

May 2006

ANNOUNCEMENTS AND UPCOMING EVENTS

SPECIAL ISSUE See Pages 4-6 for a special informational insert from the Harding Township Civic Association to respond to residents' questions about the process to secure a building permit in our Township.

Don't forget the Memorial Day Parade, May 29, 9:30 AM The Township's Annual Celebration The Civic Association, together with the community and government of Harding Township invites any interested Township group or organization to participate in this year's Harding Township Memorial Day Parade. Call Tony, Parade Chair, 973 401-1971 *In case of rain, the parade is cancelled; the ceremony is held indoors in the Sellitto gym at Harding School.*

The patriotic bicycle contest will be held again this year; dress your bike in patriotic colors and bring it to the start of the parade at Harding School to ride (don't forget your helmet). All entrants will receive an ice cream coupon.

Any citizens who served in the armed services, , if you want your name mentioned at the Memorial Day event, please contact Civic Association Jan Rizzo, jjrizzo@patmedia.com, or Gwen Claytor, clanj@patmedia.com.

The **HARDING TOWNSHIP HISTORICAL SOCIETY** The Tunis-Ellicks House welcomes visitors for the Memorial Day Open House on **Monday, May 29** to noon immediately following the events at Memorial Park. The traditional refreshments, lemonade and cookies, will be served on the back porch.

The **Harding Land Trust** will host a Memorial Day cookout for all Harding parade marchers and watchers, about an hour after the parade, at the Gatehouse property on Harter Road & James Street. Join us for a community get-together and stroll around this wonderful property. If you think you can come, please leave a message at 972-267-2515 so we can better estimate our hamburger and hotdog order. Parking at Saint Mark's Lutheran Church.

STEAK AND LOBSTER DINNER , Friday, June 2nd 6-10pm, rain or shine at the Firehouse on Village Rd, New Vernon. (Please, no strollers)

Steak dinner \$18 Lobster dinner \$22 Chicken dinner \$14.
Dinners include salad bar, french fries, bread, beer, wine, soda, coffee and dessert. Also available for sale: clams, corn on the cob, and burgers for kids.

THE LIBRARY

Storytime...My Colorful Garden on **Thursday, May 18**. Planting seeds and learning about flowers is fun! Enjoy an hour of garden magic and plant your own garden. **Thursday, June 1: Fireflies and Other Wondrous Bugs**. Listen to the diary of a worm, find out why a ladybug is grouchy, share the world of fireflies...and make your own bug box! From 1:30 to 2:30 p.m. at the Municipal Building.

Evening Book Group will meet on **Wednesday, May 24 at 7:30 p.m.** in the Municipal Building to discuss *Nine Parts of Desire: The Hidden World of Islamic Women* by Geraldine Brooks. An acute analysis of how Islam's holiest texts have been misused to justify the repression of Muslim women. Copies of the book may be obtained at the Library.

4th-Grade Book Club: Tuesday, May 30 from 5 until 6:15 p.m. at the Parish Life Center, Christ the King. Call the Library (973-267-8000 ext 132) for details.

Summer help always needed! The Library seeks volunteers to cover the Circulation (and Everything Else!) Desk and to assist with its popular children's Summer Reading Program. Please call the Library at 973-267-8000 ext 132 and talk to us about how you can participate. www.hardinglibrary.org = the perfect source for up-to-the-minute Library information.

The **New Vernon Presbyterian Nursery School** is having their 2nd Annual Cocktail Party & Fundraiser, **Friday May 19th 7:00PM** at the home of Edward & Susan Bernstein. There will be a silent auction, raffles and more! Contribution is \$75 per person. If interested please contact Nancy Lee Settle at (973) 984-3383 or Wendy Sanford at (973) 401-9794. Everyone is welcome!

HTRA DAY CAMP NEWS

If you have not yet signed up for the HTRA summer day camp, we ask that you do so ASAP. We have a number of openings still available for campers for the Summer Camp season. If you are going to be enrolling your children, please submit your applications as soon as possible. If you are still waiting for your child's immunization records, the application can be submitted without them. Immunization proof has to be provided prior to the start of camp, per State requirements. If you have not received a brochure or application, you may pick them up in the Harding school offices or you can call the HTRA Camp office at 973-605-5866. (LuAnn or Pat Romano).

New Vernon Charity Horse Show - Sunday June 4th at the Spring Valley Show Grounds, Sand Spring Lane. 8 A.M. start, rain or shine. Come spend a day in the country and enjoy equestrian competition, food, pony rides, petting zoo, crafts, silent auction, 50/50 cash raffle and shopping at "Boutiques on the Green". Proceeds benefit The Valerie Fund. For information call Nancy Maillet (973) 267-2060.

BICYCLE SAFETY INFORMATION (From the Harding Board of Health)
The NJ Bicycle Helmet Law now requires all young people under the age of 17 to wear an approved helmet when bicycling, roller skating, inline skating, or skateboarding.

HARDING TOWNSHIP HEALTH DEPARTMENT

Dorothy Zufall, Ed.D., will speak **May 16, 2006, 10 AM** in the Harding Township Public Meeting Room. Topic; "Your Lab Test Results – Now What Do They Mean?" Pre-Registration is requested. For further information or to register call 973-267-8000 extension 125 or 148.

School News: The budget of \$8.1 million was approved, 204 to 94; this is about 10% turn-out. Evelyn Douglas was returned to the Board of Ed. The budget is an increase from the current figure of \$7.8 million. The tax impact of the proposed 2006-07 budget will result in a 3.99% tax levy increase; or an increase \$16.22 per hundred dollars of assessed value.

The Farm at Harding—Rental Begins on Low to Moderate Income Housing

For two weeks beginning **May 5**, applications will be taken for apartments located at Kitchell Rd. and Woodland Ave., Harding Township for occupancy this summer. The New Jersey Council on Affordable Housing (COAH) establishes income limits. A lottery will be held on May 22, 2006 at the Harding Township Municipal Building in order to establish a priority on the waiting list. Applications, including information on income limits and rental rates, may be obtained at the Harding Township Municipal Building, or call 609 989-8500 for other locations and for information. **Completed application forms must be received by MIMC P.O. Box 3709 Princeton, NJ 08543 no later than 5:00PM on May 19, 2006.**

The Harding Township Civic Association is providing this special report to respond to residents' questions about the process to secure a building

permit in our Township:

The Harding building/ construction permit process is based on both New Jersey law as well as local regulations reflecting the very special nature of our fine community. Because we have many large residential lots, a natural rustic environment, many water wells and few sewers, the permitting process is more complicated and rigorous than for communities served by public water supply and sewer systems.

First, not all home improvements require a Construction Permit. "Ordinary Maintenance" under the New Jersey Uniform Construction Code (NJAC 5: 23) does not require a Permit. For single family dwellings, some examples include:

- replacement of windows and doors within original dimensions
- repair and replacement of interior trim and moldings
- replacement flooring materials
- replacement of exterior rain water gutters and leaders
- repair or replacement of 25% or less of roof covering or siding
- repair of plumbing leaks or stoppages
- replacements of faucets or their parts
- replacements of existing electrical receptacles, switches and light fixtures rated at 20 amps or less and less than 150 volts (with no change in wiring or location). Note that replacement of a GFCI (shock proof) outlet is not an ordinary repair and does require a Permit and inspection.

These are examples only; please consult NJ UCC 5:23-2.7 which is available at Town Hall for more information.

In applying for a **Construction Permit**, you are describing the scope and manner of the work project. Complex or large projects will require the completion of applications as well as detailed plans and construction documents. Simple projects such as new electrical service, furnace, boiler, or re-roofing require only the completion of the application itself. A Permit application also officially designates the names of the various contractors who will be working on your job in the Township records. Most residents understand that plumbers and electricians who work on your building must be licensed by the State. As of January 1, 2006, **all** home improvement contractors, not just plumbers and electricians, must register with the State. Information regarding the registration of these contractors is at www.NJConsumerAffairs.com.

For many projects, the **prior** approval of other Township departments is required in order to obtain a Construction Permit. The days when the Building Inspector

reviewed and approved all aspects of a project are long gone. Harding departments or agencies involved in prior approvals include:

Health Department – is primarily concerned with project impact on our water wells, aquifers and septic systems. An application to the Health Department is available by calling 973 267 8000 ext.125. Upon review of the proposed project, a determination will be made as to what actions, if any, are required.

Zoning Approvals –Harding Zoning Ordinances prescribe location and density of buildings on your property. These include lot sizes, building setbacks, and building and lot coverages. Projects involving single family dwellings which are compliant with our Zoning Ordinance may be approved by the Township Zoning Officer, Russ Heiney, phone: 973 267 8000 ext.133. If a Zoning variance, site plan review or any subdivision is required, the Zoning Approval would include the Zoning Board of Adjustment or the Planning Board.

Engineering Department – considers site grading, run-off, storm water management (dry wells) and soil erosion. Engineering requirements are determined by the size of a proposed project. Contact Janet Doherty, 973 267 8000, ext. 119 for Grading Plan instructions and an application. More technical questions will be referred to the Township Engineer, Paul Fox.

Tree Conservation Officer- For **developed** properties, a Tree Removal Permit is required for the removal of trees 8” or more in diameter, which are located in a “Tree Conservation Area” around the perimeter of the property. For **undeveloped** lots, a Tree Removal Permit is required for removing most trees. Contact the Township Clerk, Linda Peralta, 973 267 8000, ext 118 for applications and additional information.

Historic Preservation Commission – if your property is designated as historic or is in an Historic District, a referral for comment will be made to the HPC on a Construction Permit Application or an Application to the Zoning Board of Adjustment or the Planning Board. The HPC encourages applicants to schedule a meeting for a preliminary consultation prior to finalizing your building plans.

Additionally, the New Jersey UCC specifies interim inspections at certain points during construction as well as final inspections of the work. The issuance of a Certificate of Approval or a Certificate of Occupancy represents the completion of the inspection and approval process. New Jersey’s Consumer Protection Laws

provide that a contractor should not require final payment for a job until the appropriate certificate has been issued.

Helpful Hints –

- Departmental offices are located in the Harding Town Hall, 21 Blue Mill Road, phone 973 267 8000.
- Job sites must be marked with Block and Lot signs until final inspections are completed.
- Recognize that all work must comply with NJ UCC even if a Building Permit is not required.
- Assure that your contractor(s) are properly registered with the State of New Jersey and that all skilled-trades persons are licensed as required.
- Allow enough time for all pre-permit departmental applications, reviews and approvals.
- Plans will be reviewed and work will be inspected for building, electrical, and plumbing work and fire and carbon monoxide protection and compliance.
- Recognize that fire and carbon monoxide safety protection compliance is required on all projects.
- As of April 2006, the Permit fee for the Building Subcode is based on the proposed volume of the structure when a new building or addition is planned. For alterations, the Building Subcode fee is based on the cost of the work. For the Electrical, Plumbing and Fire Protection Subcodes, the fees are based on the numbers of fixtures, electrical devices and mechanical equipment.

The Construction Department has additional information packages on the following topics: ***Building Permit Procedures; Grading Permit Applications; Electric generators; Finished basements; Pools; and Decks.***

Call the department 973 267 8000, ext 119 for Permit applications or information packages.

TOWNSHIP NEWS

Township Committee. See affordable housing notice, above. See also New Vernon Village plan summary, Planning Board, below.

BOARD OF ADJUSTMENT MEETING, April 20, 2006

Request for Extension of Time:

Application #22-02 – James and Nancy McClelland, 63 Millbrook Road, Block 15, Lot 27.04 – Request approved

Application #26-03 – Peter Dorne and Celia DeHuff – 14 Sand Spring Road, Block 19, Lot 2 – Request approved

Application #17-02 – Joseph and Francene Forgione – 18 Millbrook road, Block 15, Lot 27.04 – Request approved.

New Applications:

Diane Gale – Red Gate Road – Request for approval of bathroom plumbing in the barn (a secondary structure). Total property is 4.6 acres, so it is non-conforming. The barn is not being used as an accessory structure; however there is a concern that it could be used as a residence; currently, it is being used as an area for exercise equipment. Approved.

Application #BOA-03-06 – Michael Capatides, Michael/Laura DeFelice, 63 Sand Spring Road, Block 21, Lot 3.03, Zone R-1, “C” Variance –This is a request for a set-back variance. The changes were made by a prior owner. In 1980, a plan was submitted to the town by the prior owner, showing that the pool and patio were conforming. The pool and patio were built and approved by the town. The present owner found out that this did not conform when he applied for another variance. No relief is needed for coverage. The back yard is well screened by shrubs, so the pool and patio are not visible to neighbors. There is a conservation easement and bridle path on the side. Application approved with the condition that the pavement be removed.

Application #BOA 08-06 – Richard and Meghan Lyon, 140 Village Road, Block 14, Lot 4.01, Zone R-R, “C” Variance. Applicants want to build a new pool and barn. The existing pool is in the same area. The new pool will be moved further back away from the property line Applicant would like keep the pool behind the house. If the pool is moved back further, it would be behind the Living room and Dining room, something the applicant is trying to avoid. Applicant will remove 30 feet of existing driveway to reduce impervious coverage. Also, additional plantings will be installed to help screen the property from the neighbors. Total property is 6 acres. An additional bay will be added on to the existing garage. Applicant would like to keep a large pine tree and save on lot coverage. This property has a bridle trail running up the side of the property. There is a cabana and a shower located in the barn. Site inspection set.

BOA #07-06 – Robert Yutko – 7 Brook Drive North, Block 35, Lot 15.01 – 7 Brook Drive North. Block 35; Lot 40.01 – Zone R-1. Currently, the house needs a new roof. Applicant would like to add a porch that will extend 3 feet, as part of this project. The existing set-back is 100 feet. The new setback will be 97

feet. A variance will be needed, per zoning rules. Building area will still be under the limit. Since the changes are modest, the application was approved.

BOA #60-0 – Thomas and Elizabeth Fitzgerald, 53 Primrose Trail, Block 40, Lot 1, Zone R-4 “C” variance. Applicant would like to enlarge their home and add to the garage. The first variance is for building area. The house will be over the 3,030 square foot total allowed. Because it is a corner lot, there is no side-yard. Applicant will also have to put the garage in front of the house. This house has been vacant since June, 2005. There was some fire damage and termite issues. As part of this project, applicant would like to connect the breezeway and make an entry way. Applicant likes the home and would like to keep it, even though there has been damage. Additionally, the new owner has arthritis in her knees and cannot climb stairs easily. Therefore, new owners want to keep this a one story house. There is a tree conservation area of 12 feet that runs along the property edge.

Existing lot coverage is 4,811 feet and will increase to 4,995 feet. The outside walls will remain – but just the framing. Applicant has proposed using vinyl cedar shake for the siding. Comments from the audience – Joan Baumgarten lives in the oldest log cabin on the lake. She would like to make sure that the trees that are removed are monitored by the Board. Approximately 3 trees will have to be removed for the driveway. Mrs. Shalfront wrote a letter to say that she was concerned with storm water run-off when the new garage went in. The house is on a steep hill, so run-off is a problem. Mt. Kimble Lake was just dredged and is in state of eutrophication, therefore residents are very aware of any additional run-off that might further pollute the Lake. Site inspection set.

Board of Education, April 10

Dr. Dennis Pallozzi, Superintendent of Schools, gave a Board Goals (2005-2006) Update presentation to the BOE. Discussion included specifics on the Advisory Program and whether or not it was accomplishing its purpose. BOE suggested surveying the participants for comments. The Professional Development and Health & Safety committees have initiated a series of wellness programs including weekly yoga classes with 32 participating staff. Early results from several surveys to date have provided positive feedback on this activity as well as other staff culture and climate issues. BOE would like a breakdown of survey results by individual question to better understand which programs are working versus those that are not as effective.

Coordinated professional development activities for administrators and teachers for Harding Twp. and Madison have not however worked out as

planned for this year. Madison initiated their own programs, so Harding has done the same. For a complete list of Board Goals and Objectives, please refer to the schools official website: <http://www.hardingtp.k12.nj.us>.

March 27, 2006 Meeting

Discussion regarding redevelopment of the athletic fields: –the site plans for the development of the recreational and athletic fields were presented by Mr. Gordon Raupp, a consultant and Vice President of Kinsey Associates. Goals of the project are to improve the drainage and quality of the existing athletic fields (referred to as the lower fields) and proposed potential development of the approximately 20 acre parcel of land that abuts the current lower fields. The proposal included basketball and tennis courts, butterfly gardens, a native plant and ecology study lab, a wetlands study area, a 1 mile multipurpose lane that could be used for jogging and biking, an equestrian path that links with the current town bridle path, a walking path that would meander through the perimeter of the property and a baseball field (which could be used while the lower field drainage is under repair), a great lawn and possibly a 400 meter running track. PUBLIC INPUT (from BOE minutes) - Mr. Peter Johnson, whose property abuts the field, asked if it would be for the school or outside groups' use; how the use would be regulated and if police would patrol it, and who was involved in the development of the plans. Santoro replied no plan to change the current usage to school only, but that fields need to be fixed because they are not usable much of the time. The fields would not have lighting and would close at sunset. Cost of the improvements would be covered by public donations and funding. The school and the town recreation department use the fields all the time and there would not be much time available for other groups. A member of the public asked if there would have to be variances. They were told the concerns are about storm water management, septic, etc. not ordinances.

WILDLIFE MANAGEMENT COMMITTEE REPORT

Plant Material not Favored by Deer The following list was prepared in collaboration with members of the New Vernon Garden Club and reflects the experience of gardening in Harding. Residents might find it helpful in planning their spring plantings. Deer in our area rarely damage the plants listed. Nevertheless, they will browse at any plant, if no alternative food is available. In addition, each deer herd is different. The young deer eat what their mothers eat; eating habits may vary from herd to herd. Deer will usually not eat any leaf, which is gray and/or furry. Many herbs fall in this category.

Trees

Perennials

Cedar
Fir
Maples, ornamentals
Spruce
Dogwood
American Holly

Shrubs

Leucothoe
Andromeda
Boxwood
Cotoneaster
Skimmia; Juniper

Daffodil, Jonquil
Foxglove; Lilly of the Valley
Hellebore; Iris; Ferns
Dicentra (Bleeding Heart)
Cimicifuga, (Fairy Candle)
Lavender; Coreopsis
Buddleia (Butterfly bush)
Aquilegia (Columbine)

Groundcover

Pachysandra
Lamium
Ornamental Grasses
Ajuga

Planning Board, April 24, 2006

The **Margolis** application for subdivision, Country Drive was extended 90 days for decision. This is awaiting DEP approval of conservation easement. Past problems with neighborhood association and maintenance still need to be cleared up; although this is not strictly speaking Planning Board jurisdiction, the Board is trying to get compliance with this issue from the applicant before finalizing the application.

A long-time application, "**Premier International**", **Brook Dr N.** needed adjustment to allow use of a temporary cistern while construction progresses. The permanent cistern is intended to be located in the roadway at the base of the hill, and DEP approval is required. Meanwhile, the developer wants to start construction. Extended to May as the DEP papers have not yet been submitted.

"**Mayfield Conservation Partners**" (**Hartley farms area**). Application for subdivision with variances. Located at corner of Blue Mill and Spring Valley Road. Applications plan to reconfigure 2 existing lots, and move private road entrance onto Spring Valley Rd. One lot will have most of driveway on it, and will be less than 3 acres when the flagstaff is subtracted. Site inspection set.

Two applications for subdivision, both in **Jenks Rd** area. One is **Fidler**, Sand Spring and Bockhoven Lane, granted. Second is **Costanzo**; the latter application was continued to next meeting. Questions arose regarding drainage issues on this property, on which the existing house is to be razed. The original subdivision retention basin is on this property and maintenance questions about the basin need to be determined. Adjoining neighbors were present and asked about runoff issues.

The “**Village Plan Study Committee**” presented a report and map with a proposal for the New Vernon Village area, generally larger than the historic district, extending from Millbrook Rd up Village Road, and up Lees Hill Rd past the Presbyterian church to Harding School, also down Millbrook and along Blue Mill to include the Municipal Building area. The village center, the 2 churches, the school, the Township Hall, and relatively small scale residential buildings are encompassed within this study area. The thought is to include this designation within the Master Plan revision should consensus be developed among the Board, the Township Committee, and the public. There possibly would be “guidelines” for new construction within this area, although no improvements to water and sewage infrastructure are not contemplated.

Harding Township Historic Preservation Comm., April 2006
Board of Adjustment, Construction Official Responses

140 Village Road - Richard and Meghan Lyon

There was no formal comment on this application because it is not located in a Historic District. The applicant’s proposed plans include a detached garage, and the use of accessory structures such as this does not add to the massing of a primary residence and retains the character of Harding’s historic and rural streetscapes.

53 Primrose Trail - Tim and Elizabeth Fitzgerald

The following comments were made because this house is in the Individual Sites District. The plans to preserve this home as a single story structure retains the original **scale** and **height** of many of the original homes in the Mt. Kemble Lake community. The proposed detached garage is also of appropriate **proportion** and scale relative to the house. To preserve the streetscape and because this is one of the few “log cabins” left on MKL, the commission would recommend that the applicants use **materials** that retain the original look and feel of the house such as considering continued use of cedar siding and retaining some elements of the log cabin exterior, especially on the “original portion” of the house facing the street. The proposed pool seems a somewhat incongruous addition in the historic context of a “lake community” and would be problematic if it affected either the streetscape or the “lakescape” (which it doesn’t). *The HPC would like to review plans presented with construction permit application in order to understand the final choice of materials and to review revised plans as approved by the BOA.*

45 Lake Trail East - Tim Bruce and Kathryn Scolnick

The following comments were made because this house is in the Individual Sites

District. Use matching materials on the proposed additions. Consider additional landscaping as necessary to preserve streetscape (the current stairway/deck is not visible from the street) *The HPC would like to review final plans presented to the Construction Official*

11 Holly Hill – Timothy and Laurel Olsen The following comments were made because this house is in the Silver Lake District. Recommend use of a full hip roof on the newly added stair tower, for consistent **massing** and **roof pitch**. Recommend limiting the height of the windows in the stair tower (similar to the **proportion** of the windows in other dormers on the front of the house), and elimination of the proposed parapet dormer spanning the garage doors.

42 Kitchell Road – William Spina – The following comments were made because this house is in the Individual Sites District. *The proposed changes respect the streetscape and maintain the historic character of this contributing residence originally built in 1895.*

93 Blue Mill Road - Sal Davino – The following comments were made:
This application proposes to replace an existing barn, which formerly housed horses, other animals and equipment with 1-1½ story new structure covering over 4,000 square feet that may house animals, equipment, boats, or other items. The proposed structure matches the materials of the existing historic house and will not be visible from the street. Our comments, as follows, are “tempered” by the knowledge that this new structure will not be visible from the street. The new structure lacks both features traditional to a barn as well as those typical of the many barns in Harding. These include sliding doors, vertical siding, and a minimum amount of glass surface on the structure. The new structure, at 23’4” is close to the maximum height for accessory structures and much larger than the estimated 16’ height of the barn that is to be demolished. Although this property is over 13 acres, the proposed structure, estimated to have a 4000-5000sf footprint, is barely inside the 100’ setback and on the location of the existing barn. At some point, consideration should be given to landscape that shields the neighboring property to the northeast from the increased height of this structure. Most barns do not match the primary residences in Harding. Our recommendation is that secondary structures complement, not copy, the primary residence. Independent of its ultimate use, incorporating the following elements into the design would make this structure sympathetic to the rural nature of Harding: Consider use of 10’ sliding doors, in place of proposed bi-fold/multifold doors. Consider use of vertical siding, which is more typical of barns in Harding. Eliminate glass doors and windows in any areas to which horses will have access. Retain the existing corral/pasture enclosures adjacent to the existing

barn. Amended comments: The HPC reviewed revised plans to change attach a 14'x25' greenhouse to the accessory structure, previously reviewed, to be used for storage of boats, quality vehicles, and other maintenance equipment. Because this addition is not expected to be visible from the street, the HPC has no comment. Unless plans change, no further review required by HPC

34 Blue Mill Road - Sheila Narayanan and Rob Coughlin – The following comments were made because this house is in the Individual Sites District. *The proposed addition is of appropriate **scale** and **proportion** for the house. Because the addition is similar to additions on neighboring properties, the **rhythm** of the streetscape along this stretch of Blue Mill road is maintained. Recommend use of matching **materials** for the addition. No Further Review required*

222 Blue Mill Road - Jim and Christine Ancy – The following comments were made by the HPC: *The applicants' architect, Nick Bensley, requests comment and consideration from HPC to change from cedar shake roof (on previously reviewed plans dated 11/21/05) to either standing seam or possibly asphalt shine. The HPC is concerned about the choice of materials because of the large roof mass on this home and its impact on streetscape. We prefer cedar, the originally proposed material. However, if for reasons of cost (materials or insurance) or concerns about longevity of cedar given the predominance of trees and resulting shade on the lot, the HPC recommends asphalt shingles as a second choice. The HPC would not like to see the entire roof in metal. However, some mix of materials (asphalt and metal) might be appropriate and would also be agreeable to the Commission.*

37 Glen Alpin Road – Arthur Steinmetz and Carrie D'Andrea – The HPC had the following comments: *The Historic Preservation Commission after reviewing the revised design and survey plan has the following comments to the application: The subject residence which is set back from the road on a large, substantially treeless open lot, is a mid-20th century colonial revival, Cape Cod house built per the attached McCabe study to look as it had "grown organically." There is also a free-standing two story garage and a barn located to the side and rear of the main structure. Because the few existing pines will be removed by the proposed renovation and addition, the new residence will be completely visible from the roadway. While the existing residence is not historic, its design, size and character are compatible with the immediate neighboring homes which are considered contributing. These homes are designated as lots 12.01, 13, and 14.02 in Block 49. Most significantly, the subject residence is set directly opposite from the historic New Vernon Cemetery which forms the westerly border*

of the New Vernon Municipal Historic District. Attached are excerpts from the Master Plan Amendment prepared by Kimball and Kimball which describe the significance of the New Vernon Municipal Historic District and the importance of Glen Alpine Road and the New Vernon Cemetery.

The Commission opposes the proposed renovation and addition for the following reasons:

1. The renovation plans are incompatible and inconsistent with the vernacular architecture common to this most significant historic area, particularly so, because the front lot is so open, and has immediate proximity to the historic New Vernon Cemetery and the Presbyterian Church. By example, the HPC believes that the light house like structure, barrel vault dormer at the new entry, and curved wrap around porch are in conflict with the historic architecture and streetscape of the district. Additionally, the subject site is less than one-quarter mile from the New Vernon Redevelopment Zone.
2. While the existing fifteen foot non-conforming side-yard set-back was determined compatible with the existing structure, such non-conformity is no longer acceptable because of the mass, style and scale of the proposed renovation and addition.
3. The HPC is concerned that the subject renovation will have a significant negative impact to the streetscape because the front lot is almost treeless, and the only two existing pines would be destroyed by approving the addition. Also, the design encroaches fifty feet closer to the roadway.
4. Because no representative for the applicant appeared at the HPC meeting, and due to our serious concerns as set forth above, we strongly recommend that your Board consider a site inspection before further action on this application.

Amended response (April 10, 2006):

With the approval by the Board of Adjustment, The HPC still has concerns about the **siting, proportion and rhythm** of the proposed addition and the impact that this will have on streetscape. The HPC met with Pat Burke, the architect for this project, and suggested the following changes that would address these issues: Tuck the "silo" behind the house so that it is less visible from the road. Square the contours of the porch and, if desired, extend it further along the back of the addition. Square angles are preferable to octagonal/sextagonal angles. Minimize the use of stone on the façade, possibly limiting it to the chimney. Consider a change of **materials** above the roofline to brick. Consider use of square, not rounded, windows on the façade and over the front door. Eliminate the proposed cupola. The HPC would like to review further revisions to plans in conjunction with application for construction permits.

Environmental Commission, no report this month.

Civic Association News and Announcements

EDITOR'S NOTE: THE DEADLINES FOR THE NEXT TWO ISSUES OF THE THUMBNAIL ARE May 31 and **SEPTEMBER 1** respectively. ***After the June issue, the next issue is***

September. If you have announcements for the start of September, please keep to the pre-Labor Day deadline for inclusion. Announcements should be complete and concise to help the editor. 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, write the editor, **email address: *hesnaj@verizon.net***, or 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
Seniors (2 nd and 4 th Thursday)Chrst KingCh	11 AM
Planning Board (4 th Monday)	7:30 PM
Hist Preservtion Comm (1stThursday)	8 PM
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