

February 2006

ANNOUNCEMENTS AND UPCOMING EVENTS

Friends of the Great Swamp National Wildlife Refuge announce on **Sunday , February 12, 2:00 – 4:00 pm**, there will be a “Hike in the Wilderness”. The program will begin with a short video of the fight by local citizens to save the Great Swamp, followed by a 1-2 mile hike in the Great Swamp Wilderness area. Meet at the Friends Bookstore & Gift Shop on Pleasant Plains Rd off of White Bridge Road. Wear boots and dress warmly. The program is free. Educational activities and exhibits in the Discovery Den located in the Bookstore are available for young children. For information call 973-425-9510 on weekends or 908-647-2508 during the week.

Garden Club News The New Vernon Garden Club will meet on **Thursday, February 16 at 10AM** in the First Presbyterian Church of New Vernon on Lee's Hill Road. The program, "Planning an Herbal Tea Garden", will include a discussion on planting and harvesting herbs, as well as how to use those herbs in brewing herbal tea; the presenter is Cynthia Pronolone, Special Events coordinator of the Morris County Parks Commission. New Vernon residents are most welcome to attend the program. Reservations are requested and may be made, or more information obtained, by calling Patti Wood at (973) 425-0878.

New Vernon Presbyterian Nursery School, Open House at Thursday, February 16, 7:00 p.m. Meet our caring, experienced staff and tour our newly renovated facility. NVPNS is located in the Presbyterian Church at the intersection of Village and Glen Alpin Roads. For questions and more information, please call 973-326-9839. All are welcome.

NEW VERNON VOLUNTEER FIRE DEPARTMENT

Soup contest – it's time once again for the Auxiliary – sponsored “Home-made Soup Contest” Date: **Sunday, March 12**

Time: 5:00 to 6:00 PM
Place: Fire House, Village Road
Cost: \$5.00 for soup, bread, coffee

Homemade desserts and soda will be available for sale. Come early! Vote for your favorite soup. Prizes will be awarded. If you would like to enter a soup in the contest, entry is free. Please contact Pat O'Reilly 973-301-2151 or Connie Cherrillo 973-539-0383.

THE LIBRARY

Wanted...! The Library is seeking a volunteer to keep the books in our collections in good shape...repair torn pages, strengthen weak spines, etc. We have reserved a place at the Highlands Region basic book repair workshop to be held at the Montville Library (an easy cruise up 287) on Thursday, March 16 from 1 until 4 p.m. Book repair can be done at your own time and pace and also at home. Please call the Library at 973-267-8000 ext 132 if you are able to help in this important project. You will be providing a valuable service!

If you enjoy reading book reviews and appreciate title suggestions, don't miss **Sherry Reads**, posted on the board by the Library door. From home, you can access Volunteer Librarian Sherry Wang's hot tips on the Library Web site: hardinglibrary.org. Her latest list offers ideas on *countries in transition*.

Storytime...has changed its day and time from Tuesdays to Thursdays and from 10:30 a.m. to 1:30 p.m. The afternoon sessions are after Pre-School but over by 2:30 p.m., in time to greet older siblings returning from school. **Thursday, February 9: *In the Pink!*** Gather for touching stories about love and friendship—and make a sweet Valentine for someone special. **Thursday, February 23: *The Missing Mitten Mystery and Other Winter Stories*** about those pesky mittens that always seem to disappear. Listen to mitten stories and know you're not the only one losing them! Led by Beth Gibson and Sharon Hemmer. All are welcome.

Evening Book Group meets **Wednesday, February 15 at 7:30 p.m.** This month's selection by Xinran, *Sky Burial*, is a heartwarming tale of a young Chinese woman's 30-year search for her husband lost in the mountains of Tibet. Copies of the book can be obtained at the Library. Please join us.

4th-Grade Book Club will meet on **Tuesday, February 28 from 5 until 6:15 p.m.** The participants will be conducting literature circles, reading a title of their own choice from a selection of three. If you need help locating a book, please contact the Library. *Note the new venue: East Meeting Room, Parish Life Center at Church of Christ the King.* (Please drive around to the back door to drop off your child.)

HARDING TOWNSHIP HEALTH DEPARTMENT Cancer Screening Programs

The Health Department has announced its schedule of cancer detection clinics for the first part of 2006. The **male cancer detection** program will be held on **Tuesday, March 28 from 5:00 to 7:00 PM**. The **female cancer detection** program will be held on **Thursday, March 30 from 9:00 AM to noon** at the Municipal Building. The programs include testing, examination and education. Registration for the screening programs is open to Harding Township residents, eighteen years of

age and older. There is no fee. You can register in person at the Health Department offices on the second floor of the Municipal Building or by calling (973) 267-8000 ext 125 between 9:00 AM and 3:30 PM.

SAVE THE DATE!

HARDING TOWNSHIP SCHOOL PTO- The 5th Annual Harding Township PTO Fashion Show will be held Saturday, April 8, 2006 at the Spring Brook Country Club from 11a.m. - 2:30 p.m. The theme of this year's luncheon, auction and fashion show is "A Postcard from Paris." Proceeds will support improvements at the school's athletic fields, used by both school teams and HTRA groups. Tickets will be available in early March. For further information please call Kim Caldwell at (973) 539-9533. If you are interested in supporting this event, you can donate a basket for auction, or write a check to help underwrite a show expense. Mail any checks, made out to Harding Township School PTO, to Mrs. Kim Caldwell, P.O. Box 58, New Vernon, NJ 07976.

HTRA Summer Day Camp and Field Hockey Camp Announcement

Calling all campers and counselors! The ***HTRA Summer Day Camp*** will be held from July 3- July 28 at the Harding Township School. Brochures and applications will be mailed on February 25th to all who attended camp last summer. They will also be distributed to all students in grades K-5 in the Harding Township School as well as children in the New Vernon Presbyterian Nursery School. Additional brochures will be available at the Harding Township Municipal Building and the Harding Township School office.

As a "heads-up", the NJ State Department of Health and Senior Services (as required by NJAC 8:57-4) will be requiring that all campers provide a complete record of their Immunization Records at the time of application. Failure to submit these records from your pediatrician will not allow us to process your application, and may result in not being admitted to camp, so you may want to start thinking about getting these records ASAP. (Since we are not a part of the Harding Township School system, please do not ask us to get the records from the school nurse.)

Also, Students entering grades 7 and higher who are interested in attending as **CITs or working as Counselors** must send a letter or intent to Pat Romano at P.O. Box 753, New Vernon, NJ 07976 by February 28. Applications will then be sent out by March 1. (Please note that we will be limiting the number of employees this year, so please get your letters in on time).

HTRA Field Hockey Camp – Mr. Keating will also be conducting a summer Field Hockey Camp for girls entering grades 4-8. Camp will be held weekly starting with the week of July 31- August 4 and the August 7- August 11. Brochures will be mailed to those who attended previously and will also be available at the Harding

Township Municipal Building and the Harding Township School office. Any questions, please call the camp office at 973-605-5866.

News from the Friends of Harding Township Library

On January 28, Friends sponsored a gala dinner and wine-pairing evening at the Crystal Springs resort hosted by owners Gene and Gail Mulvihill of Harding. The "Friends" hope to build a "real library"; large enough to benefit from state funding and able to meet the growing needs within the Township. Residents of Harding had an opportunity to speak about purpose for building of the new library. Jenny Travers shared family concerns that there is a place for their children to experience the joy of sitting, reading and learning. Michael FitzPatrick spoke of his family's commitment to the new library and explained that they were so taken with this vision that they provided the initial gift that acted as a "seed" for the building project. Helen Slonaker spoke of the need to support literacy as a natural expectation within the community, and achievable largely because of access to books and dialogue within the walls of a library.

The next event planned by the Friends group will be a "Day at the Spa", on **March 29**, also offered as a gift by the Mulvihills at the Elements Spa, within the Minerals Resort at Crystal Springs, Vernon, NJ. For more details, contact Chris O'Donnell at 973-539-0149 or Irene Sciales, at 973-966-0908.

The next Thumbnail will provide additional information. Look also for more information on "A Literary Walking Tour of Greenwich Village", followed by wine and cheese, being planned for late **April**.

Harding Environmental Commission announces the next **Harding Clean Up Day** is planned for **Saturday, April 15th from 9:00 till 11:00**. The rain date is the following Saturday, April 22nd. The Harding Scouts and children's Garden Club will be participating. Look for more information in a later issue. We hope to get people of all ages in town to help us out!

TOWNSHIP NEWS

Township Committee

At the **January 4, 2006 Organizational** meeting of the Harding Township Committee, Donald Dinsmore, Epsey Farrell, Lou Lanzerotti, John Murray and Mary Prendergast were in attendance. John Murray was sworn in as Mayor, or chairman of the Committee.

Mayor Murray announced the scheduling of a workshop on January 18th at 6:00 pm to work on Ordinances concerning storm water management, endangered species and stream buffers. On February 1st, Dr. Dennis Palozzi will issue report on

the Harding Township School.

Renovation of Kirby Hall

The Mayor announced that work was about to begin on the main meeting room of Kirby Hall as well as the Judges' Chambers. Initial improvements will include new carpet, drapes and lighting.

Announcements of Standing Committees

The following committees and leadership were announced for 2006

<u>Committee</u>	<u>Chair</u>	<u>Vice Chair</u>
Planning, Zoning and legal	Murray	Farrell
Finance & Insurance	Murray	Lanzerotti
Public Safety	Dinsmore	Murray
Public Works and Building	Lanzerotti	Dinsmore
Personnel	Farrell	Prendergast
Recreation	Murray	Farrell
Freeholder Liaison	Dinsmore	Prendergast
Glen Alpin Steering Liaison	Prendergast	Dinsmore
School Board Liaison	Lanzerotti	Farrell
Open Space Liaison	Murray	Dinsmore
Board of Health Liaison	Lanzerotti	
Local Assistance Board	Farrell	
Communications	Murray	Prendergast
Ten Towns Liaison	Prendergast and Annibal	Co Chairs

At the Regular Meeting, January 18, 2006, in attendance were Mr. Murray, Mrs. Prendergast, Mr. Lanzerotti; Absent: Mr. Dinsmore, Mrs. Farrell

Announcements/Reports/Presentations

Presentation with regard to Katrina disaster relief presented by Bill Dudley, Deputy Commander, Disaster Medical Assistant Team (DMAT) part of NDMS National Disaster Medical System, which is part of FEMA and Homeland Security. Mr. Dudley gave a slide and PowerPoint presentation on his team's DMAT experiences in Katrina relief efforts. His team worked in the Biloxi, Keesler, and Gulfport areas. DMAT supported the relief effort by supplying doctors with prescription medicines, helping setup medical clinics and supporting the efforts of local fire and rescue departments.

Glen Alpin

There was a meeting on 1/12 to discuss the planned future uses of Glen Alpin. Sixteen people attended including Gary Annibal and Town officials:

- The tentative plan to use the 2nd floor for offices and lease the ground floor for functions was approved.

- The facility requirements are being discussed depending on the forecasted occupancy number.
- The current kitchen space is likely to be much smaller.
- The porch that was there in the MacAlpin era but since removed will most likely be built again.

The Following Construction Phases were Identified

1. Roof (will also include fixing exterior trim)
2. Full restoration including interior, utilities, and exterior. The exterior renovation will include removing the white paint on the walls and the replacement/repair of the terrace.

A new septic system will be installed. A design has been completed for a 1,999 gallon per day capacity system that will handle a 199-person occupancy. This design brings the capacity under the 2,000 gallon limit which would require NJ DEP review. The expected cost of the new septic system was not disclosed.

The total cost of the house renovation has been estimated by the Township to be approximately \$3 million, though according to Mary Prendergast, the cost may well be higher than this.

The Township has put out a bid for roof renovation and all of the bids received were higher than expected. The Township has therefore decided to revise the requirements and put it out for re-bid.

Mrs. Prendergast repeated that the Township Committee's goal was for Glen Alpin to be self-funding. The Glen Alpin steering committee has received some grants and is continuing the process to apply for more. The Glen Alpin Conservancy is up to 280 members.

Correspondence: Resident Nancy McClellan wrote the Township Committee regarding the need for the Township to better ensure that unsafe trees are removed. Executive Session: There was an executive session to discuss litigation matters regarding Miller Road.

Board of Adjustment, January 19, 2006

Pending Applications:

Application #BOA-24-05 – Peter Beaumont, 43 Young's Road, Block 47, Lot 13; "C" Variance

Applicant is requesting a set-back variance of approx. 35 feet. The only buildings extending past the 150 foot set-back would be the porte-cochere and the wood shed. House and swimming pool have been pushed further back toward the conservation easement, to try to get the dwelling within the set-back parameters. The front part of the lot on the left hand side is part of the conservation easement. Plants to soften the appearance of the dwelling could be planted as long as they are the correct species for the wetlands area. The 150 foot set-back would cut through

the rear of the porte-cochere, leaving it 115 feet from the road. The overall height of the dwelling was lowered, so the height variance is no longer necessary. Mr. Dorne presented a map of Young's Road, showing an aerial view of the properties and where structures were built in relation to the road. This project would be consistent with the other properties as far as set-back from the street. (Older homes were closer to the street, while newer homes were set further back.) The Board had a hard time determining why there was a "hardship" since this was a blank piece of land and the constraints were known prior to Dr. Beaumont purchasing the property. The major reason for the Board to grant a variance would be for a "hardship". The other reason the Board could grant a variance would be if the benefit to the town outweighed the detriment of the concession. In this case, the benefit of one home on a nine acre lot instead of two homes on two non-conforming lots. Application denied.

Application #BOA- 4-05 John Hanst, 78 Meyersville Road, Block 56, lot 6 "C" Variance. Site inspection has been completed. The entrance to the garage has been moved to the side and sized reduced to a 2 car garage. Set-back will go from 42 feet to 50 feet. Mr. Hanst will have to contain all run-off from the roof. No external lights are to be put on the garage. Application approved.

New Applications:

Application #BOA 29-05 – Diane Bakst and Tommoso Zanobini 121 Pleasantville Rd, Block 14, Lot 1.01, "C" Variance. Applicant would like to enlarge a non-conforming structure. Addition would be 76 square feet of living space and 110 square feet of porch. Plans were reviewed by the Historical Preservation Committee and approved. Since the structure was built prior to 1945, it is excluded for the building area restrictions. Application approved.

Application #BOA 20-05 – Donna M. Alfieri and Patricia M. Kurkewiecz, 34 Miller Road, Block 13, Lot 6, "C" Variance. This is a request for a variance for work that has already been done, however it will be handled as if it were a new application. At issue are a walk around a swimming pool and the expansion of a non-conforming structure. Property was purchased in 1999. The work was done in 2002 with an architectural plan, but no building permit. Comments from public – Mr. Dunn from 24 Miller Road had no objection to the addition but was concerned with run-off. He would like a roof leader to direct water to a dry well. Site inspection scheduled for February 11th at 9:00 A.M.

Application #BOA 21-05 – David F. and Heather M. Bayard; 200 Village Road, Block 12, Lot 23, "C" variance. Applicant would like to add 700 square feet of living space to his home and cannot do so without violating a side yard set-back. Septic would not have to be changed. Application approved.

Application #BOA 26-05 – Edward and Kathryn Szurkowski, 47 Blue Mill Road,

Block 19, Lot 12.02, "C" Variance. Applicant would like to add a bathroom and laundry room to the second floor. Total foot print will be less than 200 square feet. Roof height will be 38 feet when the eaves are changed. Square footage of house now is 3880. Property was purchased in 2004. There are a large number of out-buildings and accessory structures on the property that do not conform to set-backs. Total building coverage will be reduced. Application approved.

Application #BOA 27-05 – Jim and Christine Ancey, 222 Blue Mill Road, Block 9, lot 8, "C" Variance. Lot is slightly under the 3 acre minimum. There are 2 side-yard, non-conforming situations. The garage will be turned side-ways and attached to the house, instead of leaving it as a detached building. That will improve the set-back on the left side of the house by 10 feet. Plans for the improvements were reviewed by the Historical Committee and approved. The bridal path separates this property from the neighbor's property. There are mature evergreens that screen this property. Application approved.

Application #28-05 Donnell and Suzanne Segalas, 88 Village Road, Block 15, Lot 12. This is a one story ranch, in a park-like setting. Applicant would like to add on to kitchen so that a table and chairs can be accommodated and add a laundry. This is a non-conforming lot because of its long, narrow shape. Side yard set backs are a problem. There will be no changes in the non-conforming section of the house. Building coverage will be 3.4 % and total lot coverage will be 8.3%. No trees will be removed. Application approved.

Other Business: Greg Swanson permit was issued a building permit and the subsequent construction was approved by the building inspector. In reviewing the project, the building inspector noticed that a Pergola was not built according to plan. Additionally, the impervious coverage was 17%. Applicant has sold the property and needs a variance so that he can get a C.O. The Board advised Mr. Swanson that he will need to get a new variance.

PLANNING BOARD, JANUARY 23, 2006

The following administrative items were accomplished: Marshall Bartlett was elected Chairman for the Board; Isobel Olcott was elected Vice Chairman

The board was advised that it is now mandatory for all Planning Board members to attend a training program. (Training was always available, but never mandatory.)

The Board discussed the Miscellaneous Amendments Ordinance. There were 2 substantive changes suggested by Town Planner, Susan Kimball:

1. Re-zoning as public land the Glen Alpin and Kurdazalyk (former Jayson) properties, which were purchased by the Fish & Wildlife Department.
2. Changing the way building height is measured. Re-grading after a building is constructed is changing its height. Applicants for a grading

permit are required to have a detail on the plan that shows how the average grade was calculated. That average is for the proposed grade. The original grade is not shown on the permit. Future grading permits will have to show the original grade. The fire department has raised concerns about this issue (their ladders are only able to accommodate a 35 foot house). Additionally, the Fire Department needs a flat area around the house, extending 15 feet from the perimeter, so their ladders will be stable. These issues will be changes in the height ordinance – not the grading ordinance.

The Planning Board voted to recommend to the Township Committee that the Miscellaneous Amendments Ordinance be approved.

The Ridge at Sand Spring – The plan has an easement on the private road so that a well and cistern can be installed. This would also allow for a water line to be put in at some point in the future (at the expense of the utility). This would be a permanent easement.

Continuation on the application for **Wilkerson**: (This is the 3rd meeting.) The conservation easement/bridal trail plans were finalized. The property will be divided into 3 lots, one of which includes the 3 acre easement. This property has 21.6 acres and is in the RR zone. There is currently one building on the property. The area between Sand Spring Road and the house is fairly open. The left side of the property is wooded. The property could have been sub-divided into 4 five acre lots. The current proposal is to divide it into 3 lots (6.52 acres, 6.88 acres and 5.02 acres). The front 3.16 acres (bordering Sand Spring Road) will be a conservation easement and will provide a wooded buffer for water run-off. The house on the front lot will be concealed behind the wooded area. No impervious coverage will be allowed in the restricted area. Additional trees will be planted in this area. A fence will be installed on the boundary between the Wilkerson and Eichler properties. The Township and Land Trust do not have jurisdiction over the type of fence that is used. A construction access road will be constructed for access to building lots, but must be removed within 6 months after the completion of construction. This property will have public water and hydrants will be installed. The fire department will need to be informed about the hydrants. Signs to indicate the conservation area will be installed. Mr. McElroy of the Bridal Trail Association spoke about the importance of maintaining the bridal trails that are already on the property because of access to the show grounds. The Planning Board has the ability to try to keep the bridal trails. Access to this property will be by a private road. The end of the road will have a K turn. The Board will have to make an exception to allow a K turn instead of a cul de sac. The Board will have to make sure that a K turn will be adequate for emergency vehicles. The septic system for the existing house will have to be abandoned before a building permit can be issued. This application will be carried to the February

meeting.

Discussion of rural and residential land use: In 2004 the zoning was changed from 3 acre to 5 acre minimum lots in the R-1 zone. This change affected approximately 4,000 acres in the R-1 zone. The Board would like to reconsider allowing flag lots. Flag lots were banned in 1960, when a developer took advantage of a zoning loop-hole. Since the size of new homes being built is much larger than in the past, the flag lot configuration would be preferable. Flag lots would allow homes to be concealed back off the road, thus maintaining the rural streetscape. The Board decided that the rules must be flexible (without encouraging more development than necessary), so that construction would be less uniform. (Uniform development would look more suburban and less rural.) The only requirement would be that at least 2 lots would have to share the driveway. Additionally, the issue of impervious coverage was raised. Currently, when shared driveways cross lots, the lot that is crossed is charged with the coverage. The Board decided that this isn't fair, since the neighboring lots have the benefit of access to their property through the existing driveway, but are not encumbered by the reduction in their useable building space. Currently, impervious coverage is limited to 10% of the lot size and includes both paved and gravel surfaces, as well as buildings. An inconsistency in the rules exists because if access is gained to the flag lot properties through a "road" instead of a "driveway" the coverage would not be charged to the property owners whose lots were crossed by the "road". The Planning Board could use its discretion to allow flag lots.

The Board also discussed the RR zone and remaining oversized lots. Harding Township requires a 100 x 100 foot building envelope. Problems with useable building areas arise when there are wetlands or other restrictions on the property. These restrictions make the placement of wells, septic systems and dry wells difficult, since these systems do not have to be placed within the building envelope. The Board discussed how they could make sure building lots were large enough when they were impacted by these restrictions. The Board also discussed reducing the percentage of lot coverage to 6.7% on lots 6 acres or larger.

Board of Education

The following news is provided by the Harding School.

Thanks to a generous grant from the Harding Township Educational Foundation, students in Grades 5-8 were entertained by the male *a capella* singing group "Almost Recess." The performers entertained the students and also gave a brief "musical" history of *a capella* singing. Students learned how to make the human voice sound like many different percussion instruments. There was enjoyable music in harmony, without instrumental back up. A great way to warm up a January afternoon!

The 7th grade science classes have completed their studies on earthquakes, which was part of their "Inside Earth" unit. The students completed a project on the building of earthquake resistant structures. The requirements were that the structure had a frame, was at least 30 cm tall, and was attached to a base that was 15 X 15 cm square. The buildings were then "shaken" in an earthquake simulator box. Almost all took the shaking quite well, with most problems occurring at the foundation, where the building was secured to cardboard. A bulletin board is being created of all the buildings with some tips on earthquake safety included. Please stop by the hallway outside of the science lab for a peek at our "engineering" success.

The following is a report of the **meeting January 23, 2006:**

The Harding Township Board of Education (BOE) meeting was held on 01/23/2006. On the agenda was a review of the BOE goals 1 and 3 for 2006 which were presented by the superintendent, Dr. Pallozzi and the principal, Ms. Klikier.

Goal No 1: To make Harding Township the school district of choice for parents and students. a) Development of the middle School's Advisory Programs- a group of 12 middle school teachers currently participate in this program which is designed to foster closer interactions between the teachers and smaller groups of students. Dr. Pallozzi mentioned that it was his impression that the program is being well received by students and teachers alike. b) No more Bullies- continued into its 4th year at Harding. c) Service learning pilot program- a councilor centered guidance program. d) Core curriculum: Testing Proficiency- 5 workshops are held to help prepare for taking GEPA and other standardized tests.

Goal no. 2: To make Harding Township the school district of choice for staff (this was reviewed at the last BOE meeting).

Goal No 3: Improve return on Dollars Spent. a) Maximize shared services with Madison schools. b) Expand community and school activities – Note: the school is looking for input from the Harding Community for any volunteer activities that parents are aware of that would be appropriate for Harding students in grade 6, 7 or 8 to participate in. Existing volunteer work includes daffodil sales, coat drives and soup kitchens. Please contact Dr. Pallozzi with any information.

In other agenda items, the color site plans for the development of the upper recreational fields are expected in May. The development will likely take place in several stages and items such as the layout of the walking trails and connecting the upper field into local greenways are being considered.

In other matters, an interim supervisor of special services has been hired at \$250 per day, for 2-3 days a week. The position is being filled by Freida Yavelberg, resident on Brook Drive south, retired district director of special ed in Livingston NJ school district. The interim position will be effective through June 30 2006. The Board

also approved spending more than \$242,000 for eight children attending out of district schools for special needs.

Harding Township Historic Preservation Comm

(From the Construction Office)

604 Van Buren Road Kirby Residence Historic District- Key Contributing Property-Silver Lake District

This is the Seth Thomas estate originally designed by Harrie T. Lindeberg and is one of ten Key-Contributing Properties in Harding Township. 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 is of appropriate height, proportion and scale in relation to the main residence and outbuildings. Materials will match existing brick and mortar, as well as other existing materials. This property is likely eligible to be considered as an individual site on the National Historic Register. *The HPC reviewed plans for a detached garage and found them consistent with the historic character of the property and appropriate in height, proportion and scale.*

Sand Spring Associates_(McFadden/Eichler) 121 Lee's Hill Road

The core of this historic home was built in 1887 and originally located further down Lee's Hill Road towards Basking Ridge. Lack of a stone rubble foundation confirms that it was moved from its original location in the 1930's and additions have been added over the years. The house contributes to the character of the district as a 19th century vernacular farmhouse. There is a small well house to the left of the house and a barn on the property.

In addition to building a new primary residence and retaining the barn, the applicants propose to retain the oldest part of the house and the small wing to its right and to use this as an accessory residence. The HPC enthusiastically supports the preservation of the historic portion of the current residence. Concerns regarding the property are as follows: The addition of a larger primary residence should represent a contextual enhancement to the property. Without these concerns being addressed, it is likely that at some point in the future the historic accessory residence on the property will become vacant and/or not fully utilized; this would invite plans to demolish it in the future.

The HPC proposes the following suggestions to address these concerns:

- *As the primary and accessory residences are either 1) within 100' of the sideline or 2) within 100' of each other, careful site planning is required to create relationships between all the proposed buildings on the property. We believe that, as presented, the design and location of the proposed primary residence with its circular drive will overwhelm the historic structure. Because we do not*

have grading indicated on the plans, it is difficult to tell whether the primary residence will be built into the hill and partially visible from the road or will sit at the same level as the accessory residence and be fully visible from the road. Also, we cannot determine the exact height of the primary residence.

- *There are many shared driveways in Harding and this contributes to our rural streetscape. A single driveway will unify the lot. This can be done by reuse of the existing driveway and elimination of a separate driveway for the accessory residence. A single driveway that branches toward the accessory residence to allow parking close to the structure would accomplish this. (To better accommodate this, the proposed primary residence could be “flipped” (built in mirror image of what is proposed) so that the garage end faces the historic structure). Consider tucking the garage underneath the residence, into the hill. Consider eliminating or reducing the front circular turnaround.*
- *Consider increased connection between the siting, scale and architecture of the two residences (see attached guidelines for new construction). They should complement each other.*
 - *The proposed primary residence should be rotated so that it is sited square or parallel to the road. Not only is this consistent with the siting of the existing home, but it is also consistent of many of the homes on Lee’s Hill road and will create a unified streetscape.*
 - *The proposed primary residence has a hip roof . The existing historic home has a gable roof and a prominent front door; it is primarily clapboard with a wood shake roof. It is preferable that these characteristics carry over to the proposed primary residence.*

It is further recommended that the Board of Adjustment conduct a site visit to the property prior to voting on this application and consider our recommendations in the context of creating a site design that enhances the overall value of the lot in the context of Harding’s rural and historic nature.

(From the Board of Adjustment)

214 Village Road Kidd Residence - Green Village Historic District

The Kidd home is an early 20th century interpretation of the Craftsman style bungalow and is considered a contributing element to the vernacular style of Green Village’s historic building stock. Mr. Kidd spoke to the Commission on 11/3/05 and discussed his plans to add a second story and change certain exterior features.

Mr. Kidd explained that the plans represent an average height of 32 feet from grade and that there will be no change in building footprint. All exterior materials will be cedar and the new roof will consist of Timberline Mission Brown style roof shingles. Replacement windows will be Anderson Prairie style windows, keeping with the wish to enhance the Craftsman style features of his home. He intends to change the façade’s paint color from white to a neutral Benjamin Moore camouflage

color.

The HPC reviewed final plans provided by the applicant in a letter dated January 4, 2006. As suggested by the HPC, the applicant has made the following changes to the original plans:

- *Window boxes were removed*
- *Front door and side lights were revised to reflect a Craftsman style likely to be used*
- *Front porch columns were reduced to one on either side of the door*
- *Windows reflect the use of Prairie grills*
- *Rear entrance door and side lights are consistent with the front and overall design.*

These changes will maintain the Craftsman style of the house and enhance this contributing property. No further review is required, unless plans change further prior to application for a construction permit.

GUIDELINES FOR NEW CONSTRUCTION WITHIN HISTORIC DISTRICTS

(The following is informational from the Historic Preservation Commission):

Our Historic Districts are just that in part because of the number and contiguity of contributing structures. In this context, a new structure can easily result in a loss of visual continuity and cohesiveness. New Buildings must be designed to fit into the streetscape that frames their site. It is not suggested that all homes within a historic district have the same or similar design. By responding to the design characteristics of the existing environment, new construction can further enhance the architectural integrity and diversity of our historic districts. The following design factors should be considered.

- I. **Massing.** The three-dimensional form of a building and its roof shapes should be similar to those of other buildings in the area.
- II. **Siting.** The new building should have the same relative placement on the lot as the older structures and the setback distance from the street should be equal.
- III. **Height.** The building should be within a few feet in height of the neighboring structures. The height of the neighboring cornice lines, window heads and sills, and the first floor elevation above the ground should all be carried through.
- IV. **Proportion.** The building's proportions of height to width of the façade and its components should be consistent with adjacent buildings. Furthermore, the overall proportion of the building's mass must be appropriately scaled for the district. Maximizing square footage and building size within a historic context is not appropriate.
- V. **Rhythm.** Buildings along a streetscape create a rhythm in their placement and the location of their entries. Furthermore, each façade has a rhythm created

by solid walls punctuated with windows and doors. New construction should respect the established rhythms.

- VI. **Materials.** The appeal of older building is often in their use of quality materials and detailing. New construction should continue the use of established neighborhood materials, such as painted wood siding.
- VII. **Scale.** The standard size and shape of most building elements is generally known; an existing doorway is known to be about 3 feet wide by about 7 feet tall; a typical brick is about 2½" tall by 8" long. A new building with 10-foot tall door or 8" by 16" bricks would be out of scale with other buildings. It is also important to maintain other comparable elements such as floor-to-floor heights and cornice lines.

The following also should be considered:

- I. **Placement of Garage.** Typically, the garages on our historic properties do not have garage entrances towards the front on the house and facing the street.
- II. **Use of Accessory Structures.** Typically, our historic properties have accessory structures, such as barn, sheds, and detached garages.
- III. **Roof Pitch.** Typically, roof pitch is consistent with the style of the home (i.e. early colonial or colonial revival, cape, East Jersey cottage, bungalow, American foursquare, etc) as well as compatible with the architectural context in each respective district.
- IV. **Grading.** Typically, our historic structures were built at existing grade without "in-fill".

Environmental Commission,

Shade Tree Conservation Committee, no reports this month.

Civic Association News and Announcements

Please send the editor any information regarding changes to the Harding Township Directory to be published later this year. If you have responsibility for a listed service or organization, please take a moment to review and update your listing. Send an Email to the editor, **NOTE NEW email address: hesnaj@verizon.net**, or write The Harding Township Civic Association, PO Box 72, New Vernon, NJ 07976. **Remember that it is your responsibility to ensure that your organization's listing is correct.**

EDITOR'S NOTE: THE DEADLINES FOR THE NEXT TWO ISSUES OF THE THUMBNAIL ARE February 28 and March 30, respectively. Current and past issues of Thumbnail, as well as the Directory are posted on our Website- check it out: <http://www.hardingcivic.org>. If you have questions or comments about Thumbnail of

the Civic Association, send an Email to the editor, **NOTE NEW email address:** **hesnaj@verizon.net**, or write The Harding Township Civic Association, PO Box 72, New Vernon, NJ 07976.

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 2/11, 2/25, 3/11, 3/25 from 9-12 AM. Please do NOT leave recyclable materials if the center is closed.

DATES TO REMEMBER, meetings 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	2/6, 3/6
Seniors (2 nd and 4 th Thursday)Chrst KingCh	11 AM	
Planning Board (4 th Monday)	7:30 PM	2/27, 3/27
Hist Preservation Comm (1 st Thursday)	8 PM	2/2, 3/2
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	2/16, 3/16
Township Committee(1 st and 3 rd Wed) 8 PM		
Shade Tree (2 nd Monday)	3 PM	
Harding Twp Civic Association	7:30 PM	2/6, 3/6