

April 2008

ANNOUNCEMENTS AND UPCOMING EVENTS

The **Harding Township Committee** announced a special meeting at which Morris Township officials will present information regarding the **Mt. Kemble Recreation Complex** to the Harding residents, on **Tuesday, May 20 at 7 PM at the Elementary School gym, Lees' Hill Rd. See the Civic Association Special Report, next page.**

Annual Meeting of the Harding Land Trust at the New Vernon Firehouse, **Tuesday, April 29th, 7:00 pm**, all Public Welcome! The speaker: Leslie Jones Sauer, "Nurturing Nature in the Modern World". Ms. Sauer, a founding principal of Andropogon Associates, has been a pioneer in the restoration and management of native landscapes. Ms. Sauer will present an array of landscape management projects that focus on sustaining native biodiversity.

THE LIBRARY

Storyhour with Miss Lynn: Wednesday mornings 9:30 a.m.-10:30 a.m.

Unless otherwise noted, all programs take place at Harding Township Municipal Building. April 23: *Let's Fly a Kite!* April 30: *What Lives on a Farm?* (Meet at Fosterfields Farm Entrance at 9:30 a.m. Admission for adults, \$6; children under 4, free.)

Children's Book Clubs End of Season Movie Night: Tuesday, April 29, 5:00 p.m. in the Court Room at Harding Township Municipal Building. Join us for a showing of *The Thief Lord*, the delightful movie based on the popular Cornelia Funke novel of the same title. Refreshments will be served. All children in grades 4-6 are welcome. Please register in advance at the Library: 973-267-8000 x 132.

Evening Book Group: Wednesday, April 30, 7:30 p.m. Join our book group for a discussion of *The Faith Club*, an exploration of faith and values by three women: a Muslim, a Christian, and a Jew.

Pajama Time Storyhour—Tales from the Magic Carpet: Friday, May 2, 6:00 p.m.-7:00 p.m. Once again, join the pajama crowd for an enchanting hour of well loved stories told and enacted by Lynn Hughes and company. Please register at the Library: 973-267-8000 x 132.

Please save the date for an eagerly anticipated event: Thursday, May 29 will be the groundbreaking ceremony for the New Harding Township Library!

Details to follow in next month's "Thumbnail." Don't miss this happy occasion—put it on your calendar now!

Also, on Friday May 30, 6pm – 8 pm, the Friends of Harding Township Library will host "The Future Starts Now": A cocktail party to celebrate the ground-breaking. Look for the official invitation coming in the mail.

Mt Kemble Recreation Center -- Special Report from The Civic Association

On May 20, at 7PM the Harding Township Committee (HTC) will host a discussion of a proposal by Morris Township (MT) to build a recreation center on a parcel of land behind the old AT&T Long Lines facility on Mt Kemble Road. The land is currently undeveloped and is in Harding Township (HT). MT wants to annex the property, rezone it and construct the recreation facility. Because turnout is expected to be high, the meeting will be held at the Harding elementary school gymnasium on Lee's Hill Road. Representatives of MT will present their plan.

To give HT citizens background for the May 20 meeting, the Thumbnail reporter has interviewed some of the key players and written this special report. The first four sections of this report describe the project while the balance discusses the implications for Harding Township.

The Property

The property is a 15.6-acre, triangular parcel, located Block 23.02, lot 5. The base of the triangle borders I-287; the hypotenuse borders the office complex; and the height of the triangle borders a larger piece of undeveloped land (Block 23.02, lot 15, 25 acres) that extends to the rear of the residences on Sand Spring Road. The larger parcel is supposed to be deed restricted and remain undeveloped as part of the original approval to build the office complex decades ago.

The parcel is currently owned by S-K Properties, an entity controlled by the Kushner's, a notable commercial real estate developer in our region. The parcel is totally within the borders of HT and is currently zoned R2 – residential at ¾ acre lot sizes. Though this would imply about 20 building lots, because of wetlands and the need for a road, it is estimated that only about 10 home sites could be carved out.

The Proposed Project

Morris Township proposes to purchase the property from the owner (S-K Properties). According to Robert Nace, the mayor of MT, the current concept (unchanged since Oct 2006, except for the access road) is to build two

rectangular soccer/football fields, with artificial turf surfaces. A bleachers and a building for restrooms and concession stand is also planned. A public address system and lights for night games are contemplated. According to Mayor Nace the lighting system will be a type that direct light downward and the PA system will not be used for play-by-play announcing. He said that MT hiring a sound engineer to ensure that the PA system “didn’t disrupt” the neighborhood. Access to the fields will be through the existing road that services the office complex.

Proposed Usage of the Recreation Area

According to Mayor Nace, the fields would be used from 9AM to 10PM (reduced from 11PM as per the original plan). He said youth programs (of Morristown, Morris Plains and Morris Township) and corporate teams (corporations are about 1/3 of MT’s tax base) would use the fields. He said it is “not true” that teams from outside the area would use the fields on a regular basis and that tournaments would consist of “local teams only”. He said that corporate and industrial leagues could rent the fields and he called “untrue” the speculation that a team from a professional league was going to use the fields for practice.

Costs and Funding

Mayor Nace said that MT has executed a contract with the owner to buy the property for \$3.8 million, or roughly \$244K per acre. (*NOTE: The property currently is assessed by Harding Twp at \$1.2 million, and taxes for 2008 are about \$12500.*) He said the contract has three conditions – (1) that access to the recreation area through the office complex is granted; (2) that the land is not contaminated; and (3) that a letter of interpretation from the NJ Dept of Environmental Protection can be obtained that validates the wetland delineation. Mayor Nace said the purchase is to be funded with approximately \$1.4 mn of Morris County and NJ State Open Space money, about \$0.8 million of NJ Green Acres fund with the balance, about \$1.6-1.7mn from the MT Open Space Trust fund (which has about \$5.0 mn currently).

Mayor Nace said the current rough estimate of construction costs is \$3 million. Construction costs will be funded by the MT Parks and Recreation Foundation (a new organization formed by Nace), MT bond issue and MT Open Space Trust Fund. The total project is expected to cost \$6.8mm -- \$3.8 mn for land and \$3.0 mn for construction.

What Does This Mean for Harding?

Harding Township would lose the property tax revenue, about \$12500, should it be annexed by Morris Township. The project has generated significant citizen opposition. Harding residents on Sand Spring Road and Blackwell Place,

located closest to the project, appear to be unanimously and loudly opposed. These residents formed a grass roots organization, called Preserve Harding. They created a website (www.preserveharding.org) and did a mass mailing to all residents to make their case. Representatives of and allies of Preserve Harding have attended virtually all relevant meetings of the Harding Township Committee and made their opposition known. The group has an on-line petition that has gathered 107 signatures as of the first week of April. At the April 2 Harding TC meeting, chairman Lou Lanzerotti said that he had received over 20 letters about the Recreation Center proposal with only “about 10% in favor”. The website and mailing by Preserve Harding prompted MT to respond with a website and direct mailing letter of its own.

Preserve Harding’s objections are basically threefold. The project will: (1) increase noise and traffic; (2) create glare from night lighting; and (3) disrupt an environmentally sensitive area. Preserve Harding also says that MT is “undertaking what really should be a county responsibility”. They suggest that more suitable alternatives could be found and cite Greystone Park and sharing fields at the old Exxon site in Florham Park. Lastly, Preserve Harding questions if MT is over-paying for the land when similar properties have sold for far less – example: 93 Sand Spring Rd recently sold for \$171K per acre, according to an editorial by Preserve Harding.

Recently the Harding Land Trust, which had written a letter of support for the project in 2006, has reversed course and withdrawn support. NJ State environmental watchdogs have been brought into the fray (at the prompting of Preserve Harding) as the site contains wetlands, is within the Great Swamp Watershed, and is near the location of a recent sighting of the rare Wood Turtle.

What Will Harding Do? Three Options

Morris Township would prefer that HT simply permits annexation of the parcel where upon MT would rezone the land and build the fields. This appears to be the path that MT and HT were going down until the opposition arose. At this point, according to TC chairman Lanzerotti, HT has three options.

1. Cede the Land to Morris Township. If MT were allowed to annex the land, the neighbors in opposition would be impacted against their wishes. HT would lose the property tax revenue. However, MT Mayor Nace says MT is prepared to give HT \$12,000 worth of field use in trade (at the \$100-200 per hour going rate which equates to 60-120 hours). And since the land would now be in MT, HT would not incur the COAH (Council on Affordable Housing) obligations that any construction generates.

2. Keep the Land in Harding but Rezone It so the fields can be constructed. The consequences are the same as in the first option; there are COAH (low income housing requirements to either Township, no matter in which the land is politically located).
3. Do Nothing. HT could choose neither of these two options. This would prevent MT from building the fields because the land is currently zoned residential.

Choosing Option 3 does NOT guarantee that the land will remain undeveloped forever. Clearly, the owner or a developer could pursue a plan to subdivide the land into the maximum number of $\frac{3}{4}$ acre lots (approximately 10) for residential construction. The general thinking is that this would likely require the potential developer to purchase one of the last 4 houses on Frederick Road, the street closest to the property to the north, and demolish it to create access to the site. Since the owner is not pursuing subdivision and residential development, it is logical to assume that this is less lucrative than selling the parcel to MT for \$3.8 million which harkens back to Harding Preserve's questioning if MT is over-paying.

For HT, residential development would bring more tax revenue but also create more costs -- primarily for police and DPW services (for an area would not be accessible via town roads) and schools.

It is not clear that a developer would take this project on, especially in the current residential real estate market. However, it would seem that eventually the land would be developed unless preserved – an unlikely scenario given the valuation and the location.

Enrollment continues for the HTRA Summer Day Camp

The Summer Day Camp starts on July 2 and ends July 27, 9 AM- 3 PM Mondays through Fridays. Children from 3 - 12 years of age can enroll for 1-4 weeks.

Located at the Harding Township School on Lee's Hill Road in New Vernon, the daily activities include Arts & Crafts, Swimming, Sports & Games, Camp Crafts, Computer Lab and Drama. All children participate in groups with children of their own age. The Polliwog program is for 3 and 4 year olds and runs from 9 a.m. till noon, however, for those that wish to enroll in the extended day till 3 p.m. that option is available for 4 year olds. A science enrichment program is offered for children in grades 1-4 that are interested and sign up for this activity. The Camp Director, LuAnn Romano, is an elementary school teacher and has been with the HTRA Camp for over 25 years. Anyone going into grades 7 and 8 wishing to be a counselor-in-training or anyone age 14 and older looking for a counselor position,

should contact Pat Romano. **For more information, call (973) 605-5866 or e-mail to promano59@patmedia.net.**

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

Cedar
Fir
Maples, ornamentals
Spruce
Dogwood
American Holly

Shrubs

Leucothoe
Andromeda
Boxwood; Cotoneaster
Cherry Laurel (Otto Luykens)
Skimmia; Juniper

Perennials

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

Groundcover

Pachysandra
Lamium; Ajuga
Ornamental Grasses

TOWNSHIP NEWS TOWNSHIP COMMITTEE

April 2, 2008 meeting. Attending: Bartlett, Lanzerotti, Murray, Rybka, Ward
Agenda for Future Meetings:

On May 7, a public hearing on the budget will be held.

May 20 with Morris Twp on proposed Mt Kemble Rec Complex

RESOLUTIONS:

1. Sgt Dan Nunn - promotion and swearing-in to Lieutenant
2. Authorized Inter-local Services Agreement for radio dispatch services. Under this agreement, Morris County, not Harding Twp, will handle 911 calls for police, fire and first aid service.
3. Introduction of 2008 Municipal Budget

The municipal budget as developed by the finance sub-committee (Murray and Ward) was presented for the first time. (Full detail is available free of charge at Town Hall.) The presentation related to only that part of property taxes that are for municipal services such as police, public works, court, health services. In 2007, our property taxes went to the following purposes:

| | |
|--------------------|-------|
| School | 41.5% |
| Municipal | 24.3 |
| County | 24.1 |
| County Open Space | 5.6 |
| Harding Open Space | 4.4 |
| | ----- |
| Total | 100% |

Again, the presentation related to only the 24.3% of our property taxes that are for municipal services. The punch line, as presented by John Murray, is that only about \$181K in new tax revenues will need to be raised, an increase of 3.8%. This will demand a tax RATE increase of \$0.004 per thousand dollar of assessed value, an increase of 1.63%. The \$181K increase in taxes is the net of \$419K increase in expenditures and a \$238K increase in non-tax revenues (fees, surplus from better investing).

Items that will significantly increase expenditures in fiscal 2008 are a \$134 increase in pension contribution, a \$79K increase in affordable housing expense, \$50K to replace lost state aid (part of Gov Corzine's campaign to force small municipalities to combine), \$50K increase in capital improvements (initial phase of paving parking lot at Kirby Hall), \$48K increase in insurance costs, and \$43K increase in emergency dispatch expense (because HT will have duplicate service for part of the year).

Partially offsetting these increased expenses are reductions in both staffing expenses and other non-staff reductions. Staffing expenses account for fully half of total expenses and though township employees will enjoy a 4% across the board compensation increase, three staff positions have been eliminated. The net effect of the 4% salary increase and the three terminations is a \$56K reduction in the staffing expense line item. Non-staff expense reductions totaling \$75K are promised by department heads and an additional \$25K of expense reductions were added by the Finance Committee. In total, the municipal budget calls for spending of \$8.7 million, an increase of 5.1% over 2007.

Staff costs are the largest category at over half of the total budget. About 35% of staff expenses are Benefits, Pensions and Social Security. The Police

Department is by far the largest segment of staff expense, accounting for 32% of the staffing budget, not including their benefits and pension & social security. The Department of Public Works is next at about 1/3 the expense level of the Police Department. All other departments combined (Code Enforcement, Health, Administration, Finance & Taxes, Court and Boards & Commission) account for about 23% of staffing costs, before Benefits and Pension & Social Security. Note that because Harding is the only town in NJ that enjoys an all-volunteer, totally self-funded Fire Department, there is NO expense anywhere in the budget for this vital emergency service!

Non-staff expenses of \$1.06 million, are largely driven (30%) by the DPW due to its heavy usage of fuel and materials for road maintenance. General Administration consumes almost 20% of non-staff expenditures while about 14% goes to outside professional services. The balance is from the several other departments.

In 2008. Debt Service will be \$835K. HT has total debt of nearly \$14.2 million – 46.3% of which are bonds issued before 2001. In 2000 the TC instituted a conservative fiscal policy of paying for smaller capital items, mainly vehicles, out of current revenues. About 36% of HT's debt is related to Open Space – Margetts Field (\$2mm), the Glen Alpin house & property, and other acquisitions. This Open Space related debt is serviced by Open Space taxes. Lastly about 14% of our debt is related to Affordable Housing and is partially (85%) offset and serviced by rents collected and developers fees. The TC said that over the last four years, all increases in debt has come from Open Space acquisitions (Margett's Glen Alpin, Gate House, etc) and Affordable Housing.

Other major spending categories in the budget and that are not allocated to particular departments are utilities (\$200K), interlocal agreements -- essentially cost sharing between Harding and other entities (\$200K), and capital improvements (\$500K).

Six strategies to keep taxes in check were enumerated:

1. Aggressive Expense Management – including watching 8 key variables and monthly variance analysis.
2. Reduction in Staff and Shared Services. Three positions were eliminated for this budget. HT uses 12 part-time professionals for various functions including chief financial officer and attorney. And 16 services are shared with other towns or the county.
3. Managing Debt. Short term Bond Anticipation Notes were refinanced into long- term bonds at very favorable rates.

4. Capital Improvements – paid for out of current revenues and stretched out – ex- parking lot resurfacing.
5. Capital Project Planning -- projecting out over 6 years.

ANNOUNCEMENTS/REPORTS/PRESENTATIONS

Goose Control. During “Hearing Persons Present”, Roberta Shields reminded the TC that the effort to keep Bayne Park free of Canada Geese for the summer was again underway. She urged anyone to call her with any questions on the plan, which includes searching for nests and egg addling from now through mid-May, followed by harassment of the birds prior to their late June molt. The results of Harding’s successful volunteer effort were recently reported in a national publication of the Humane Society of the United States and in the April issue of the magazine of the NJ State League of Municipalities. Additional volunteers are warmly welcomed and should contact Ms Shields at (972) 906 8357 or e-mail at r.a.shields@att.net.

Township Committee Meeting March 19, 2008

Attending: Bartlett, Lanzerotti, Murray, Rybka, and Ward

Ordinance 4-08 – Amending Chapter 145 entitled “Recycling”. Ms. Nergaard, Township Attorney, spoke about the NJDEP promulgated new recycling requirements. Morris County currently has an aggressive program but Harding must make amendments to get in line with both Morris County and the State of New Jersey. Amendments would have to be made to Site Plan and subdivision land use ordinances. Any new developments would need to comply with new requirements. A motion was made to introduce item 4-08 and 5-08 Amending Chapter 105 “Land Use Development” (pertaining to recycling).

There was discussion about the Friends of Trees donation of six spruce trees to be placed along the back edge of Margate Field. A public comment was made as a reminder that the Bridal Path surrounds the field.

Town Councilman Ned Ward suggested there be a consideration for a reduction in open space tax. He discussed the current **HOST tax structure**. Loren Pfeiffer, Chair of Host, addressed issues brought up by Mr. Ward and also discussed the importance for HOST to pick good projects and not purchase land that is already preserved by the New Jersey Department of Environmental Protection or natural restrictions. He also asked that the citizens inform HOST of what would bother them with regard to losing open space. After members of the public gave examples of how open space has defined the Township of Harding; it was determined that there would be a vote to reduce open space tax. The 4.5%

open space tax was maintained, by a 4-1 vote; Bartlett, Murray and Lanzerotti and Rybka voted against the reduction, Ward voted for the reduction in open space tax.

BOARD OF ADJUSTMENT MEETING – March 20, 2008

Resolutions Approved

*Mark and Madeline Fleming, 84 Sand Spring Road, Block 23 Lot 7.2 -
McGoldrick, Michael and Barbara, 27 Lake Trail East, Block 43 Lot 7 -
Capar, Tadeusz and Jadwiga, 122 Jenks Road, Block 25 Lot 19 –*

Pending Application

Jeffrey and Tracey Flanagan, 6 Meyersville Road, Block 12 Lot 13 “C” Variance
. Deferred for 60 days – new notice to be sent to neighbors

New Applications

Daniel and Samantha Anderson, 613 Van Beuren Road, Block 5 Lot 7.09 “C”
Variance requested for the construction of a detached two car garage. It appears that the proposed garage would violate the ordinance with regard to setback and front of requirements. The Board advised that new construction generally must follow all zoning requirements. Matter adjourned and new plan may be filed before 10 days of the next meeting. The Board suggested that the design be redone and a landscape architect be consulted to help bring the property closer in line with the ordinance requirements. Several neighbors appeared in opposition to application.

Timothy O’Connor and Terry Strada, 88 Lee’s Hill Road, Block 49 Lot 12 “C”
Variance with regard to the setback was requested for the construction of a new pool and a pool house on the site of an existing pool. There was no public comment. The pool house will not have a full kitchen or heat and the Applicant will apply with the lighting ordinance. The application was recommended for approval.

Madeline Devine, 157 Lee’s Hill Road, Block 51 Lot 12 “C” Variance requested for a fully conforming addition onto a nonconforming existing house. Said property is situated on 32 acres and the proposal includes the addition of a covered porch to the front of the house, removal of a three car garage, addition of a four car garage, moving a bedroom from attic to first floor and homeowner will maintain a 28 foot setback from house to garage. A comparison was performed with other houses in the historic district and eight other houses had porches. The Board requested that the plans be revised to correct an inconsistency in the lot coverage numbers and building coverage numbers. The

Board also advised that a Flood Hazard Zone permit is required. The application was recommended for approval.

George and Marianne Hanley 55 Youngs Road, Block 48 Lot 7
(Board Member Phil Rosenbach disclosed that he was a Member of the Land Trust.) A variance was requested for an addition to a home for deviation from the front and side setback requirements. There is no house to the left of the property. The barn on the property is currently nonconforming. The windows on the addition caused the setback issue, because the same sized windows are being used throughout the addition. It was noted that Historic Preservation had not received the application because the subject house is not listed as part of the Historic District or as a Contributing Property. A good faith agreement was entered that the Applicant will wait for the Historic Preservation Committee.

PLANNING BOARD, March 24

Hartington Trust and Carey, corner of Van Buren Rd and Griffin Lane, requested extension for the major subdivision. This application had been granted preliminary approval last year.

Furst application, 16 Lindsley Rd, started hearing for amended minor subdivision approval with variances. This application was originally filed by DeMartino and approved a few years ago with strict square footage and height requirements due to the unusual shape and location of the subdivided lot. Applicant Furst has not complied with the preexisting conditions.

The **Morris** application, 48-52 Red Gate Rd, for subdivision was set for site inspection.

Barbara Bugen requested a Flood Hazard Development Permit for Block 12, lot 3, Woodland Rd.

BOARD OF EDUCATION

The BUDGET passed in the April 15 election, 155-66. Both incumbents James Novotny and Kim McCauley were reelected, running unopposed.

The budget is **\$8,986,592** for the General Fund. This represents an increase of \$172,024 (or 1.95%) from the 2007-08 budget, which was \$8,814,568. This increase is primarily due to an increase in energy costs, the costs of benefits and special education costs.

The budget requires \$8.2 million in local taxes. The tax levy for the General Fund increases by **4.32%**. However, the Total Tax rate is **reduced** by 2.66% for a corresponding tax **decrease** of \$11.88 per \$100,000 of assessed value or

\$118.80 per \$1 million assessed value. This is because a one-time adjustment in the Debt Service tax levy caused the rate to rise in 2007-08. With the Debt Service back on schedule, the 2008-09 Total Tax levy (which combines the General Fund levy and the Debt Service levy) is consistent with prior schedules. Moreover, Harding Township raised the assessed valuation of homes by \$33 million, which had a positive impact on the tax rate. The net effect of these factors is that the 2008-09 budget will lower property taxes.

According to Dr. Dennis Pallozzi, the budget maintains all the current District programs, services and staffing needs. In addition, the proposed budget includes: (1) two kindergartens in '08-09 (as opposed to one kindergarten in '07-08); (2) an increase of 5 days for the school psychologist (as opposed to four days in '07-08); (3) a new Social Studies Curriculum; (4) revisions to the Language Arts/Writing Curriculum; (4) continuing the Wilson Foundation and Wilson Reading Programs; (5) costs related to Year 2 of the Technology Plan; (6) construction costs, including the final phase of replacing the Middle School roof and replacing the univent heater in the Primary School; (7) professional development and mentoring costs; and (8) increased spending for out-of-district special education placements, including an approximately \$37,000 assessment Harding incurred for sending a student to a charter school in Morristown.

Aid from the State increased by \$49,000; however, because aid for such issues as transportation, special education and bilingual education was down, overall funding from state and local sources will be approximately \$15,000 less in 2008-09. Detailed information about the budget can be viewed at <http://www.hardingtp.org/boefolder/boebudget/user%20friendly%20budget.pdf>

The Educational Leadership Search is progressing. As of March 24, three candidates had been identified. The Board hopes to have selected a new superintendent and to enter into contract negotiations with that individual after the April 15 election. In answer to a question from a member of the public, there will be no further input from the public.

HARDING TOWNSHIP HISTORIC PRESERVATION COMMISSION, March 6

PRESENT: G. Cassie, R. Cassie, G. Claytor, D. Denson, N. DiTosto, M. Soter
ABSENT: T. DePoortere, W. Montgomery, M. Sellitto

ALSO PRESENT : Chris Allyn, Michael Morris

Harding Township GIS consultant Chris Allyn gave a presentation to the Commission demonstrating various computer applications available to the Commission for their use. He gave an introduction on the tools the programs offered, including being able to access property information, view maps, photos,

and any relevant board actions

Construction

Red Gate Investors, 45 Red Gate Road, Block 6 Lot 2. This property is located in the Silver Lake Historic District. Mr. Michael Morris presented plans for a one-family residence. He described the lot as consisting of approximately three acres of wooded land in a farm area. He stated that he intended for the house to resemble an older mill. The Commission members reviewed the plans and felt that overall the height, mass, and materials of the proposed structure are consistent with a regional vernacular structure of the mid 1800s and with the Silver Lake Historic District. However there was a proposed circular tower which the Commission stated was not consistent with the character of the Silver Lake historic district. However, because its proposed placement is on the rear of the structure, it will not affect the streetscape.

BOARD OF ADJUSTMENT:

Anderson, 613 Van Beuren Road, Block 5 Lot 7.09. This property is not in a Historic District, however as GIS maps showed, it is located directly across the street from a contributing property and in close proximity to the Silver Lake Historic District. The property is also located close to the township border, making it an important “gateway property” to both the township and the historic district. The commission reviewed plans for a proposed detached garage. While the Commission stated that they are usually in favor of detached accessory structures, it does not support the proposed placement in front of the primary residence. Also, the Commission did not support the proposed height nor did they support the proximity of the structure to the road. **O’Connor, 88 Lee’s Hill Road, Block 49 Lot 11.** This property is in the Logansville Historic District. The applicant is seeking to replace an existing swimming pool in a similar location. From the plans provided, Commission members felt that the swimming pool would not be visible from either Young’s Road or Lee’s Hill Road. However, the plans indicated a proposed cabana structure as well, yet no architectural plans for such were received. The Commission felt that they could not endorse approval on the proposal without knowing the height, mass, scale and style of the cabana. In addition to this, the applicant had previously indicated to the Commission that he would provide a “master plan” for the property. While the Commission recognized the historic sensitivity evident in previous improvements to the property, the members still expressed a desire to see such a plan in order to evaluate the overall impact on this property and on the Historic District as a whole. Due to the proximity of many structures to both roads, the Commission was concerned about the streetscape. Commission member Richard Cassie

stated that he spoke directly with the applicant regarding this concern and reported that the applicant intends to use landscaping to restore the streetscape. The Commission felt that this landscaping is important to preserving the historic integrity of the Logansville district.

Devine, 157 Lee's Hill Road, Block 51 Lot 12. This is a contributing property in the Silver Lake Historic District. The applicant is seeking to expand the existing residence. One of the proposed alterations was the addition of a front porch. The Commission felt that this would detract from the present historic character of a traditional farmhouse. In addition to this, there was a proposed attached garage. After reviewing the plans, the Commission members stated that the mass, scale, and detailing of the proposed garage were inappropriate as it would compete with the core structure and detract from the streetscape. Additionally, the proposed garage had a barn style, which the Commission stated was inappropriate as a barn historically would have been a separate structure. Overall, the Commission was concerned that the proposed alterations would threaten put the historic integrity of the structure in jeopardy and cause it to no longer be "contributing". The Commission stated that the degree to which the core features are maintained and additions are sympathetic to the core will determine whether or not the structure would remain contributing. The Commission also stated that if this were to occur, this would remove a significant contributing structure from the district and would undermine the integrity of the entire Logansville District.

Harding Open Space Trust (HOST) Committee , see Township Committee report for March 19, above.

Civic Association DEADLINES FOR THE next 2 issues OF THE THUMBNAIL are May 9 and June 13, respectively. ***Announcements should be complete and concise to help the editor.*** Thumbnail issues and 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.

Please send the editor any information regarding changes to the Harding Township Directory to be published later this year. If you have responsibility for a listed service or organization, please take a moment to review and update your listing. Send an Email to the editor. ***Remember that it is your responsibility to ensure that your organization's listing is correct.***

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 (5/10, 5/24, 6/7, 6/21, 7/12, and 7/26) 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) | 3 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) | 7:30 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) | 7:30 PM |
| Shade Tree (2 nd Monday) | 3 PM |
| Harding Twp Civic Association (1 st Monday) | 7:30 PM |