

April 2006

ANNOUNCEMENTS AND UPCOMING EVENTS

SPECIAL ISSUE PLEASE SEE THE ARTICLE STARTING ON PAGE 4 FOR A HARDING TOWNSHIP CIVIC ASSOCIATION AUTHORED REPORT ON THE HISTORY, PLANS AND FINANCES OF GLEN ALPIN, THE HISTORIC PROPERTY RECENTLY PURCHASED BY THE HARDING TOWNSHIP COMMITTEE.

The Harding Township Library invites you to a Town Meeting in the Municipal Building Court Room, **Monday May 8, 7:30 PM**. Learn the progress for the new Library. Meet the architects. Bring your questions. All welcome!

2nd Reminder: 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.

Garden Club News The New Vernon Garden Club will meet on **Thursday, April 20 at 10AM** in the First Presbyterian Church on Lee's Hill Road. The program, "Living Wreaths", will be presented by Margee Rader, owner of Living Wreaths. Her creativity and knowledge of succulents is readily apparent in her designs which are miniature garden art forms. Reservations are requested and may be made, or more information obtained, by calling Patti Wood at (973) 425-0878.

School News: The Budget will voted on by the public on **April 18th at the Kirby municipal building from 2-9 PM**. See school news inside for details

THE LIBRARY

Storytime... Thursday, April 20: find out *How Do Dinosaurs Eat Their Food?* Hilarious stories for picky eaters. Cheer for *Hooray for Moms and Other Family Members* on **Thursday, May 4**. Both **1:30 to 2:30 p.m.** at Municipal Building.

4th-Grade Book Club: Tuesday, April 18 from 5 until 6:15 p.m. at the Parish Life Center, Church of Christ the King. The participants will be discussing three titles: *Oh Say, I Can't See* by Jon Scieszka, *Shipwreck* by Gordon Korman, and *The Thirteenth Floor* by Sid Fleischman. New members are always welcome.

Evening Book Group will meet on **Wednesday, April 19 at 7:30 p.m.** in the Municipal Building to discuss *Thinking in Pictures and Other Reports from My Life with Autism* by Temple Grandin.

HARDING LAND TRUST

2nd Reminder! The annual meeting of the Harding Land Trust on **Thursday, April 27, at 7:30 p.m.** at the New Vernon Fire House, with a special program on "Open Space: Harding's Top Priority". Guest Speaker, Harding Mayor John Murray discussing history, present status and future of land preservation in Harding. All residents welcome.

HARDING TOWNSHIP HISTORICAL SOCIETY **Friday April 28 from 7:30-9 p.m.** A special evening of entertainment for HTHS members at the T-E House on when Ralph Litwin entertains with his virtuoso banjo, guitar and harmonica. "Good pickin' and real good singin'" defines his style, and has earned him first place in the Old Style Banjo Championship of NJ. Wine, cheese, cider and light snacks will be served. Admission is free of charge, but space is limited so please make your reservations before April 21 by leaving a message at the Archives Office (973)292-3661.

WILDLIFE MANAGEMENT COMMITTEE

Controlling the Canada Geese population- Help needed **before April 17**, from residents to locate nests. A federal permit has been obtained to treat the eggs, rendering them infertile, in up to 25 nests. The challenge is to locate the nests. Residents are asked to help in this endeavor; if you have sighted goslings in prior years, please get in touch at khmeister3@aol.com or by phone: (973) 605 8274 with that information. Additional volunteers are also welcome!

CUB SCOUTS NEED YOU! In June, Pack 43 loses its "Committee of Two". The Cub Scout Executive Committee plans and oversees pack functions and activities. We need committed Cub Scout parents/ relatives to take on the following positions: Committee Chair, Programming Chair, Treasurer, Recruitment and Publicity. Training available on both the local and council level. Scouting is a pro-active program which teaches our boys respect for themselves and others. It's important and the rewards are great. Please contact Jane Williams for more information, 973.644.2445 or Jane.Williams@att.net.

Volunteer First Aid Squad: Your First Aid Squad needs volunteers! Please call

John Thomas at 973-267-9424 and be a help to our community. If you have a 16-year-old who is not traveling this summer and has any interest in the medical field, we have a limited number of openings for junior members. The training is rigorous but highly rewarding!

HARDING TOWNSHIP HEALTH DEPARTMENT

ADULT HEALTH CLINIC

The Health Department has announced its Adult Health Clinic for 2006. The **Adult Health Clinic** will be held on **Thursday, April 27 from 8:00 A.M. to 11:30 A.M.** and will be held at the Municipal Building. This program will include blood pressure; fasting blood chemistries - including cholesterol typing; and information on nutrition. An optional Body Mass Index and Body Fat Analysis will be performed by Morristown Mem. Hosp. free of charge. Registration for the clinic is open to residents, eighteen years of age and older, no fee. Register in person at the Health Department offices on the 2nd floor of the Municipal Building or call (973) 267-8000 ext 125 between 9:00 AM and 3:30 PM.

HEALTH EDUCATION

The Health Department has arranged for Dorothy Zufall, Ed.D., Health Educator for Harding Township, to speak on **May 16, 2006** on the topic of "Your Lab Test Results – Now What Do They Mean?" The lecture will be held in the Harding Township Public Meeting Room at 10:00 A.M. Pre-Registration is requested. For further information or to register call 973-267-8000 extension 125 or 148.

OPEN SPACE COMMITTEE SEEKING VOLUNTEERS Would you like to help the Open Space Committee's efforts to maintain the beautiful and functional resources in Harding's 150 acres of preserved land and conservation easements? Open space offers Harding many long term benefits. It protects important resources like the quality of our drinking water, our air and our natural world and helps maintain our rural character. Preserved land ultimately saves taxes and increases the values of our private properties. Volunteers help the Committee in a number of ways, including developing inventories and monitoring the preserved areas' natural resources. If you're interested, please contact Open Space chair Sally Dudley at 973-698-6990 or shdud@verizon.net.

A Glen Alpin Overview

Many Harding residents are interested in learning more about our

Township's purchase and renovation of the Glen Alpin Estate. The Civic Association offers our Thumbnail readers this overview of Glen Alpin's purchase, its history, the Township's plans for the property, and associated project finances. The Thumbnail will publish additional financial information about Glen Alpin next month after it becomes available from the Township. For more information and updates to this article, visit our website www.hardingcivic.org.

Purchase

In October 2004, Harding Township and the Harding Land Trust purchased the 9.5-acre Glen Alpin property for \$1.4 million. The Township funded \$175,000 of the purchase price¹. Harding Township now co-owns and manages the property along with the Harding Land Trust, which is responsible for managing the 6-acre Green Acres conservation easement in the front bordering Route 202. NJ Green Acres appraised the property at \$2.4 million. Located near Morristown National Park (Jockey Hollow) on the northwest corner of Tempe Wick Road and Mt. Kemble Avenue, Glen Alpin is rich in colonial history and includes a beautiful but un-restored 1847 Gothic Revival mansion. The property is uphill from Primrose Brook, which feeds the Great Swamp National Wildlife Refuge.

History

Peter Kemble, for whom the Mt. Kemble area is named, is the property's historical star. In 1751, Kemble, who lived in New Brunswick, New Jersey, purchased 1,250 acres that included Mt. Kemble and today's Glen Alpin property. In the 1750s, he built a manor house near where the current Glen Alpin house stands. Kemble was a wealthy merchant and a leading political figure in colonial America, serving as president of the Royal Council of New Jersey. He was father-in-law to General Thomas Gage, Britain's first Commander-in-Chief of the British Army in America during the Revolution. Although a loyalist, Kemble was well acquainted with leading American revolutionary political figures including George Washington. During the Continental Army's stay in Jockey Hollow in the winter of 1779-1780, Kemble's house was occupied by General William Smallwood, and, in the winter of 1780-1781, by General Anthony Wayne. Kemble, his wife, three of their children, and his cousin are buried on the property. Glen Alpin stayed in the Kemble family for two more generations until 1840, when 262 acres including the Kemble house were sold to Henry S. Hoyt, son of a prominent New York merchant and investor, Gould

¹ The Trust for Public Land coordinated the purchase. The \$1.4 million purchase price was paid by Harding Township (\$175,000), the Morris County Preservation Trust (\$500,000), the Harding Land Trust (\$200,000 Green Acres Planning Incentive Grant), NJ State Green Acres (\$450,000), and the Morris County Park Commission (\$75,000).

Hoyt.

Shortly after he bought the property, Hoyt had the original Kemble house moved up the street² and started to build another house. The new house – the original and main part of today's Glen Alpin house - was built in 1847 in the Gothic Revival architectural style. The Gothic Revival style came from England in the early part of the 1800's and was popularized here by influential pre-Civil War architects including Richard Upjohn (architect of NYC's Gothic Revival style Trinity Church), A.J. Davis (architect of New York's Custom House) and A.J. Downing, the celebrated publisher of architectural design books, horticulturist, and landscape designer. Reportedly, **Glen Alpin's original design is identical to one in an early Downing book.** Gothic Revival architecture is considered one of the first styles of what was to become Victorian architecture. Some of Gothic Revival's characteristic features are its steeply pitched gable roofs, polygonal chimney pots, wall dormers, and gingerbread trim. Many of these features are readily seen on the Glen Alpin house today. Another local example of Gothic Revival architecture is "The Willows," built by Joseph Revere (a grandson of Paul Revere) in the 1850s and located at Fosterfield's Farm in Morristown. Glen Alpin's architect is unknown.

Hoyt used Glen Alpin (which Hoyt called "Mt. Kemble") as a country estate until 1885, when he sold it to David H. McAlpin, a wealthy New York City tobacco merchant, who first named the property "Glen Alpin." Starting in 1886, McAlpin made significant changes to the exterior, including the addition of two new porches, a tile roof, and the glass conservatory. McAlpin also made changes to the interior, adding stain-glassed windows (imported from Germany) and modifying the room trim and fireplace surrounds in the Colonial Revival style³. On David McAlpin's death in 1901, his son, Charles, inherited Glen Alpin. Charles added a library and built the large and once beautiful formal gardens to the north of the house. In 1933, he donated 124 acres of the original Glen Alpin property to the US government, helping to create Morristown National Park. In 1940, McAlpin sold Glen Alpin to the Princess Farid-es-Sultaneh.

Many Harding residents also know Glen Alpin as the "Princess House," after Doris Mercer who owned Glen Alpin until her death in 1963. Mercer was a would-be opera star whose brief second marriage in 1924 was to Sebastian Kresge, founder of the present day Kmart Corporation. After they divorced, Mercer moved to Paris where she met and

² Located at 667 Mt. Kemble Avenue, it has been modified such that it bears little resemblance to its original construction.

³ The Colonial Revival Style came out of the US Centennial Exposition in Philadelphia and reflected American patriotism and a desire for simplicity.

subsequently married Farid Khan Sadri-Qajar⁴, an Iranian (Persian) Prince, and became Princess Farid-es-Sultaneh. Although they divorced within two years, Mercer retained her title against the Prince's wishes. After moving to Glen Alpin, Mercer faced several tax-related lawsuits and financial setbacks. In 1960, the Princess sold a portion of the Glen Alpin property across Tempe Wick Road to the Seventh-Day Adventists, which built a church there. Mercer regularly attended their services until her death in 1963 at the age of 74.

In 1965, Christopher DeCarlo acquired Glen Alpin. In 1970, DeCarlo further subdivided the property to the northwest and built a new house on the subdivision. Unfortunately, the subdivision also includes the formal gardens and a small part of the original driveway, which are no longer part of Glen Alpin. Liang-Bin and Su-Hsiang Jean acquired the subdivision in 1999 and Glen Alpin in 2002. The Jeans retained the subdivision but subsequently sold Glen Alpin to Harding Township and the Harding Land Trust in 2004.

Architectural Importance

Is the Glen Alpin house historically important? Glen Alpin is not individually listed as an historic property but it is an integral part of the Tempe Wick Road/Washington Corners Historic District. The District is listed on both the New Jersey and National Register of Historic Places. The National Register listing describes Glen Alpin as "one of New Jersey's great Gothic Revival Houses."

Janet Foster, an architectural historian, author, and Assistant Director of Historic Preservation at Columbia University, specializes in New Jersey historic architecture and is quite familiar with Glen Alpin. Ms. Foster believes Glen Alpin was likely to have been constructed from building designs such as those published in A.J. Downing's books and is an excellent and well-preserved example of Gothic Revival architecture. According to Ms. Foster, Glen Alpin's architectural significance is of national importance. She states that Glen Alpin is also important regionally as an outstanding example of the Romantic Revival Country Houses built in the mid-19th century in Morristown.

The Township's Plan & Glen Alpin Today

The Harding Land Trust is responsible for the open space area, the front six acres of the property, which is now open to the public. This area, subject to the NJ Green Acres conservation easement, has to "be forever protected in its natural, scenic open and existing state." The easement requires public access, which includes nature study, walking, hiking, picnicking, and other such low-impact outdoor recreational pursuits. The house and the rest of the property are not currently open to the public due to

⁴ The Qajar dynasty ruled Iran from 1794 until 1925 when the last Qajar Shah ruled as a constitutional monarch but then was deposed by the British.

construction. Glen Alpin could become part of the Jockey Hollow section of the Patriot's Path⁵, but the land in between is privately owned and it is not yet determined when or how this will be accomplished.

The Harding Township Committee is responsible for managing Glen Alpin, its renovation and administration. Glen Alpin is routinely a subject of discussion in Township Committee meetings. The Township has created a sub-committee, the Glen Alpin Steering Committee⁶, to assist it in its management duties. The Township Committee currently plans to rent out the first floor for public or private functions and the second floor as office space to a not-for-profit organization.

First, Glen Alpin must be renovated which will be a significant construction effort. In order to qualify for State or Federal historic preservation grants, all renovation work must comply with the standards set by the U.S. Secretary of Interiors for the historic rehabilitation of historic buildings. Such standards require the existing historic fabric be preserved or restored and add constraints to the project. After purchasing Glen Alpin, the Township Committee hired Watson & Henry Associates, an architecture firm specializing in restorations and preservation, to conduct a feasibility study for Glen Alpin's renovation. Watson and Henry's February 2005 report is one of the main sources for this article with respect to Glen Alpin's present condition, recommended repair, and the estimated corresponding costs. The Township has since hired Watson & Henry as the architects for Glen Alpin's renovation including the roof replacement and exterior and interior renovations.

Glen Alpin has 22 rooms, 3 floors and a basement totaling over 14,000 square feet. Only the first and second floors, 9,000 square feet, are rentable as office or event space. Considering its age, the structure appears well preserved with many details of the original 1847 house intact. The red ceramic tile roof has structural problems, leaks, and must be replaced. The conservatory, library, and outbuilding roofing must also be replaced. Glen Alpin's main section is made of local stone ('puddingstone'). It appears to be in reasonably good condition though it is likely to require repairs and is inappropriately covered with white paint (possibly lead-based) that will be removed. Much of the exterior trim is intact with some notable exceptions. The front portico and west porch were previously demolished. The exterior walkways, stairs, and terraces are in poor condition and will require reconstruction.

⁵ The Morris County Park Commission contributed \$75,000 to the purchase for this purpose. Patriot's Path is a network of hiking paths linking dozens of parks and open spaces in Morris County.

⁶ Glen Alpin Steering Liaison members include Mary Prendergast (chair) and other Township Committee members, the Township Administrator, the DPW Superintendent, the Harding Land Trust President, and representatives from the Historic Preservation, and Open Spaces Trust Fund Committees.

According to the feasibility study, “the interior of Glen Alpin is in remarkably good condition, though some changes, mainly cosmetic, that were made in the 1990s were historically inappropriate.” Much of the trim from either the original Gothic Revival construction or the 1880’s renovation appears also to be intact.

The Township has completed asbestos remediation. The antiquated heating system is not functioning and will have to be replaced. An air conditioning system will be required for the intended use. A new water service must be installed to increase capacity and to separate it from the Jean property. Much of the interior plumbing requires replacement. A new septic system will have to be built. Glen Alpin has an adequate electrical service, but the interior panel and house wiring are antiquated and must be replaced.

Glen Alpin, currently vacant, has never been used as a public or commercial building. Improvements are required to bring it up to applicable safety and building codes, including changes to access and egress, ADA compliance, installation of adequate emergency lighting, fire prevention, and intrusion detection systems. Car traffic issues may need to be addressed including parking and the safe entrance to and from Rt. 202.

In their feasibility report, the architects have identified five construction priorities or phases as follows:

	Phase	Included
1.	Roof	<ul style="list-style-type: none"> ▪ Replace and repair the roof, roof structure, and related repairs.
2.	Renovations for Occupancy	<ul style="list-style-type: none"> ▪ Replace HVAC, plumbing, septic, and electrical systems. ▪ Install new systems fire prevention, and intrusion detection systems. ▪ Improvements required by code, remediate health and safety hazards. ▪ Protect murals, stained glass.
3.	Exterior Restoration	<ul style="list-style-type: none"> ▪ Restore exterior walls, foundations, and masonry. ▪ Restore/replace exterior trim and doors. Conservatory renovation.
4.	Interior Restoration	<ul style="list-style-type: none"> ▪ Restoration of interior trim, doors, floors, hardware, and decorative arts.
5.	Non-essential Restoration	<ul style="list-style-type: none"> ▪ Terrace restoration. Entrance balcony, west porch reconstruction. ▪ Removal of some of the late construction. ▪ Remove paint from exterior, replace damaged plaster

The first renovation priority is to complete Phase 1 – the roof replacement and associated

repairs. The Township put the work out for competitive bid, but the initial responses exceeded the planned \$600,000 budget so requirements were revised and re-bid. The Township accepted a new contract costing \$800,500, a 33% increase in the 2004 estimate. The roof replacement project should be complete this December. All visible asbestos was removed in early 2006 at a cost of one-third of the 2004 estimate. The Township has planned for the construction of a new 1,999 gallon-per-day septic system necessary to handle a 199-person maximum occupancy. If Phase 2 is implemented, it is expected to be finished in late 2008, with Glen Alpin ready for occupancy at that time.

Finances

The following summarizes our current understanding of the Glen Alpin costs and funding estimates.

Costs. To date, The Township has authorized a total expenditure of \$1,850,000 for items including plan development, architectural fees, project manager’s salary, septic design, and asbestos removal and on the roof and HVAC replacements. Based on the information available, a summary breakdown of Glen Alpin’s actual and projected costs is as follows:

<i>Purchase</i>	Property price.	\$1,400,000
<i>House Renovation</i>	According to the feasibility study, Watson & Henry estimate the costs (in 2004 dollars) to complete the Glen Alpin renovation phases 1 through 4 (but not including 5) to be approximately \$2,981,000. The estimate has since been revised upwards and includes the architect’s fees of \$432,000. The Township may not implement all renovation phases.	\$3,400,000
<i>Grounds and Landscaping</i>	The Township has a landscape plan but does not have a finalized budget until Phase 2 costs are better determined. In the 2005 Township budget, the Township forecasted a future cost of \$500,000 to complete the landscaping.	\$500,000
<i>Operating Costs</i>	Operating costs depend on the property use and include the cost of utilities, grounds and buildings maintenance, property management, insurance etc. The Township has not yet released an estimate for the	TBD

expected operating costs.

Debt Service	Municipal debt will be issued by the Township to pay for Glen Alpin renovation expenses not covered by other sources. The amount issued, repayment terms, and interest cost have not yet been determined. The Township expects debt interest expenses to be approximately \$63,000 for 2006.	TBD
Implicit Costs	The Township will use the Department of Public Works (DPW) for Glen Alpin related work; this is an implicit but real cost of the project and should be separately identified. Glen Alpin will not pay property taxes, which is an implicit cost of public ownership.	TBD

In total, the Glen Alpin purchase and renovation cost will be at least a \$5,400,000 project - not including operating and debt financing costs. According to the Township, the estimated cost for the Glen Alpin rehabilitation, if implemented as proposed by the architects, totals \$4,000,000, which includes \$800,500 for Phase 1 (the roof project), a conceptual budget for phases 2, 3 and 4 of \$2,426,273, a conceptual budget for long-term projects of \$510,000, and other costs of \$290,000. We do not yet know if this estimate includes landscaping costs or what is included in the long-term projects and other costs.

Funding. The Township has stated that its goal is to have Glen Alpin self-funded. The Township is referring to Glen Alpin's operating costs, as it has also estimated that 30% to 40% of the renovation costs will be funded by grants and donations.

The Township has been applying for federal, state, and county grants to assist funding Glen Alpin and appears to be successful in this. In 2005, the Township raised \$290,000 in grants and donations. In 2006, the Township has applied to the Morris County Historic Trust Fund for approximately \$350,000 to help fund Phase 2 of the renovation. In June, the Township will apply for a NJ State Historic Preservation Trust grant where grants of up to \$750,000 may be awarded. The Glen Alpin Conservancy, a private charitable organization with 300 members, has been formed to assist with fundraising.

The Township currently plans to use the Harding Open Space Trust Fund (HOST) to pay for Glen Alpin debt interest costs. HOST receives its funding from the Harding Open

Space Tax⁷. The 2005 revenue from the Harding Open Space tax was approximately \$780,000. A maximum of 10% of HOST revenues may be used to pay for historic preservation initiatives. Glen Alpin expenditures paid for by the Town will come either directly from HOST, general tax revenues, or from municipal debt proceeds issued by the Township. A summary of Glen Alpin's funding known to us follows:

Purchase	Township Open Space Trust Fund.	\$175,000
	Other contributors	\$1,225,000
House Renovation & Landscaping	2005 grants and donations including: \$50,000 awarded from the New Jersey Historic Trust to help pay for a preservation plan. This includes work to plan the roof replacement, assessment of interior artifacts, and archaeological management planning. \$223,000 from the Morris County Historic Preservation Trust Fund to fund the roof, gutter, and downspout replacement. \$5,000 and \$2,500 from the New Vernon and Morristown Garden Clubs respectively, to fund a landscape plan. \$18,000 from the Glen Alpin Conservancy.	\$300,000
Rental Income	The Glen Alpin Steering Committee has developed revenue estimates for various scenarios according to the planned use of the property as described above. The Township's goal is to have the rental income cover the operating and some of the debt service costs. The Township has not yet released such revenue estimates. Another option is to protect the Glen Alpin house from the weather and leave it vacant, which would not allow for any public use and would not produce any revenue.	TBD
Debt	Other expenditures not paid for with Open Space Funds, grants, or donations will be funded by municipal debt. The Township has authorized the issuance of a \$1,850,000 bond, the proceeds of which will be used to pay for the roof renovation,	\$1,850,000+

⁷ Both Harding Township and Morris County have open space taxes that are .04% and .05% of property value respectively. Both tax rates were approved by voter referendum and together make up over 10% of the Harding property tax rate.

architectural fees, HVAC replacement, etc. Debt service⁸ will be paid with Open Space funds grants, donations, and Town tax revenues.

Most of the funding (85%) to date is from the Township, County, and State. Morris County has either funded or committed nearly \$800,000 and the State has contributed \$500,000. Glen Alpin has not yet received any Federal funding.

Observations

As an open space initiative, the Glen Alpin purchase was a very successful transaction for the Township. The Township protected 9.5 acres at a relatively low cost of \$18,420 per acre, paying only 12.5% of the \$1.4 million purchase price and only 7.3% of the reported appraised value.

Harding residents benefit from the Open Spaces public access to and preservation of the property. It is not yet clear how Harding residents will directly benefit from the rather more costly Glen Alpin rehabilitation other than from the important but general benefits of historic preservation.

Because of its connection with Peter Kemble and the Revolutionary war, the Glen Alpin property is historically significant. The Glen Alpin House, too, appears to be a nationally and locally significant historic architecture that should be preserved, at least in principle. Both Morris County and the State of New Jersey agree, having already made significant financial contributions to the project. According to the Township, the National Park Service endorses the project although to date they have made no financial contribution to it.

Renovating and managing Glen Alpin will be a Township resources challenge:

- If the Township expects to raise from 30% to 40% of the total \$4 million renovation cost from grants and donations, one can infer that the Township's

⁸ Debt service on \$1,850,000 is about \$170,000 annually if paid down evenly over 15 years at 4.5%.

- total share of the renovation cost could range from \$2.4 to \$2.8 million.
- According to our rough calculation, if the Township completes the four rehabilitation phases as outlined by the architects, it will need to raise a minimum \$2.15 million (from grants, donations, debt issuance, or taxes) more than the \$1.85 million already appropriated. This amount does not include monies needed for debt service payments or other required renovation or landscaping work.
 - The Township projects that operating revenues will cover operating costs by renting the first floor for events and the second floor as not-for-profit office space. Financial estimates supporting this have not been yet released. Tax revenue, grants, or donations must cover any shortfall. It is not known what other revenue producing options have been explored such as the rent, sale, or long-term lease of the property for private or other commercial use (subject to all applicable easements).
 - The Township will also have to expend personnel resources (particularly DPW) administering and maintaining the Glen Alpin property. The Township must perform its duties as a landlord or otherwise retain a property management firm to act in its behalf.
 - In 2005, 10% of Open Space tax revenue was approximately \$78,000. The 10% of annual Open Space funds available for historic preservation expenditures will not be sufficient to pay for the Township's portion of the full renovation costs including debt repayment. The Township will ultimately have to pay for such costs with general tax revenues. Nonetheless, Glen Alpin will be significant part of the Open Space budget for some time and is likely to compete with other historic preservation initiatives the Township wants to pursue.

Information Sources

The information contained in this article was assembled from a variety of sources⁹. Information was crosschecked when feasible, but some information is from single sources only. We would particularly like to thank Mayor Murray, Mary Prendergast and the other members of the Township Committee, Linda Peralta, Lyn Evers, Penny Hinkle

⁹ For a list of the information sources, please see the full-length version of this article posted on www.hardingcivic.org.

of the Harding Land Trust, and Wendy Montgomery of the Harding Historic Preservation Commission for their valuable help in publishing this article. We apologize in advance for any errors we may have made and will note any material corrections or updates as information becomes available.

TOWNSHIP NEWS

Township Committee See Glen Alpin Report, above

Mt. Kemble Lake Dam-Dredge Project Update Chris Allyn gave a presentation on the dam dredging project at Mt. Kemble Lake. The dredging project included repairing and raising the knee wall, repairing the spillway, stabilizing the dam by adding additional material, and installing a new toe drain (handles dam barrier overflows). The project also included draining and dredging the lake, which was conducted at a time selected to reduce environmental damage. The sludge was dumped at the old ball field, a site owned by the Mt. Kemble Lake Association (MKLA). The project cost is approximately \$700,000. The cost is financed by a 20-year loan from the State of New Jersey at a preferred interest rate of 2%. The MKLA is responsible for repaying the loan, but the Township has guaranteed repayment. Chris noted that other qualifying dam dredging or repair projects could be eligible for the same State financing.

There was a hearing on Ordinance 7-06, an ordinance regarding amending land use and development. It was passed and includes:

1. Rezoning the Glen Alpin and Kurdzialek (Pleasant Plains Rd) properties from R-1 Residential to PL, Public Land;
2. A redefinition of building heights, and
3. A requirement that trees and shrubs planted as part of a landscape plan but not surviving after two growing seasons be removed.

Board of Adjustment Meeting, March 16, 2006

Application #16-98 – Thomas DePoortere, 135 Pleasantville Road, Block 14, Lot 2 – a 6 month extension was granted.

New Applications:

Application #BOA 1-06 – Daniel and Patricia Flatley, 38 Youngs Road, Block 48, Lot 7.01, “C” Variance. This is a Board of Health issue. The foundation for the new addition will be too close to the septic system. The addition will now be built on a slab base, which should take care of the problem.

Also, the room labeled "bedroom" on the blue print is actually a den. The Board needs to issue a waiver so that the applicant can continue work on the project. Impervious coverage will be 11.3% when the project is completed. This will be .52% less than current coverage. Work consists of an addition to the garage and kitchen, the addition of a mud room, den and screen porch and an addition to the side of the living room. The two additions in the rear of the house will be built on a slab. The playhouse and pool house are non-conforming. The gazebo will be moved so that it is in the set-back. The walkways to the gazebo and playhouse will be removed. The pool will be smaller than shown on the plans. Application approved.

Application #BOA 2-06 – Arthur Steinmetz & Carrie D'Andrea, 37 Glen Alpin Road, Block 49, Lot 14.01, "C" Variance. Applicant is requesting a variance for an addition to a secondary home. This addition is different from the one that was already approved. A new septic system will be installed. The driveway will not go through the middle of the property (which would cut the meadow in half). The side yard set-back is non-conforming. The house is not in the Historical District and therefore it is not a contributing structure. Historical preservation has made recommendations for the lighting. The barn and pole barn will be kept. Application approved.

Review of As Built Survey – Application #18-03 – Greg and Susan Voetch, 119 Pleasantville Road, Block 14, Lot 8.04. Variance was approved in 2003. The landscape architect who was brought in, changed the driveway and patio. The driveway no longer is a circle, so coverage has been changed. Coverage will now be 13.05%.

Correction: Re application #BOA 26-05 -- Edward and Kathryn Szurkowski, February Thumbnail stated that the "[r]oof height will be 38 feet when the eaves are changed". In fact, the new roof height will be 33 feet above average grade; currently the roof is 30 feet, 6 inches high. No variance was required for the new roof height as it will be less than the 35 foot maximum

Board of Education, March 27, 2006

Important! Review of the school budget for the 2006-2007 year and the proposal for the redevelopment of the athletic fields.

School Budget: The budget proposal was presented by the superintendent, Dr. Pallozzi. In summary, the tax impact of the proposed 2006-07 budget would result in a 3.99% tax levy increase that results in an increase \$16.22 per hundred dollars of assessed value or \$81.10 on a \$500,000 home and \$162.20 on a

\$1,000,000 home. The budget provides for funding 2 additional full time teachers to reduce the class size of grades 3 and 5 from 24 students/class to 16 students/class. It was pointed out that administrative costs would be 3 % below the state limits thanks to some cost cutting measures. The proposal will be voted on by the public on **April 18th at the Kirby municipal building from 2-9 PM**. Note that absentee ballots are available on the BOE website: <http://www.hardingtp.k12.nj.us/index.htm>

Planning Board.

The special meeting to discuss the Master Plan was held April 4. The Municipal Land Use Law requires the Planning Board to undertake a periodic reexamination of the master plan and development regulations at least once every six years. Harding Township undertook its last reexamination in 2000. Comprehensive Master Plan amendments since then included: Environmental Resources Inventory: 2003; Conservation Plan Element: 2004; Land Use Plan Element: 2004; Historic Context and Landscape Patterns (Background Studies): 2005; Historic Preservation Plan Element: 2005; Stormwater Management Plan: 2005; Housing Element & Fair Share Plan (including updated demographics): 2005; GIS-based mapping: 2003-2005.

The reexamination report is not by itself an amendment of the master plan or development regulations. It reflects an assessment of local land use policies and contains generally broad recommendations for master plan or land use ordinance amendments to address areas of concern.

The agenda for the April 4 meeting identified some issues which have changed since the last review. These included:

1. New Vernon Village: The adoption of a Redevelopment Plan for the designated redevelopment area (the village core) raises the question of whether a plan should be developed that defines a broader scope of the village and includes policies designed to promote its traditional role as the civic heart of the township.
2. Highlands Legislation and regional master plan: intent is to preserve NJ water resources, a policy consistent with Harding's Master Plan. The Highlands Council is in the process of developing a regional master plan – effect of which not yet known. Affordable housing: impact of new state regulations (growth share is new approach to calculating each community's affordable housing obligation).
3. Demographic trends: changes in demographic trends may have implications for future land uses including housing choices for older citizens. School enrollment projections to 2010 appear stable. A dialog with school officials concerning trends would foster a better understanding of the possible implications that any future changes might have on school facilities.

4. State Development & Redevelopment Plan: master plan “endorsement” by the State Planning Commission required by COAH.

**Harding Township Historic Preservation Comm
Environmental Commission,
Shade Tree Conservation Committee,**

no reports this month.

Civic Association News and Announcements

We're getting ready for Memorial Day and the parade, May 29 2006. The Civic Association announces that the topics for the Memorial Day essay contest are : Topic for Grades 5, 6, 7, and 8: **What does the preamble of the US Constitution mean to you?** Topic for Grades 1, 2, 3, and 4 is **What does Memorial Day mean to you?** The patriotic bicycle contest will be held again this year; bring your decorated bike to the start of the parade at Harding School to ride (don't forget your helmet). And if any citizens who served in the armed services please contact Civic Association Jan Rizzo, jjrizzo@patmedia.com, or Gwen Claytor, clanj@patmedia.com, if you want your name mentioned at the Memorial Day event.

EDITOR'S NOTE: THE DEADLINES FOR THE NEXT TWO ISSUES OF THE THUMBNAIL ARE April 28 and May 31, respectively. ***Please keep your announcements concise, to help the editor's task.*** 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 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 4/22, 5/6, 5/20, 6/3 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	5/1
Seniors (2 nd and 4 th Thursday)Chrst KingCh	11 AM	
Planning Board (4 th Monday)	7:30 PM	4/24
Hist Preservtion Comm (1stThursday)	8 PM	5/4
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	
Township Committee(1 st and 3 rd Wed)	8 PM	
Shade Tree (2 nd Monday)	3 PM	
Harding Twp Civic Association	7:30 PM	5/1