November2006

ANNOUNCEMENTS AND UPCOMING EVENTS

Civic Association News, Appeal for Annual Dues, Annual Meeting

Thank you for your generous response to our appeal for annual dues, as well as your appreciative notes about our efforts to continue with high quality reporting of civic events. You help us achieve our goals by joining as a duespaying member.

The Harding Township Civic Association serves an unusual role in the community. The goals of the Association have been to foster public interest in government, and to assist in achieving and maintaining *good mutual understanding between citizens and public officials, to promote knowledge and appreciation of public problems through non-partisan publicity and to inform, arouse and lead public opinion toward the solution of public problems.* To these ends, and for over 50 years, the Civic Association is staffed by volunteers who are organized to cover, report and publish on most of the official doings of the Township government. These reports appear in The Thumbnail, the monthly newsletter which you are reading. Although the Civic Association asks you, and everyone living or working in the Township to join the Civic Association as a dues-paying member, the Thumbnail is mailed to every home in Harding Township, regardless of whether or not you contribute.

If you would like to participate more actively in the Civic Association, please let us know who you are. We are currently soliciting nominations for new members to the Board of Trustees. This group meets monthly. All members make a commitment to cover a Township meeting, sometimes as infrequently as bimonthly, sometimes semi-monthly, take notes on the proceedings, then send in a write up to the Thumbnail. By covering and disseminating information on the workings of the Township government, you serve others who cannot attend meetings, but who are vitally interested. If you are interested, send an Email to the editor, hesnaj@verizon.net, or write The Harding Township Civic Association, PO Box 72, New Vernon, NJ 07976, or come to the next meeting, at Kirby Hall, 7:30 PM. Monday December 4.

The Civic Association Annual Meeting will be Monday February 5, at 7:30 PM, in the Township Hall.

Election results: In the general election November 7, the two Township

Committee seats were won by Ned Ward, 1058 votes and Marshall Bartlett, 1047 votes; both are Republicans. The third candidate, Mike Meade, Democrat, had 918 votes.

THE LIBRARY

Children's Storytime: Join the fun every other **Tuesday at 10:30 a.m.** at the Harding Township Municipal Building; intended for pre-schoolers and their parents or caregivers.

November 21: *Pilgrims a Long Time Ago.* How did children celebrate Thanksgiving? Hear the story of Thanksgiving and learn about the earlyAmericans. Make a seasonal decoration to take home. **December 5:** *Our Favorite Things.* Learn how Lydia got her favorite scrap doll and how Max found his dragon shirt. Make a keepsake box for your own favorite thing. **December 19:** *Celebrations!* December is a month of celebrations all over the world. Listen to holiday stories from different countries. Make a festive party hat for a special occasion.

Evening Book Club for Adults...meets for a lively book discussion the last Wednesday of every month, 7:30 p.m., at the Harding Township Municipal Building. Join us on **November 28** to discuss *Why Zebras Don't Get Ulcers* by Robert Zapolsky. The December selection is *The Memory Keeper's Daughter* by Kim Edwards.

Fourth- and Fifth-Grade Book Club...will start again on **Tuesday, November 28**. The Club is designed to foster a love of reading through the exploration and discussion of age-appropriate books, both fiction and non-fiction. *Registration for this book group is required.* Please contact the Library for more information: 973-267-8000 X132.

Closings: The Library will be closed on Thurs and Fri, November 23 and 24.

New Vernon Garden Club (NVGC) News. The club received the prestigious Violet S. Thoron Award for a Continuing Project. This is a National Garden Club, Inc. award for the Central Atlantic Region (seven states). Susan Stahly, president of the NVGC, was presented with an award certificate and a plaque at the Fall Conference of the Garden Club of New Jersey (GCNJ) held on November 6 in New Brunswick, NJ. The NVGC was recognized for its continuing project (since 1985) of the Tunis-Ellicks Parlor Garden Restoration. The continuing historical accuracy and water conservation measures were of particular interest. Earlier in the year at the GCNJ annual meeting, the New Vernon Garden Club

received *The GCNJ Special Award for a Continuing Project in Civic Beautification*, also for the Tunis-Ellicks Parlor Garden. At that time, the Junior Gardeners received the *Youth Gardeners' Honor Roll Award*; the NVGC Yearbook received a *Certificate of Merit*; and the Club received a *Certificate for Increase in Membership*.

The next meeting of the club will be on <u>Thursday Nov. 30, 9 AM</u> at the Presbyterian Church, New Vernon. Members will make and assemble wreaths and bows for decorating the village of New Vernon for the holidays. For additional information, please call Patti Wood, 973 425 0878.

Community Outreach Chocolate Festival! Sunday, December 3 from 11:30 a.m. until 2:00 p.m., sponsored by the First Presbyterian Church of New Vernon. Join us in Fellowship Hall to sample a variety of delectable handmade chocolates and learn about the variety of Outreach options. For a minimum donation to an organization of your choice, you will be helping those in need; as a bonus, you will receive a box of divinely delicious chocolates!

Tour Drumthwacket, the New Jersey's Governor's residence in Princeton, when the house is decorated for *An Old Fashioned Christmas* by New Jersey's premiere garden clubs. Suzie Moran, a member of the New Vernon Garden Club (NVGC) is the Chairwoman for the event. Decorating the Governor's Study are club members Jeannine Harris, Justin Kovacs, Patti Stewart and Jane Cronin. Dates are: Wednesdays, Nov.29, Dec. 6 and Dec. 13 and Sunday, December10. The time is 11:00 a.m. to 2:00p.m. Reservations are required. Please call 609-683-0057 or go on-line to www.drumthwacket.org. The suggested donation is \$5 to the Drumthwacket Foundation. There is parking on site and holiday shopping at the Olden House Gift Shop.

News from the Harding Township Municipal Alliance for a Drug-Free Community: What is the Municipal Alliance?

The Municipal Alliance is a community-based organization that promotes alternative activities to substance abuse. The organization receives the majority of its funding from the county and the township (Total 2006 Budget: \$12,462). The Alliance includes township and school professionals, as well as citizens concerned with issues surrounding substance abuse. The Municipal Alliance sponsors programs targeting our senior citizens, parents and our youth that educate and provide activities that have healthy and positive messages. We

welcome you to visit our website at www.Hardingalliance.com for more information.

On September 20 we met to discuss our plans for the remainder of 2006 which include sponsoring the HTS Halloween Dance; DARE, Character Education and Senior Health materials; the BABES program which targets 1st and 3rd graders; parenting programs and Red Ribbon Week activities. A motion to appoint Judy Malloy as Acting Chairperson was unanimously approved and budget parameters outlined by state and county guidelines were reviewed.

All township residents are welcome to our 2007 quarterly public meetings which will be held at 8:45 AM in the Guidance Office of the Harding Township School on January 17, April 18, June 6 and September 19. Please RSVP your attendance and direct any questions to Judy Malloy (Acting Chair and Treasurer) at Judymotown@aol.com. We are currently seeking new members and a chairperson for the alliance, so please come to a meeting to see what we are all about.

Homeless Solutions, Inc. Fundraiser Thank you

We are happy to report that our 7th fundraiser on The Country Mile was a big success for Homeless Solutions, Inc. and for the participating merchants on The Country Mile, bringing in revenues of over \$7000.

A large part of the success was due to volunteers who conducted ticket sales on the premises of the businesses during October 13-15. Particular thanks go to The Country Store, and F. Gerald New who gave a generous amount of their proceeds to Homeless Solutions.

<u>TOWNSHIP NEWS</u>, Township Committee, Regular Meeting, October 4, 2006 Present: Dr. Lanzerotti, Mrs. Prendergast, Mr. Dinsmore, Mrs. Farrell Absent: Mr. Murray; <u>Town:</u> Linda Peralta, Township Clerk, Gail McKane, Township Administrator, Maryann Norgaard, Township Attorney Eggert Property Purchase

Isobel Olcott read a letter she wrote on behalf of the Harding Open Space Trust Committee regarding the proposed purchase of the Eggert Property. In the letter, Ms Olcott stated that "Inaccuracies recently published in our local Civic Association newsletter have prompted the need for clarification of the details presented in the application."* The letter concluded with a summary of the benefits of the potential purchase: "Although the project may appear to exist in isolation, it directly relates to Harding's mission to support the integrity of Jockey Hollow, Great Swamp and the quality of our well water. The added enticement is

the possibility to expand linkage to Patriot's Path and to preserve a mature upland forest as a wildlife habitat."

[* Ms Olcott is referring to the July 19th Township Committee meeting report published in the September 2006 Thumbnail. The original report was an accurate account of the July meeting. An update on the Eggert property purchase is reported below.]

Resolutions

The Township Committee considered and passed the following resolutions:

- TC 06-209 extends the grace period deadline for 4th quarter property taxes to November 13, 2006.
- TC 06-210 Bill List. The bill list included payments for Glen Alpin roof construction including payment of a progress payment of \$279,000 due under the current contract (mostly for the tiles). Total paid to date is: \$373,000 (about 47% of the contract).
- TC 06-211 Additional extension of retiree benefits
- TC 06-202 Approval of a developer's agreement and authorization of a storm-water maintenance agreement for the Lancor subdivision.

Letters

Congressman Frelinghuysen wrote a letter regarding his opposition to the Port Authority's planned decision to ban Stage 2 aircraft from using Teterboro Airport. The congressman was concerned that the ban would increase Stage 2 aircraft traffic at Morristown Airport with serious potential noise impact to Harding. "Stage 2" is a FAA- classification used to determine the noise level of an aircraft, and includes the older Boeing 737-200, 727 and the DC-9. Stage 2 aircraft are responsible for most of the noise complaints.

Hearing Persons Present

- Glen Alpin: Mr. Steve Balog, a member of the Glen Alpin Watchdog Committee, raised a question concerning a potential conflict between the Township Committee's commitment (from a prior meeting) to strictly limit any additional unfunded spending on Glen Alpin to \$100,000 vs. the current \$770,000 grant proposal to the NJ Garden State Trust. The grant, if awarded, requires the Township to contribute spending equal to the grant funds received. Mr. Balog was concerned that the Township portion might exceed \$100,000. The Township responded that prior spending may be counted towards the Township match requirement, but agreed to review this issue more closely.
- Bayne Park Geese Elimination: Ms. Frances Weidman, a Harding resident, spoke up strongly against last July's decapitation of the Bayne Park geese, saying it was "shocking" and an embarrassment to Harding. Mrs.

Prendergast, who was not present during the meeting authorizing the geese elimination, said she would not have supported it. Mr. Dinsmore, as well as other meeting attendees, commented that this is the normal method farmers use to kill fowl and that millions of animals are slaughtered everyday by decapitation.

Executive Session

There was an executive session related personnel appointments for 2007, Glen Alpin Phase 2 construction, and potential litigation (regarding health and welfare, retiree benefits).

Post Executive Session

The Township Committee approved 06-212, the cancellation of the April 12, 2006 contract with Watson & Henry for Glen Alpin Phase 2 architectural services. The amount of the contract was \$435,250

Eggert Property Purchase Update

At the July 19th Township Committee meeting and as reported in the September 2006 Thumbnail, the Township Committee approved the submission to Morris County for a grant to support the \$825,000 purchase of the 7.26 acre Eggert Property. At the time of the grant submission, no appraisals had yet been performed, and the tentative purchase price was subject to change based on appraisal results. In early September, an appraisal was completed valuing the property at \$650,000. The seller has provisionally agreed to this amount should the purchase go through. The revised purchase price would be funded as follows: \$325,000 from the Morris County Open Space Fund; \$125,000 from New Jersey Green Acres: \$125.000 from the Harding Open Space Trust: \$50,000 from the Harding Land Trust; and \$25,000 from the Trust for Public Land. As required by New Jersey Green Acres guidelines, a second appraisal will be performed in the near future. The cost of removing the currently existing house and in-ground fuel tanks will be shared by the seller and the Trust for the Public Land (not between the seller and all purchasers as previously reported.) The Township is likely to take final action on the purchase decision sometime early in 2007.

Township Committee, October 18, 2006

All present except Epsy Farrell Weatherbee.

Announcements by the Mayor

The Reorganization meeting has been scheduled for January 3rd.

The Mayor said that he thought the Civic Association did a good job with the Meet the Candidates Night on Tuesday the 17th, and that the three questions asked by the moderator were good ones. The Mayor responded to candidate

Michael Mead's criticism of the coordination of the redecorating project at Kirby Hall, by offering to pay for the reinstallation of the curtains which will cost \$250.00. According to the Mayor, the contractor was to install the new windows before the curtains, but ordered the wrong windows causing the project to get out of synch.

Affordable Harding Corporation - The Farm at Harding

The Mayor introduced Phil and Mary Van Kirk, Co-Directors of the Affordable Harding Corporation, a non-profit created to oversee and coordinate the management of the construction and leasing of the 24 unit affordable housing project named The Farm at Harding on the corner of Kitchell and Woodland roads.

After a presentation by the Van Kirks, the Mayor thanked the Van Kirks again and said that they had saved the Township several hundred thousand dollars. Specifically, the Township received a bid of \$300,000 from a management company to do the work done by the Van Kirks as volunteers.

Phil described how the Township asked him and Mary to incorporate a non-profit and put together a team of professionals to take the project forward. Phil highlighted the fact that the project came in on time and under budget and thanked the Township Committee for their support. He ascribed much of the success of the project to a clear understanding and agreement upfront between the Corporation and the Township on the roles and responsibilities of each.

Project Construction Details

According to Phil, the project was **budgeted at \$4,011,000** in June 2005 and ground was broken in July. Construction is now complete, except for some cameras to be placed on light poles that will be used to help manage the property, and some fall season landscaping.

The final construction cost including all change orders was \$3,783,688 or \$258,120 below budget. The budget included a \$314,000 contingency factor to cover change orders and unexpected issues. Approximately \$100,000 of \$132,000 in actual contingencies was due to contaminated soil that was found on the site as construction commenced. Other favorable variances to budget included lower utility fees and lower interest expense during construction that more than offset higher than anticipated legal, insurance and accounting fees, and higher construction supervision fees(due to more site work from the contaminated soil). Phil noted that another key to the project was having a good builder, Hotz Development and Construction, which worked under a fixed price contract.

Project Leasing and Operating Details

The project is anticipated to generate \$253,841 in rental income per year at full occupancy after deducting 5% for anticipated vacancies and uncollectible rents. Operating expenses are estimated at \$207,309 leaving a surplus before debt service of \$46,532 (\$59,892 before the 5% deduction). The project was financed with a construction loan from Somerset Hills that was converted in October to a \$3,7785,000, five year, 5.75% fixed rate interest only loan. The annual interest expense will be \$217,093, resulting in a deficit of \$170,561 for full year 2007 (\$157,201 before the 5% deduction) that must be covered by the Township. This compares to an original budgeted deficit for 2007 of \$202,000. The lower projected deficit is due primarily to lower than anticipated debt service due to a lower loan balance.

Mary Van Kirk described the process of qualifying tenants and gave some details on the current occupancy. In May of 2006, Moderate Income Management Company (MIMC) began reviewing 356 applications. Out of this group, a total of 89 tenants were interviewed with 15 leases signed - 10 units are occupied, and five more are expected to be filled by November 1st. Seven more leases are expected to be signed by November 1st. That will leave one three bedroom unit and one two bedroom unit that are expected to be leased by November 15th or December 1st. Mary noted that 13 children are or will be enrolled in the Harding Township School and that several families have pre-K and college-age children.

Village Parking Area

The Mayor updated the public on the progress of the new 14 space parking area to be constructed near the DPW. The new parking area will require some relocation of the existing DPW driveway. The area will be gravel with a "brick like" pathway to the new post office building.

Finance and Insurance

The Mayor and Gail McKane, the Township Administrator, made a presentation on the Township's outstanding debt and funding strategy. The Mayor noted that for the last several years, the Township had created a reserve fund through the budgeting process to cover major expenses such as the purchase equipment used for road improvements that had previously been funded with bond anticipation notes (short-term debt that gets consolidated and refinanced with bonds). The Mayor thanked Ms. McKane for pulling together the Township's outstanding debt position which is summarized below. These figures were publicly available, but had not been organized before in this way.

Harding Township Indebtedness				
Open Space Debt	Authorized Debt	Issued Debt (a)	Current Outstanding	Projected Debt (a)(b)
Anderson	\$ 900,000		-	-
Frelinghuysen	-	-	-	-
Koven	-	-	-	-
Lakeshore	-	-	-	-
Lancor/McShane	\$ 2,400,000	-	-	\$ 775,000
Nagro/Lobel	-	-	-	-
O'Conner	\$ 769,000	-	-	Cancelled
Roessel	-	-	-	-
Scudder	\$ 142,500	-	-	Cancelled
Thebault	\$ 1,642,500	-	-	\$ 1,400,000
Waterman	-	-	-	-
Wilkerson	\$ 580,000	-	-	Cancelled
Margetts Field	\$ 3,075,000	\$ 1,875,000	\$ 51,735	\$ 51,735
Glen Alpin - open space only	\$ 619,000	_		Cancelled
Sub total	\$ 10,128,000	\$ 1,875,000	\$ 51,735	\$ 2,226,735
Other Debt				
Wildlife Preserves	\$ 1,714,000	-	-	\$ 1,400,000
Land for Affordable Housing	\$ 883,500	\$ 715,105	NA	-
Afffordable Housing RCA Contr.	\$ 819,000	\$ 662,899	NA	-
Road, building and Park	\$ 3,446,800	\$2,789,839	NA	
Sub total	\$ 6,863,300	\$ 4,167,843	\$ 3,113,000	\$ 4,513,000
Total	\$ 16,991,300	\$ 6,042,843	\$ 3,164,735	\$ 6,739,735

⁽a) Reflcts actual and anticipated funding from non Township sources such as Green Acres and Morrsi County for current projects.

Insurance

Ms. McKane reported that the Morris County insurance cooperative to which Harding Township belongs was seeking a 7% increase in Harding's share of the premium from \$100,000 to \$107,000. Ms McKane said that this is less than the original increase they were seeking but was still too high given the

⁽b) Projected debt includes current outstanding debt from completed projects.

smaller percentage increase in the total premium and Harding's lack of historical claims.

School Vision Counsel

Lou Lanzerotti reported on Vision Counsel discussions on the installation of the new fire cistern, the proposed Athletic fields' project. He noted that the Harding Township Educational Foundation recently received a \$300,000 anonymous gift dedicated in equal amounts to special education; the athletic fields and construction.

Ordinance 19-06

An Ordinance was introduced that would prohibit parking around water resources used in fire fighting and was approved unanimously.

Ordinance 20-06

This Bond Ordinance to fund the fire cistern in the center of the village and at the school totaling \$350,000 was approved unanimously.

Glen Alpin Chimney Resolution TC 06-208

The Committee updated the public on the change order for the chimney work discussed at the last month's meeting and handed out a spreadsheet detailing the latest figures. At the earlier meeting, up to \$150,000 was approved for the removal and reconstruction of the two chimneys at Glen Alpin. The final amount is now \$129,525 which includes \$47,927 for removal and \$81,598 for reconstruction. The County is providing \$50,000 and \$18,000 was in the original contract, resulting in an incremental \$61,525 in cash from the Township. The Resolution was approved by a vote of 3 to 1; Lou Lanzerotti voted no.

Bayne Park

There was discussion on the pond bank stabilization project sponsored by the Ten Towns Committee, currently underway. The Township Committee and resident Hal Skaff agreed that the Ten Towns project was not going well and the area looked unattractive. Lou Lanzerotti summarized some correspondence from Dick Walter who was critical of the condition of Bayne Park. The Mayor said that the Township would get control of bank stabilization project, and announced the intent to form an ad hoc committee to work on a management plan for Bayne Park with the goal of making it more enjoyable for the public.

Executive Session and Final Resolutions

Following executive session to discuss personnel matters. two Resolutions approved payments for a payroll benefits coordinator and a senior bookkeeper. In response to a question on this spending, the Mayor said that it was part of reorganization of the financial operations of the Township to fix past problems and these moves would save money and improve financial operations.

<u>Historic Preservation</u> The Historic Preservation Commission (HPC) has reviewed the following applications:

- **227 Lee's Hill Road Block 51 Lot 20.01 Rosalie Cerza** This is a property is located at the gateway to the Logansville Historic District. The HPC is concerns related to streetscape that will be impacted by the size, mass, siting, and materials of the proposed dwelling. The HPC has requested voluntary submission for review of the plans in conjunction with application for construction permits if changes are made as the result of Board of Adjustment hearings and the Board does not make this a condition of approval.
- **563 Tempewick Road Block 31 Lot 1 William Huff –** The barns on this property are sympathetic to the rural streetscape of Harding and are supportive of a working farm. The HPC is comfortable with the plan for a renovated and expanded barn.
- **11 Pleasantville Road Block 17 Lot 11 James and Laura Betsys** The Commission has previously reviewed these approved plans from the Board of Adjustments but concerns remain that the existing barn be kept or replaced; as it contributes to the rural streetscape and Harding's agricultural past.
- **169 Sand Spring Road Block 24 Lot 6 Estate of John Huppman –** This property will be considered a contributing property until a non-contributing residence is built on the property. Therefore, construction plans for a newly built residence are eligible for HPC review and should be referred to the HPC.
- 77 Glen Alpin Road Block 49 Lot 11.02L Louis and Lucy Cusano The applicant proposes to enlarge and renovate the existing residence and demolish accessory structure. Design guidelines were offered to the applicant.

Planning Board, October 23, 2006

The **Margolis** application for minor subdivision with variances, Country Drive was extended for decision. This is awaiting DEP approval of conservation easement.

Applicant: "**1200 Mt Kemble Ave LLC"**, an existing office building (formerly Dendrite) on Rt 202, Block 46.01, lot 9, no variances required, applicant wants to build 2-story larger lobby/atrium, public hearing opened.

Board of Adjustment, September, October decisions

The **Cusano** application, 77 Glen Alpin Rd, granted, permitting enlargement of existing residence by construction of additions to rear and side

and and attached rear patio, variance granted from the 100' set back to a 94.8' setback.

Zampella, 24 Hunter Drive, variance granted to permit enlargement of non conforming residence by construction of a patio and spa connected to existing rear deck. The 100' setback requirement in rear was permitted to be 50'6"; the front setback was permitted to be 98' instead of the required 100', for the existing front steps.

Anderson, 110 Kitchell Road, granted, to permit enlargement of existing non conforming residence by construction of a two-story rear addition. Maximum building area ratio will be 10.2%; variances are granted to permit side set-backs of 26.7' at the east and 23.1' at the west side lines; and a maximum lot coverage of 18.3%.

<u>Board of Education/School News.</u> Art Teacher Receives Prestigious Award Art Teacher Eileen Scally was presented with The 2006 Master Teacher Award presented by the Art Educators of New Jersey (AENJ). The award was established to honor those teachers actively involved in teaching visual art and whose teaching methodology and results have been judged to be exemplary.

Environmental Commission, No report

<u>Civic Association</u> DEADLINES FOR THE next 2 issues OF THE THUMBNAIL are December 6 and January 5, respectively. *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. Send questions or comments about Thumbnail to 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 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