

**May 2007**

**SPECIAL ISSUE: PRIMARY ELECTION INFORMATION and 2007 Budget**

In the June 5 primary election, there are two Republican contestants, Phil Rosenbach and Jim Rybka for the one vacancy on the Township Committee. The Civic Association, publisher of the Thumbnail, asked ***each candidate for his statement of qualifications and platform, reprinted below at page 2 and 3.***

A "Meet the Candidates Night" will be held on **Wednesday May 23, 7:30 PM** in the New Vernon Presbyterian Church Fellowship Hall. Please plan to attend to learn more about each candidate in order to vote knowledgeably and responsibly.

**ANNOUNCEMENTS AND UPCOMING EVENTS** (see also p. 4)

**STEAK AND LOBSTER DINNER, Friday, June 1st 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.

**Don't forget the Memorial Day Parade, May 28, 9:30 AM The Township's Annual Celebration** Any interested Township group or organization to participate in this year's 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 **HARDING TOWNSHIP HISTORICAL SOCIETY** welcomes visitors to Tunis-Ellicks House Open House on **Monday, May 28** immediately following the events at Memorial Park. Lemonade and cookies will be served on the back porch.

The ESSAY CONTEST subject for school-age children is "What would you say to a soldier of the Continental Army encamped at Jockey Hollow during the harsh winters of 1779 and 1780? Essays are due by May 18, at the Harding School, or mail to Tony Kolega, 48 Millbrook Rd. New Vernon NJ 07976.

**It's Time to Register for the 2007 HTRA Fall Soccer**

Last Date to Register for grade 3-8 is May 31; Assessment Date: Sunday June 3 in Madison. Last day to register for the Harding grade K-2, Aug. 15. This season, get information, register and pay at [www.MadisonHardingSoccer.org](http://www.MadisonHardingSoccer.org). Any questions, please call Sal Capizzi at 973 425 0006.

**STATEMENT FROM PHIL ROSENBACH:**

"Why I am running for the Township Committee.

"We live in a wonderful town! I have lived here since the mid-1980's. As a member of the Board of Adjustment since 2003 (Vice-Chair since 2005) and as a member of the Harding Land Trust since 2002 (President for a two-year term ending in April 2007), I have been an active participant in resolving land use and open space issues. I serve on the Harding Green Dispute Resolution Committee and have become familiar with issues faced by our townhouse residents. I also served as a basketball coach for several years in the HTRA and taught enrichment math for two years in the Harding School. In 2001 I successfully represented Harding residents opposing the proposed placement of a large private school on Sand Spring Road.

"I have been a practicing attorney in New Jersey since 1977 and now practice in the Morristown law firm Berman Rosenbach, P.C. where I concentrate in real estate law, business transactions, commercial litigation, and intellectual property work. My analytical skills were developed at the Massachusetts Institute of Technology (degree in mathematics) and on the Law Review at the University of Pennsylvania Law School.

"I stand for using Township resources in a careful manner while respecting our individual rights and maintaining the natural and rural character of our town. I will not permit taxpayer dollars to be wasted, and I expect to work for all of us to keep our taxes low.

"During the coming years the Township Committee will be forced to deal with local issues as well as pressures coming from Trenton. I have the background and experience to keep Harding independent and to fight for the unique qualities that make Harding so wonderful.

"I welcome your comments and questions. I can be reached at 973-563-0311.

"Phil Rosenbach"

**STATEMENT FROM JIM RYBKA:**

"I have lived my entire life in Harding Township, attending Harding Township Elementary School and Morristown High School. My 3 sons also attended our public schools. My professional career began in 1978 as a Harding Township Police Officer. During my 11 years on the Police Department, I worked my way through college, graduating *Magna Cum Laude* from Seton Hall University in 1985, and then from Rutgers Law School in 1989. That year I began my career as an attorney.

"My parents, who moved to Harding in 1949, instilled in me a great appreciation and love for our community. My Father, Gene, was a founding member of Harding's Shade Tree Commission and a recipient of Harding's "Citizen of the Year" award. Both of my parents told me time and again how fortunate we were to live here. How incredibly correct they were.

"Through word and example, my parents also instilled in me a sense of obligation to serve our community. In addition to my years as a Harding Police Officer, I have been an active member of the New Vernon Volunteer Fire Department for 32 years. I was the Harding Township Municipal Prosecutor for 3 years and I have served on the Harding Township Planning Board since 1999. Now I would like to continue serving our community as a member of the Township Committee.

"As a life-long Republican, I favor small government, low taxes and a conservative fiscal policy. To preserve Harding as we know it, I am especially passionate about the following issues:

**"Open Space, Rural Character & the Environment** Having grown up in Harding, I can recall a truly rural Harding as few others can. Consequently, I am fervent in my desire to protect what remains of our rural character and open space. Frankly, if such matters were solely dependent on my personal wishes, not another lot would be divided and not another structure would be built - we would turn back the hands of time and return to the Harding I knew as a boy. But such matters obviously are not left to any one person's individual wishes. Building and growth are going to continue, but it is imperative that we intelligently manage "progress" to minimize its impact on our rural character and environment, especially our water quality.

**"Taxes** Sure, I'm an advocate of low taxes, but more important than low taxes is the wise expenditure of our tax dollars. I believe most Harding residents do not mind paying their fair share of property taxes. What residents do mind is having their tax dollars spent on less-than-vital matters and in less than the most cost-effective manner. In order to assist the Township in these areas, I will utilize my legal training and experience, my business experience, my extensive public service experience and, most importantly, my common sense.

**"Private Property Rights** One of the most challenging and important responsibilities a local government has is to balance public benefits on the one hand  
**(JIM RYBKA, continued)**

and private property rights on the other. While land-use regulation is obviously necessary in order to protect substantial community interests, we must always remember that every land-use regulation is also a restriction on someone's private property rights. Before the Township adopts or changes any land-use regulation, it is essential that our local government consider the significance of the public benefit being promoted and the extent to which the regulation will intrude on our citizens' private property rights.

"Should you wish to discuss these or any other issues with me, please feel free to contact me at 973.224.3320 (which is my cell phone number). I ask for your vote in the Primary Election. I will not promise that you will always agree with me, but I will promise that I will always do my very best to utilize my public service experience, my legal training, my business experience and my common sense to further the interests of Harding residents.

"I strongly urge you to vote on June 5 and would be grateful for your support. Thank you, Jim Rybka"

#### **ANNOUNCEMENTS (Continued)**

**Harding Township/Green Village Bridle Path Association** presents BOMBPROOF YOUR HORSE CLINIC By Sgt. Mike Puccetti of the Morris County Mounted Police during the day, **Saturday May 19, 2007** (Rain Date May 26, 2007) located at the Harding Township Showground, Sand Spring Lane. This clinic will show riders of all levels and disciplines a systematic plan to help train your horse into becoming a more pleasurable, submissive, confident and safer ride using mounted police methods of training. Pre-registration is required for scheduling; the cost is \$35.00 for each rider. Audits welcome. See website at [www.bridlepath.org](http://www.bridlepath.org) or contact Mare Olsen at 973-765-0337 for more information.

**Thanks** to all the donors and volunteers who participated in the Harding Blood Drive. And, thanks to the congregations and staff members of Christ the King Church and The First Presbyterian Church of New Vernon who have sponsored this drive for decades.

## **TOWNSHIP NEWS**

### **Township Committee, April 18**

#### **Proposed Amendments to RR/R-1 Development Regulations**

There was discussion on the merits of proposed amendments to Chapter 105 covering the R-1 and RR Zones. According to Mr. Murray the intent of amendments are to decrease the number of variances needed by residents while still protecting Harding's open space. Mr. Ward handed out a memo and questioned whether the amendments were necessary and given the change from three to five acre zoning and what he said was a lack of developable land in Harding. Mr. Ward felt the proposed amendments were "another land grab from the residents of Harding." Mr. Murray said he was supportive of the amendments but that the issues Ned Ward raises need to be addressed.

The Planning Board will continue the discussions on this matter.

#### **Library Negotiations**

Lou Lanzerotti reported that contract negotiations with the Library over the lease of Township land were underway. There was a discussion and agreement to waive the building application fees for the Library as the Township did for the School Board given the road based benefits to the community.

#### **Post Office**

Judie Ward asked whether there was a solution to the mess in the Post Office from overflowing waste bins. According to Ms. Ward, the Post Office staff does not want to get involved in recycling paper and feel it is not their responsibility. However, customers are using the existing bins to dispose of unwanted paper that could be recycled. One suggestion was to locate a recycling bin outside (or inside) the Post Office and ask the Harding DPW staff to empty it periodically.

#### **Downtown Redevelopment**

Michael Mead asked for an update on the "downtown." Mr. Ward noted that the "Academy" was under contract for sale. There was some discussion on the possibility of repaving the driveway into the DWP yard. The Committee said they would look into it.

#### **Highlands Preservation**

Sally Dudley addressed the Committee about what she said was misinformation about the Highlands Preservation regulations as reported in the Thumbnail. The conversation focused on whether the Township Committee understood how the regulations would impact the Township if the Township chose to opt into the regulations or not, and whether the promised benefits of opting in were worth it or not. Lou Lanzerotti said that Harding had commented previously to correct some apparent errors in how the regulations classified certain land in Harding and asked that a copy of that correspondence be given to Ms. Dudley. Mr. Lanzerotti went on to

say that the general consensus of the Committee was to wait and see the final regulations and then analyze their impact on the Township and make a decision at that time.

***Resolution TC- 07-80 - Resignation of and search for new Secretary of Environmental Commission and Historical Preservation Commission.***

Doreen Gillette-Brown has resigned from these positions after many years of dedicated service. These are paid positions and the Township Committee asked that the Thumbnail publicize these openings.

***Resolution TC 07-85- Authorize payment of Bill List***

Ned Ward questioned a \$500 oil bill for the HOST office. Phil Rosenbach explained that HOST is now being billed directly for oil used to heat their offices and that HOST would reimburse the Township for this expense.

**APRIL 4**

**Bayne Park discussions**

Roberta Shields gave a presentation regarding the implementation of a goose "harassment" and egg-addling program that she will organize for Bayne Park. The objective of the program is to prevent resident Canada Geese from breeding in the park as the township wildlife committee has determined that the park should be "geese free".

Volunteers will perform inspections in the park March through May, addling eggs in any located nests. Harassment efforts attempting to drive the geese away from the park will continue May through June and August through October as needed. According to Karl Meister, the wildlife committee also organizes an addling program, but has applied for a permit to capture and kill the geese that will be used in the event the harassment program is not effective. Ms. Shields will be coordinating her efforts with the wildlife committee and will keep the Township Committee informed with regard to program status. As with prior meeting discussions on this topic, there were many comments from the public many of whom questioned the need to kill the geese and wondering how this policy was decided upon. Mr. Meister, chair of the wildlife committee, responded that it was the duty of the wildlife committee to help manage wildlife in the township and maintain resident health and safety. He said he supported the addling program, but when wildlife interfered with human enjoyment, it was the committee's responsibility to act. Mr. Meister noted that the wildlife committee meetings are open to the public and held 4 times a year. One resident questioned why so much time was being spent on this issue when there were much more important issues to be addressed. Mr. Lanzerotti responded that it seemed that nearly 1/3 of his committee time was spent with Bayne Park, including issues related to geese management, planting, skating, sledding, and water levels, but that the park was clearly very important to the residents.

**Resolutions on Glen Alpin**

The Township committee considered authorizing two separate grant applications for funding additional work on the Glen Alpin house renovation. The grants, if received, would reimburse the Township at a later date for money spent – meaning that the Township would have to advance funds for work. Both grants, if awarded, require the Township to spend matching monies. Last year, the Township committed to cap the amount it would spend on Glen Alpin, requiring that all additional work be funded by grants or donations.

- TC 07-778 authorizes a grant application to Morris County for \$78,100 to fund professional planning services. Recently, the State of New Jersey awarded Harding \$750,000 to fund renovation work for Glen Alpin including work to install a HVAC system. The necessary planning/engineering documents necessary for this work have not been provided, however, and are not covered by the grant. Therefore additional monies are needed to fund the necessary planning services. The matching requirement for this grant is \$19,200.
- TC 07-778 authorizes a grant application to Morris County for \$276,000 to be used to assist HVAC construction. The matching requirement for this grant is \$69,200.

Both grant applications were drafted by the Glen Alpin Conservancy who also provided drafts for the resolutions. Under the proposed terms of the resolutions, the Glen Alpin Conservancy would agree to fund the match amounts (the \$19 and \$69 thousand respectively). The Conservancy currently has approximately \$30,000 in fund raising, but is certain it will be able to raise more to pay the match amounts. The Township is considering various options for Glen Alpin, including the possible transfer of ownership to a not-for-profit (such as the Conservancy) or another entity. No option has yet been chosen. The Township Committee has formed the Glen Alpin Strategy Committee, whose charter is to help develop options for Glen Alpin for the Township Committee. Lou Lanzerotti asked Steve Balog, the GA Strategy Committee chair, if the committee had any recommendations regarding the grant applications. Mr. Balog responded that as a group they did not, but that individual considerations had been forwarded to the Township Committee via email. Mr. Balog pointed out that it was the Township who would be contractually responsible for proving the match funding, and it would be prudent to have the match funds in escrow before accepting any grant money awarded.

After discussion by the Township Committee and by the public, the two resolutions were put to vote. TC 07-778 passed by a vote of 4 to 1, with Mr. Ward voting against. Mr. Ward pointed out it made no sense for the Township to be performing additional work, as it could not manage the work as efficiently as a private or special purpose not-for-profit entity, and was also required to pay much higher rates due to State restrictions on municipal contracts. Mr. Ward noted the experience with Glen Alpin construction to date, including the roof construction, which has experienced

large cost overruns and completion delays.

TC 07-779 was passed by a vote of 3 to 2, with both Mr. Lanzerotti and Mr. Ward against. Mr. Lanzerotti had suggested that the Township should focus on carefully spending the \$750,000 before taking on more work. He also stated that he didn't think the Conservancy was yet able to handle providing the \$69,000 match needed for this grant.

### **Glen Alpin Strategy Committee**

Steve Balog, Chair of the Glen Alpin Strategy Committee, reported, and is summarized below:

The purpose of the committee:

Not a decision-making body – The Township Committee (TC) makes all decisions regarding Glen Alpin. No decisions regarding the disposition of Glen Alpin have yet been made by the Township Committee.

Diverse group – not slanted: includes Township Committee members: Murray, Ward; GA Conservancy: Conine, Lasser; Township: McKane; Hist Pres Comm: Montgomery; Hist Soc: Wild; At-large: Balog, Desbrow, Sheren, Newlin

Goal – Develop realistic options for decision by TC. The GA Strategy Committee's sole purpose is to identify, research, and document options for the Township Committee's review.

Progress has been slow but steady; this is a very complex problem due to (1) encumbrances from the financings from Harding Land Trust, County, State and Green Acres and (2) historical nature of property.

Will use a Request-for-Proposal (RFP) process to evaluate all third party proposals for Glen Alpin. Third party respondents would include the Glen Alpin Conservancy as well as any other legitimate parties interested in assuming primary responsibility for Glen Alpin from the Township. The committee is in the process of drafting the RFP. The RFP process is fair, open and serious. There is a need to engage an attorney to define legal issues and give guidance regarding if and how we could get relief of some of the constraints. Goal: Complete RFP June 12.

There are options that do not require a RFP response. These options will be analyzed by the Committee and are as follows: "Status Quo" – Township continues to manage restoration work; "Passive" – The Township halts work at appropriate point and "mothball's" the house; Both have significant costs – administrative, interest expense, DPW, energy, security, etc. the Goal is to present options to TC in August/Sept timeframe.

Mr. Philip Rosenbach, a recent president of the Harding Land Trust, pointed out that the Harding Land Trust was a co-owner of Glen Alpin but was not represented on the Committee. Mr. Murray, a member of the Committee, mentioned that the Committee would keep the Land Trust fully informed.



**MAY 2: Municipal Budget**  
**2007 Municipal Budget**

The Township approved the 2007 municipal budget. A summary of the main components of the budget to help Harding citizens better understand the town's finances follows:

**Tax Rates**

The total tax rate for 2007 is projected to be \$1.012 per \$100 (1.012%) of total assessed property valuation. The tax rate for 2006 was 0.963%. According to the New Jersey Department of Community Affairs 2006 tax data, Harding's total taxable property valuation is approximately \$1.95 billion (\$744 billion for all of New Jersey). The average Harding property is valued at \$1.06 million and pays \$9,285 in property taxes (net of rebates). Based on Mr. Murray's information and the NJ DCA tax data, the following summarizes Harding's 2007 taxes: and the total tax rate increase is expected to result in a corresponding \$ tax increase as shown in the following two tables, respectively:

<b>Property Tax</b>	<b>2007 Tax Rate</b>	<b>2007 % of Total Tax</b>	<b>2007 Total Tax (Est.)</b>	<b>% chg. over 2006</b>
Municipal	0.25%	24.30%	\$4,794,151	+6.10%
County (projected)	0.24%	24.10%	\$4,754,693	+3.00%
School	0.42%	41.50%	\$8,187,541	+4.40%
Open Space/County (projected)	0.06%	5.60%	\$1,104,825	+3.60%
Open Space/Harding	0.04%	4.40%	\$868,077	0.00%
<b>Total</b>	<b>1.01%</b>	<b>100%</b>	<b>\$19,709,286</b>	<b>+5.09%</b>

Property assessed value	\$500,000	\$1,000,000	\$2,000,000
Corresponding annual \$ tax increase	+\$220	+\$440	+\$880

**Municipal Spending**

The amount to be raised by taxes in 2007 increased by 6.6% over 2006 or approximately \$300,000. There are several drivers to the increase which are primarily comprised of the following:

- A \$100,505 increase in capital improvements expenditures which include the construction of the new municipal parking lot, and a projected construction of a new radio tower for emergency communications.
- A \$99,000 additional cost for Affordable Housing financing due to the conversion from short term to permanent long term funding.
- A \$98,980 increase for Harding's allocation towards reducing the State's under funding of the State Pension Fund. (See the front page article in the April 4, 2007 New York Times for a related article regarding the short-fall).

Total expenditures for 2007, excluding the reserve for uncollected taxes (like a savings account) and debt service (see below), are projected to be \$6,634,071, 68% of which consists of staff expenses, and 32% of which are due to non-staff expenses. The projected allocation of expenses is as follows:

<b>\$4.5 million of staff expenses</b>	
Court	3.0%
Board of Health	4.0%
Code Enforcement	5.0%
Administration	9.0%
DPW	12.0%
Police	33.0%
Benefits	32.0%
Boards/Commissin	2.0%

<b>\$2.1 million of non-staff expenses</b>	
Court	1.1%
Board of Health	4.2%
Utilities	8.9%
Administration	37.9%
DPW	12.6%
Police	8.8%
Capital Improvements	21.1%
Boards/Commissions	5.4%

#### Municipal Debt Outstanding

During the April 4<sup>th</sup> presentation, Mr. Murray discussed the projected outstanding debt position for 2007. (Note that this outstanding debt information is preliminary only, and that the Township is planning to discuss the 2007 debt plan in detail during the upcoming May 16<sup>th</sup> meeting.) Total debt outstanding at the end of 2007 is projected to be a net of \$8.9 million and is used as described in the table, below, except fire cistern financing is dropped as not required. In the April 4<sup>th</sup> meeting, there was a discussion by the Township Committee and the public regarding the past practice of funding open space purchases by issuing debt and using open space tax revenue to pay debt service. A large portion of the \$900,000 open space tax revenue goes to service open space debt.

Outstanding Debt by Purpose		Outstanding Debt SERVICE by purpose
Old Obligations	19.6%	31.1%
Fire Cisterns	2.9%	
Wildlife Preserves	16.6%	7.2%
Affordable Housing	9.5%	15.0%
Glen Alpin	9.9%	7.7%
Open Space Acquisitions	34.9%	25.0%
Margetts/GA	6.7%	14.1%

#### Municipal Debt Service

Debt service, which includes both debt interest as well as principal repayment, is projected to be about \$850,000. Mr. Murray noted that debt interest cost for Harding Open Space related debt is partially offset by the income earned on HOST investment balances. Glen Alpin, Open Space and Margetts debt is funded by revenues received from HOST taxes.

#### Revenues

From the Municipal data sheet and from questions answered by Mr. Shah, Harding is expected to collect approximately \$8.28 million in revenues. \$8.07 million was collected in 2006. Only 58% of total revenue is collected from taxes:

Revenue Item	2007 Projected	% of Total
Surplus (the Township maintains a surplus which is rolled from year to year)	\$1,975,000	23.86%
Local Revenue (includes license fees/permits, court fines, interest on back taxes, investment interest income)	\$509,000	6.15%
State Aid (with no offset)	\$569,186	6.88%
UCC Fees	\$220,000	2.66%
Other	\$16,898	0.20%
Receipts from Delinquent Taxes	\$179,000	2.16%
Receipts from Taxes	\$4,808,877	58.09%
<b>Total</b>	<b>\$8,277,961</b>	<b>100.00%</b>

#### Objectives

Mr. Murray's presentation concluded with a summary of the Township's budget objectives, which include cost control/monitoring, continuing participation in shared

services, avoiding new debt except for open spaces and affordable housing, capital improvements funding and planning.

A copy of the official budget can be obtained from the municipal clerk or from the township library. Comprehensive tax information for Harding and other municipalities can be found at <http://www.state.nj.us/dca/lqs/taxes/taxmenu.shtml>.

**Harding Open Space Trust (HOST) Committee, April 10, 2007**

Project Status – Eggert Property – the Trust for Public Land (TPL) is continuing to work towards a final conclusion and recommendation about future purchase. This work is likely to extend until July. The Committee voted to recommend to the Township Committee that, if acquired by HOST funds, the property be donated to the National Park Service for future stewardship.

Farmland Preservation – the Harding farm properties (Scaff, Haeberle and Devine) are scheduled to close very soon. It is intended that a HOST Committee member will participate in future tours and evaluations of potential farmland preservation acquisitions.

Finance and Stewardship – the schedule of the current HOST outstanding debt was reviewed and discussed for accuracy and completeness. This working document will be available to the Township Committee and citizens for their information and understanding. An analysis of HOST cash flows was also distributed and discussed. Additionally, the Committee affirmed that HOST intended to identify how and where the 10% of annual receipts should be directed for historic preservation. This recommendation would be communicated to the Township Committee in the autumn of each year. (*Editor's note: The Township Committee had represented this money is committed to the Glen Alpin restoration project for the foreseeable future - apparently Host does not agree that it be automatically allocated.*)

The content and format of the property stewardship baseline study was discussed. This baseline will include photos and will be used to help assure that previously acquired properties are preserved and maintained consistent with the terms of the original purchase agreement. A special budget of \$10,000 will be proposed for professional fees for this important baseline study.

The HOST Member Handbook continues to be developed for use by the Committee and interested citizens to provide background and important information about HOST activities and processes.

**HARDING TOWNSHIP BOARD OF EDUCATION**

At its April 23, 2007 meeting, the Board of Education announced the results of Harding's annual general election held on April 17, 2007. The General Fund Tax Levy was approved, raising \$7,861,922 for the 2007-08 school year with a total of

165 votes for the Levy and a total of 86 against. Jane Connell and Regina Egea were elected to the Board of Education for three-year terms and were sworn in at the meeting.

The Board of Education unanimously elected Evelyn Douglas, who served as President for 2006-07, as President for 2007-08. Regina Egea was elected to Vice-President. The Board appointed Jane Connell as the delegate to the New Jersey School Boards Association; Regina Egea as the delegate to the Morris County School Boards Association; Kim Macaulay as the delegate to the Educational Services Commission of Morris County; and James Novotny as its representative to the Madison Board of Education.

The Board of Education also appointed Board members to one-year terms on the following standing committees:

Facilities and Finance	Jane Connell, Chair Evelyn Douglas
Curriculum and Instruction	Regina Egea, Chair Jim Novotny
Personnel and Management	Kim Macaulay, Chair Jane Connell

Among the numerous resolutions passed was one approving the schedule of tax payments from Harding Township for the 2007-08 school year:

Subtotal 2 <sup>nd</sup> Half 2006	<u>\$3,716,768</u>	<u>\$405,873</u>	<u>\$4,122,641</u>
Subtotal 1 <sup>st</sup> Half 2007	<u>\$3,930,961</u>	<u>\$43,982</u>	<u>\$3,974,943</u>
2007-08 Total	<u>\$7,647,729</u>	<u>\$449,855</u>	<u>\$8,097,584</u>

### **Board of Adjustment, April 19**

Greenbaum Harding Realty, LLC 1105 Mt Kemble Rd, BI 33.03, lot18, was approved for a final site plan, with amended variance relief from the 30% maximum lot coverage ratio to 39.5% as a result of the deferred parking area.

### **Harding Township Historic Preservation Commission, April and May 2007**

Comments as follows:

**593 Spring Valley Road (Hartley Farms)** Mayfield Conservation Partners – This property is on an important visible corner of Harding Township located at the intersection of Spring Valley Road, Blue Mill Road, and Loantaka Road. Although not a historic site or district all three roads were in use before the American Revolution. The home proposed is a American Colonial Revival house with a Chippendale style gallery at the edge of the gambrel roof. HPC commented that the overall mass of the dwelling is very large and depending on location has the potential to overwhelm this prominent site. Other concerns and comments included position,

style, and detachment of the proposed garage as related to the streetscape. A barn like or carriage style garage was suggested along with the recommendation of a color other than white as well as camouflage of the existing stockade fence to soften streetscape impact.

**12 Village Road Sunrise Market** – This application relates to the sign over the Sunrise Market - The HPC would prefer the sign not match the post office and have a “weathered look background” with letters in a red color.

**26 Primrose Trail, Lamont** – This home was built on Mount Kemble Lake in 1939 and is a contributing structure in the Individual Sites District. The HPC is not concerned about proposed changes impacting the historic integrity of the structure.

**210 Lee’s Hill Road, Kadish** – A conditional approval for a Certificate of Appropriateness for demolition of a free - standing gable front garage. This is a historical contributing structure. Due to Construction Officials statements concerning safety the demolition was approved with the following conditions:

The exact siting (distance from lot lines and primary residence) and dimensions (footprint and height) of the deteriorating accessory structure should be documented for the HPC prior to issuance of the demolition permit and submitted to the HPC administrator. This will provide context for the Commission and the Board of Adjustment as they consider any future request for a replacement building.

The applicant is reminded that the preservation easement, granted in conjunction with minor subdivision approval on June 28, 1999, restricts any replacement garage to a one-story structure with a maximum footprint of 300 square feet and the replacement garage shall not be used for living space.

Plans for a replacement garage must be submitted to the HPC for review and comment.

**30 Cherry Lane, Gutjahr** – Proposed accessory building consisting of 1Bedroom/4 Bay Garage/Barn. It is not clear from the plans if this structure is conforming; it is recommended that it not exceed township requirements. The HPC agreed that the garage space should not be converted into living space in the future. Review of final building plans approved by the planning board will be requested

**137 Pleasantville Road, Boyajian** – Non - contributing property in a historic district. There will be minimal effect on streetscape.

**83 Sand Spring Road, Meenan** – (comments during application for construction permit) Streetscape is minimally impacted in this renovation and the choice of materials is appropriate.

**PLANNING BOARD, report will be made in June**

**Civic Association News: Thank you to all who have sent the editor information regarding changes to the Harding Township Directory.**

**DEADLINE FOR THE next 2 issues OF THE THUMBNAIL are June 8 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>. 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.

### **TOWNSHIP RECYCLING**

**Commingled Recyclables:** consists of all aluminum and tin cans, glass bottles, and only plastic bottles and containers with the Recycling symbol, and #1 or #2. Try to crush plastic bottle to conserve space. Please remember no plastic or paper bags.

**Commingled Mixed Paper recycling;** consists of all paper, cardboard, newspaper, office paper, magazines, and books. Please put loose or shredded paper in paper bag. Please flatten all boxes or fill with other paper products.

**Other accepted items;** Batteries; automotive (car) and household (rechargeable accepted); Computers and all related peripherals, i.e. printers and monitors;

Automotive and light truck tires, (on or off rim) and Propane tanks (BBQ size only)

**The Hours of operation are every Wednesday** from 7AM. to 12noon (7– 9AM self service); and **Saturdays:** May 12<sup>th</sup> and 26<sup>th</sup>; June 9<sup>th</sup> and 23<sup>rd</sup>.

**DATES TO REMEMBER**, meetings as noted.

Municipal Court (1 <sup>st</sup> and 3 <sup>rd</sup> Tuesday)	3 PM
Municipal Court (2 <sup>nd</sup> and 4 <sup>th</sup> Friday)	11AM
Environmental Commission (1 <sup>st</sup> Monday)	7:30 PM
Seniors (2 <sup>nd</sup> and 4 <sup>th</sup> Thursday)Chrst KingCh	11 AM
Planning Board (4 <sup>th</sup> Monday)	7:30 PM
Hist Preservation Comm (1stThursday)	8 PM
Board of Health (2 <sup>nd</sup> Thursday)	8 PM
Board of Education (2 <sup>nd</sup> and 4 <sup>th</sup> Monday)	7:30 PM
Board of Adjustment (3 <sup>rd</sup> Thursday)	7:30 PM
Township Committee(1 <sup>st</sup> and 3 <sup>rd</sup> Wed)	8 PM
Shade Tree (2 <sup>nd</sup> Monday)	3 PM
Harding Twp Civic Association	7:30 PM