feet requires a variance from the township's limit of 100 feet.

The Madisonville Road site, consisting of 4.38 acres, was among several small surrounding tracts that AT&T acquired and later included in the package that was sold to Verizon. Zoned for E-1 office use, it features a two-story building that now houses the offices of the Passaic River Coalition, an environmental organization. The proposal calls a 1,290-square-foot, fenced in compound behind the building. It would include a steel monopole tower with 12 antennas ranging from four to six feet long, plus a 360-square-foot equipment shelter with a height of 11 feet, 6 inches.

Several Harding residents wrote a letter to the Township Committee alerting them to Verizon's application to the Bernards Township Planning Board for zoning changes to the former AT&T campus located in or next to the Pleasantville Historic District. In addition to the tower, Verizon has demolished the homes on the north and east sides of Madisonville and Maple Avenues in order to build new parking lots.

HARDING TOWNSHIP HISTORIC PRESERVATION COMMISSION,

July 2005

NEW BUSINESS:

121 Lee's Hill Road -Ms. Terri Eichler & Mr. John McFadden came to outline their plans for the development of the property. They hope to save the main section of the present home, the right wing and the front porch. The home presently is approximately 4-5,000 sq. feet. The preserved portion would be approximately 2,100 sq. ft. Comm. Members support the preservation of the dwelling with the changes proposed. Concerns were with supporting the plans for the present dwelling, without seeing the completed plans for the additional dwelling to be built on this property. Those plans will be reviewed later.

BOARD OF ADJUSTMENT:

Newton B. White, Block 45, Lot 2.01, 90 Lake Trail East. This property is not located within a Historic District, nor is it a contributing structure. However, since it is located at Mt. Kemble Lake, which may soon become its own district, Commission members would like to review the plans when they are finalized. Concerns were voiced about the amount

of glass facing the street in the proposed plans.

PLANNING BOARD:

Margolis, Block 35, Lot 21.09, 20 Country Drive. No comments

The Ridge at Sand Spring, Block 25.02, Lots 10.01 & 10.07, 92 Sand Spring Road (Lyle property) the plans for this major subdivision were revisited. There are discrepancies in the streetscape issues, 200' difference in height.

CONSTRUCTION/DEMOLITION:

Cleave (for owners Page/Hayes), Block 17, Lot 61, 12 Village Road. This Commission voted to grant a certificate of appropriateness for the demolition of the existing building, which is to be replaced with a building to house the Post Office and retail space.

O'Conner, Block 17, Lot 58, 6 Village Road (Cook Property). This Commission voted to grant a certificate of appropriateness for demolition of the residence and the outbuilding on the property. Neither are historic structures.

August 2005

NEW BUSINESS:

Blanchard, Block 21, Lot 15, 42 Glen Alpine Road. This is a contributing property in the New Vernon Historic District. Mr. Richard Blanchard proposing to tear down the two-story barn on this property. Barn has been deemed unsafe. The Commission members suggested that perhaps other projects under way in the township might be interested in using some of the native stone or the old barn siding. It was agreed that a two-month demolition delay would be recommended in the hopes that some of the original materials could be salvaged. Mr. Blanchard stated that he has no plans to remove any trees or otherwise alter the streetscape.

Somers, Block 12, Lot 18, Green Village Road. This property is a contributing structure in a historic district. Mr. Somers is proposing to do renovations on the interior of the existing barn on his property. No exterior changes are proposed. Commission members had no other comments on these plans.

Doherty, Block 12, Lot 19, Village Road, Green Village. This is a contributing property, in a historic district. Mrs. Doherty proposes to replace rear facing windows with a bay window. No comments were deemed necessary as no streetscape issues are present.

Denson, Block 36, Lot r, 20 Primrose Trail, Mt. Kemble Lake. Mr. & Mrs. Denson are planning to do necessary repairs on the foundation of their home. No comments were deemed necessary.

BOARD OF ADJUSTMENT:

Beitle, Block 16, Lot 2, 25 Village Road. The proposal to enlarge the existing dwelling and to construct two garages in front of the principal residence has already been approved by the Board of Adjustment at its July meeting.

Tim Holding LLC, Block 18 Lot 3, 9 Village Road. Plans were presented to renovate and rehabilitate the existing historical structure, known as "The Academy", and to construct an L shaped barn to the right and rear of the property. The revised plans respond to the Commission's previous recommendations to retain the existing streetscape. The

commission will be happy to make specific recommendations about the use of colors on the restored building as well as the new building.

Sand Spring Associates, LLC, Block 51, Lot 7.01, 121 Lee's Hill Road. This property is a contributing structure in the Logansville Historic District. Mrs. Terri Eichler and Mr. John McFadden are proposing to maintain the oldest portion of the original structure on this property, and to build a new principle dwelling to the rear of the present dwelling. The plans show a 27' high dwelling to be built. HPC requested to see the topos. Concerns were discussed as to the lack of compatibility between the old structure and the proposed new structure. Discussion also outlined concerns about how to make this a cohesive property development. Careful site planning and the relationship between the small house and the new house were thought to be very important. It was suggested that perhaps changing the driveways and the orientation of the new house, would make the streetscape more pleasing. HPC is also looking for complimentary rooflines and architectural styles.

BOARD OF ADJUSTMENT MEETING

June 16, 2005

Pending Applications:

#BOA 10-05 – Paul and Maureen Stefanick, 17 Meadow La, Block 49, Lot 21 “C” Variance. Applicant wants to build an addition to their home. A variance is needed because of impervious coverage. This home was built before the 10% coverage limit. Current coverage is 10.88%. Applicant's original variance request was for 11.65%. This request has been reduced to 11.06%. Applicant will remove 795 sq. ft. of driveway and area will be grassed in. Application approved.

#BOA 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 **POST OFFICE SITE plan**. Board is considering the site plan and “C” variances for intensely developed properties. “C” variances will be needed for impervious coverage, parking and storm water run-off. Property will have less storm water run-off after construction than if it were left as an unimproved, wooded lot, however the town engineer, Mr. Fox, felt that there still could be some improvements to the plan. All roof run-off must be contained. Applicant will contact the town engineer regarding lighting for the parking area. The property has been inspected for asbestos removal. The area designated for ground water recharge will not work because the ground is impervious in that area (shale bed located underground). The roof area could be drained into a dry well to take care of the problem. Two dry wells will be added to the front of the property. Lighting issue: The Historical Preservation Committee should have the say on lighting (character of lights and level of illumination). Applicant will install whatever the Historical Preservation Committee requests. Lights will be turned off at 9:00 P.M. except for security lights (low level lighting inside and outside). Applicants will consult with police about security lighting and this lighting will be added to the plan. Loading dock and mail drop in the

back will have some lighting (motion activated). There will not be any outside vending machines. The side yard will need to be landscaped as a buffer. Air conditioning units will be on the roof so they will not interfere with the landscape. The Historical Preservation Committee will have the final say on the "finishing touches". Patrick Burke will submit a revised plan.

July 21, 2005

Resolutions Approved:

Application #BOA 2-05 James Cleave, Applicant

Application #BOA 10-05 Paul and Maureen Stefanick

Pending Applications:

#BOA 11-05 – Edward and Susan Bernstein, 3 Pleasant Plains Road, Block 11, Lot 20.03, "C" Variance. Applicant has requested a variance for impervious coverage. Property now conforms to regulations (9.1% coverage). Applicant wants to install an in-ground pool, sidewalks and patio. All changes to the property are within the setback limits. The new coverage requested is 11.4%. None of the changes will be visible because the property is screened with dense vegetation. The Board wants the size of the patio to be reduced.

#BOA 13-05 – Newton B. White, 90 Lake Trail East, Block 45 Lot 2.01, "C" Variance Applicant has requested a variance for the height of the house after modifications and for bulk. If the building height is more than 10% over the limit, a "D" variance will be needed. Currently, this is a 3 bedroom raised ranch that was built in the 60's with approx. 1,850 sq. ft. of space. Because of the elevation of the land, the driveway has a very steep pitch and the stairs to the front are very steep. Applicant would like to add bedrooms in what is now the attic. The height of the house from the front will exceed 40 feet (because of the elevation of the land). Height from the back will be 29 feet. Applicant would like to have a front entry and a safer driveway (not as steep). Plan is to bury the garage into the hill, so the driveway incline would be reduced. Also, a deck would be added to the front of the house to make the front door more accessible. This house is located across from the Mt. Kimble Lake Clubhouse. Site inspection scheduled for August 2nd at 6:00 P.M.

#BOA – 12-05 – John and Nancy Johnston, 546 Van Beuren Road, Block 6, Lot 11, Minor Site Plan with "C" and "D" variances. Applicant has requested a variance to build a pool and accessory residence on the property. Because of the orientation of the home (the back of the house faces Van Beuren Road, which is technically the front of the property) the applicant needs a variance. The house was built around 1928 and is screened from Van Beuren Rd. by dense vegetation. There are 6+ acres, so construction of accessory buildings is not an issue. The septic system will have to be increased. Application approved.

#BOA – 15-05 Richard and Marcia Beitle, 25 Village Road, Block 16, Lot 2, "C" Variance Applicant needs a variance for impervious coverage because his home is in both an R3 and R1 zone. Home is located directly across from the Fire House. Lot size is 1 ¼

acres. Applicant wants to add a family room, dining room and an additional bedroom on the second floor. There is a wood shed on the property line next to the Wild's property. There are no restrictions on coverage in the R-3 zone. Application is approved, but the wood shed must be moved.

#BOA 14-05 Hartley Farms Partners LP, 1 Hartley Farm Road, Block 4, Lot 36 "C" Variance. A variance has been requested because the house is too close to one of the sidelines. A porch that was part of the entrance when the driveway was in a different location will be removed. The kitchen will be enlarged. There will be more glass than there is now, but because it will be true divided light, the impact will be minimal. Modifications to the structure will be minimal. Application approved.

AUGUST 18th, 2005

Amended Approval:

T. Heston Allocco; 53 & 55 Blue Mill Road, Block 19, Lot 11

The kitchen in the accessory building will be allowed. The board will allow the stove and refrigerator, but the building is not approved as a dwelling.

Resolutions:

Application #BOA 11-05: Edward and Susan Bernstein – Coverage reduced to 10.5% under the revised plan. Resolution approved.

Application #BOA 12-05: John and Nancy Johnston – Plumbing will not be installed. They will need a Board of Health approval for the septic. Resolution approved.

Application #BOA 15-05: Richard and Marcia Beitle – Approved

Application #BOA 14-05: Hartley Farms Partners LP – Approved

Pending Applications:

#BOA 13-05: Newton B. White, 90 Lake Trail East, Block 45, Lot 2.01 "C" Variance. Applicant will sink garage, dig a hole to reduce the height of the retaining wall and make the building shorter to avoid extensive retaining. There will be a balcony off the rear, second floor bedroom so that in the event of a fire, people can get out of the building. Average building height will be 30.3 feet. Height in front of the façade will be 37.30 feet. The new plan has the building height 2 feet shorter than originally planned. An architect must verify the height of the building before a permit is granted. Approved.

New Application:

#BOA 16-05: Sand Spring Associated, LLC; 121 Lee's Hill Road, Block 51, Lot 7.01 "C" and "D" Variances. Joel Colbert, esq. represented a neighbor, Mr. McGuire, of 111 Lees Hill Road. Applicant wants to save an historical building on property. Currently there is a single family home, barn and shed on the property. Building is non-conforming as regards to setback regulations. Also there is a height violation. Residence was built in 1850 and moved approx. 80 or 90 years ago to its current location. Applicant wishes to renovate the accessory building and make it a 2-bedroom building. Two bedrooms and a porch (later additions) will be removed. The Historical Preservation Assoc. is very interested in keeping the older section. Ceilings are 7 feet. This building has been vacant for over a year. A new 5-bedroom house would be built where the paddle tennis

courts are currently located. Proposed height for the new house is 35 feet. Property consists of 8 acres. A variance is needed for the square footage and height. Buildings that were constructed before 1945 are not subject to area requirements.

Comments from the public: Mr. McGuire had concerns about the driveway configuration, removing trees, size of the home and impervious coverage. Mr. McGuire would prefer it if the existing driveway were used, instead of reconfiguring a new driveway. A site plan will be necessary for this application because of the need to remove trees. Rachel Clutsky, a neighbor on Fox Hunt questioned whether this property could be sub-divided in the future. Property is located in an R1 zone, so it has a 5-acre minimum.

PLANNING BOARD

Some applications were concluded in the meeting held over the summer: The Caplan/ "Ridge at Sand Spring"/Lyll subdivision on Sand Spring Rd, was approved, 5 lots with an average size of 5 acres.

The Mueller 2-lot subdivision, off Sheepfield Farms Drive, approved. Applicant Mueller had agreement with neighbor at rear of property, Segal to purchase 1.49 acre to enable compliance with new 5-acre minimum.

The Valgenti subdivision for 2 lots, both over 5 acres off Glen Alpin Rd, west of Country Drive, was approved.

Pending is the Margolis application, requesting a 2-lot subdivision from proposed flag-lot access driveway at the back of Country Drive; off Glen Alpin Rd. Needed are front and side lot variances, as well as impervious lot coverage exceptions. If a driveway accesses the new lot, as opposed to a paper road, then lot coverage increases; but the driveway solution appears to be more acceptable to neighbors who would not be placed into non-conformance on their own lots by the road creation. There is another private driveway (to the Pitney property in back of Margolis), which is on the Margolis land thus adding significant impervious lot coverage to the calculations. The application is also complicated by the fact that the homeowners association has a dispute about payments for maintenance of Country Drive with Margolis. Continued to September.

Also pending is a 4-lot subdivision, Wilkerson, Sand Spring Rd. A complicating issue is that Applicants are allegedly in discussion with Open Space Trust Fund to preserve as open land the field at the front of the property, which is located opposite the intersection with Sand Spring Lane. To accomplish any conservation, however, there would be the necessity for lot size averaging. Two lots of each 3 acres would be merged, and development rights acquired by the Township; 2 other lots of 5+ acres would be separate. Apparently the existing house would not necessarily be preserved in either case. Continued to September.

The Lancor subdivision request on Meyersville Rd also will be continued. The applicant has requested two-lot L-shaped subdivision on seven plus acres to build two houses in an area surrounded by wetlands. One of the homes would be on 3.6 acres and

the other proposed structure is on 3.5 acres. (Lot size requirement in this area is 3 acres.) Lancor has already built two homes on other contiguous lots. The State DEP has approved the activity, thereby apparently preempting Township review of environmental issues, although neighbors and the Township Environmental Commission have disputed the DEP conclusions and are voicing strong objections to the proposal. Continued to September.

BOARD OF EDUCATION No report this month

EDITOR'S NOTE: THE DEADLINES FOR THE NEXT TWO ISSUES OF THE THUMBNAIL ARE September 29 and October 27, respectively. 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/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 9/17, 10/8, 10/22, 11/5 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 st and 3 rd Tuesday)	4 PM	
Municipal Court (2 nd and 4 th Friday)	11AM	
Environmental Commission (1 st Monday)	7:30 PM	10/3
Seniors (2 nd and 4 th Thursday)Chrst KingCh	11 AM.....	
Planning Board (4 th Monday)	7:30 PM....	9/26, 10/24
Hist Preservation Comm (1stThursday)	8 PM	10/6, 11/3
Board of Health (2 nd Thursday)	8 PM	
Board of Education (2 nd and 4 th Monday)	7:30 PM....	
Board of Adjustment (3 rd Thursday)	7:30 PM....	9/15, 10/20
Township Committee(1 st and 3 rd Wed)	8 PM.....	
Shade Tree (2 nd Monday) 3 PM		
Harding Twp Civic Association	7:30 PM	10/3, 11/7