

Harding Township Civic Association

THUMBNAIL ACCOUNTS OF CIVIC AFFAIRS

SEPTEMBER 2010

ANNOUNCEMENTS AND UPCOMING EVENTS

ATTENTION ALL GIRLS KINDERGARTEN - 3RD GRADE -The Madison-Harding **Girl Scouts** will be holding an open house on **Saturday September 18th from 10am to 2pm** in the Harding Public Library. Please stop by to see what Girl Scouting is all about. We will be glad to answer any and all questions, questions, call Debra Dias, Madison-Harding Service Unit Manager, 201-404-2905

Annual Fire Department Auction Saturday, September 25th

The New Vernon Volunteer Fire Department will hold their 58th Annual Auction on **Saturday, September 25th** at the Firehouse on Village Road at 9:00 AM sharp, rain or shine. Parking opens 6:30 am, Grounds open 7AM. Auction preview 8AM. Reserved seats 7 AM.

The Harding Township Committee announced that the **annual curbside clean-up** will commence on **Monday September 27th**. Materials that will **not** be collected are building material, garbage, stones, concrete, soil, brush, yard debris, toxic chemicals, propane bottles and tanks, 55 gallon drums (empty or full), oil tanks and oil based paints. Lawnmowers and other gasoline-powered equipment must have the gas and oil drained. Hot water heaters and water conditioners must be drained. Pipes and single pieces of lumber must be cut or bent into sections four (4) feet or less in length. Latex paints must be opened and completely dried out. Please do not leave items in front of property sooner than ten (10) days before the collection date. Materials that will not be collected, but are acceptable at the recycling center are: all standard recyclables: newspaper, cardboard, glass, aluminum, plastics), barbeque size propane tanks, tires, computers and related electronic devices. Any questions please call Tracy Toribio, at the Harding Township dept of Public Works, 973-267-2448.

Harding TWIG is having its first 2010-2011 season meeting on **Wednesday, September 29th** at 9:30am at the Harding Township Library, bottom floor. All are welcome; bring a friend. Learn about how the TWIG supports the Morristown Memorial Hospital's Pediatric Emergency Room.

Please come join the Harding TWIG for a Halloween party for kids of all ages, on **Sunday, October 31, 2010, 3-5PM** at the Green Village Fire House. There will be lots of fun, games and food. If you are interested please contact the Harding TWIG at hardingtwig@verizon.net

From the Civic Association:

As you make your schedules for the fall, consider joining the Harding Township Civic Association. We provide the articles for the Thumbnail, the Memorial Day Parade, the Civic

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Association website, the new neighbor welcome kits, and the annual directory. There is something for everyone. To learn more, email Steve Balog at stephenjbalog@gmail.com or just come to next meeting, which is usually the first Monday of the month, 7:30PM at Kirby Hall in the small conference room. Next meeting date is October 4.

HARDING ALLIANCE AGAINST SUBSTANCE ABUSE The mission of Harding Alliance is to provide education and resources to promote healthy decision-making and to avoid substance abuse and risky behaviors. The fall season meeting is **Wednesday, Sept. 15 at 8:45 AM** in the Guidance Office of Harding Township School. More information, including our meeting schedule and useful links to a variety of resources, can be found at <http://hardingalliance.hardingnj.org>

Operation Take Back NJ - On **Saturday, September 25, between 10 AM and 2 PM**, there will be a collection of unused, unwanted or expired medicine at the Rockaway Town Square Mall, 301 Mount Hope Avenue, Rockaway, NJ, sponsored by the DEA and the Morris County Prosecutor's Office. For more information go to the [DEA website](http://www.operationtakebacknj.com) www.operationtakebacknj.com.

Save the date! On the evening of **October 22** at the Harding Township School, we will be hosting a *Red Ribbon Panel of Experts* to discuss issues surrounding substance abuse, including prescription drug and underage alcohol abuse. Our new municipal judge, the Honorable Judge Troxell, will be on the panel, as well as an array of experts. More details to follow, so please check the Civic Association website and the Observer-Tribune for further information. This forum will be open to the public, so bring lots of questions and your friends, neighbor or relative.

Community service opportunities- Students, we have a limited number of jobs to do that would be appropriate for community service requirements. Please contact Judy Malloy, Chairperson at Judymotown@comcast.net.

Wednesday Sept. 29, at 7:30pm at Kemmerer Library, Harding Township, Jane Kendall will speak about her new 160-page book of photographs, Rural Harding: Fleeting Glimpses. She will involve the audience in identifying where some of the photographs were taken, and will share stories about her experiences while working on this book.

THE LIBRARY

Our new telephone number is 973-267-BOOK (2665)...The Library has resumed regular hours: Monday-Wednesday-Friday from 10 am until 4 pm; Tuesday and Thursday from 10 am until 8 pm; and Saturdays from 10 am until 2 pm.

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Fall Events for Children...*All programs begin the week of Sept. 13th.* Themes for the month: Sept. 13, *Back to School*; Sept. 20, *Apples/Leaves*; Sept. 27, *The Farm*. **Toddler Time: Mondays at 10:30** am for ages 1-3. Children will hear stories, sing songs, and create a small craft.

Lunch with the Librarian: Mondays at Noon for ages 3 and 4. Bring your lunch; we will provide snacks and stories.

Moms and Tots: Wednesdays at 10:30 am for ages 4 months-24 months and their parent or caregiver. Listen to songs and participate in finger plays.

Teen Advisory Group: Thursday, Sept. 30 at 4 pm...Young Adults in grades 7 & up meet to discuss their ideas on improving the teen section of the Library, refreshments.

Teens: Save the date, Friday October 29 for a Halloween Party!

The **Evening Book Group** will reconvene on **Wednesday, September 29 at 7:30 p.m.** This month's title is the second volume of the Swedish Millennium Trilogy, *The Girl Who Played with Fire*, by Stieg Larsson. A list of the next ten months' titles is available at the Library. Sign-up not necessary. All are welcome.

Tuesday/Thursday morning help needed! If you can spare a few hours for the Library, we need helpers to unpack the twice weekly delivery of all those books, CDs, and DVDs our patrons request online from other libraries. This is an important service, but it takes time to process incoming materials and to pack returns. We can now offer a splendid work space on our upper level that makes what used to be a chore an absolute pleasure! Please contact Anne Thomas at the Library, 973-267-2665, or leave a message at the circulation desk. *Also, if you enjoy meeting people, love books, and would like to learn a user-friendly computer program, please fill out a Volunteer Questionnaire at the Library desk.*

A new display at the Library celebrates the many natural wonders of the Great Swamp. Please stop by to see what the Great Swamp Watershed Association has created.

FRIENDS OF HARDING TOWNSHIP LIBRARY ANNUAL CONCERT on the Lawn of Kirby Hall and Kemmerer Library: **Sunday Oct. 3 at 4pm-6pm** with the "Monday Evening Jammers". The rain date is Sunday October 10th. We will have pony rides at the same time for the smaller kids. Popcorn, wine and cheese, cider and slushes will be served. This is a fundraiser for the Library and the cost is: \$15/ individual, \$30/family, \$50/ Trumpeteer, and \$100 or above/Big Brass. The last two categories will receive tax deductible letters for amounts over \$30 and include free admission fees for immediate families (2 generations). There will be a flyer in the mail offering more details.

THE HARDING TOWNSHIP HISTORICAL SOCIETY will sponsor a history program for grades 4-6 at the Harding Township School on **Tuesday, October 5, 2010**. "Morristown:

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Where America Survived", a film about George Washington's rough winters at Jockey Hollow, will be shown and Thomas Winslow and Betsy Holdsworth will dramatize the roles of continental soldier and Martha Washington for the students. The program is open only to Harding Township School students. For further information contact the Harding Township Historical Society at (973) 292-3661.

An invitation from **The First Presbyterian Church of New Vernon** to join in a "Community Sunday" Service, on **October 17th at 10:00 am**; honoring Harding Township's volunteers and celebrating our community's greatest asset-its people!

HARDING TOWNSHIP BOARD OF HEALTH FLU CLINICS:

The Harding Township Health Department has scheduled their annual **influenza immunization clinics** for **Tuesday, October 19, 2010**, and **Tuesday, October 26, 2010**, from 9:00 a.m. to 11:00 a.m. The flu shots are available free of charge to Harding Township residents who are at least 65 years old and residents who are at high risk for flu due to chronic disease as defined by the CDC criteria. High-risk residents must provide a note from their doctor authorizing the vaccine before the Health Department can administer the shot. The Health Department cannot give the flu vaccine to persons under 18 years of age. Parents who wish to have their children vaccinated should contact their pediatrician. Residents, 65 years and older, who wish the pneumonia vaccine must call the Health Department at 973/267-8000, extension 148 to make an appointment. For future clinic information, please call the **Flu Hotline at 973/267-8000, extension 190.**

RABIES CLINIC:

Harding Township, in cooperation with the New Jersey State Department of Health and the Morris Township Health Department, will again offer a **FREE** Rabies Vaccine inoculation for cats and dogs at the **New Vernon Fire House**, 22 Village Road, New Vernon, NJ on **Saturday, November 6, 2010**, from 10:00 am to 12:00 noon. **DOGS** whose ***rabies vaccination expires before October 31, 2011***, **must** receive a booster vaccination before a license can be issued for 2011.

H1N1

The Harding Township Health Department received a voucher from the Hanover Township Health Department in the amount of \$6,070.00 for reimbursement for services provided during the H1N1 clinics. The money came to Hanover from a State and Federal grant. Hanover Township was not obligated to share the money with Harding Township, but Health Officer George Van Orden chose to do so. This money is in addition to the monies previously paid to Harding Township by Hanover Township for other direct expenses,

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including the volunteer work performed by Dr. Joseph Cervone and Dr. Libero Saraceno, both residents of Harding Township and members of the Harding Township Board of Health.

AN INVITATION TO JOIN THE NEW VERNON VOLUNTEER FIRST AID SQUAD

For over 35 years, 24 hours a day, 365 days a year, the New Vernon Volunteer First Aid Squad has answered over 10,000 calls for assistance and provided care to the residents of Harding Township. The Squad's highly trained and dedicated volunteers are always in need of additional members, and we ask you to consider joining one of the most essential organizations in our town. Our members, most of whom have no formal medical background, come from all stages of life. We urge you seriously to consider joining in this vital community service—you'll be glad you did! Please contact Rachel Matthews, Membership, 973 -425-0343; Donna Gandy, Captain, 973-538 0866; or Sue Sameth, President, 973- 267 0552.

THE HARDING TOWNSHIP BOARD OF EDUCATION needs a candidate to fill a vacancy caused by the resignation of Evelyn Douglas. The term of the appointment is from October 2010 to April 2012. You need to have been a Harding resident for at least one year, be a registered voter and be able to read and write (that's not a joke!). Send a letter expressing your interest and your resume by September 9th to Jim Minkewicz, school Business Administrator, Harding Township Board of Education, PO Box 248, 34 Lee's Hill Road, New Vernon, NJ 07976. Interviews will be during September to make the appointment at the October 18th Board of Ed meeting.

FROM THE HARDING TOWNSHIP COMMITTEE: A CALL TO SERVE HARDING: The Township Committee welcomes citizens willing to serve on the Boards, Commissions, and Committees that support the governance of Harding. If you are excited by the possibility of contributing your time and talents to your town, we need to hear from you. Service opportunities (and their meeting times -- usually monthly) are listed on both the Township web site (www.hardingnj.org) and on the Harding Township Civic Association website (www.hardingcivic.org). And if the natural beauty and architectural history of Harding are your passion, you should know that the **Redevelopment Steering Committee**, the **Historical Preservation Commission** and the **Cell Tower Advisory Committee are especially in need of volunteers**. Interested citizens should contact Cindy Phillips, Administrative Assistant, (973-267-8000 ext. 147 or cphillips@hardingnj.org) or any member of the Township Committee.

THE HARDING TOWNSHIP COMMITTEE has asked the Civic Association to publicize that the Governor is looking for nominations for the Governor's Environmental Excellence Awards (check out www.nj.gov/dep/eeawards). You can make recommendations for individuals,

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groups or projects. Submission deadline is September 17. Forward recommendations to Township Administrator Gail McKane at gmckane@hardingnj.org or Cindy Phillips, administrative assistant, at cphillips@hardingnj.org.

The **TOWNSHIP COMMITTEE** has created a **CELL TOWER ADVISORY COMMITTEE** to assist in the review of pending cell tower applications and more generally to provide technical assistance for the rational development of future cellular service in our town. We will be doing our best to balance the need for cellular service against our rural look and heritage, and hope to be proactive in entering into discussions with providers before sites are pinpointed for applications. We also hope to understand present and future technologies and their implications for community impacts and service.

The Committee has reviewed one pending application at the Route 287 truck stop. With our assistance, the Township Committee will be approving a Verizon application that will lead to increasing the height of the existing tower by ten feet to 140 feet in order to provide enhanced coverage. In addition, Verizon has expressed interest in an environmentally sensitive site owned by the Department of Transportation along Route 202. The Committee has requested that as a threshold matter Verizon seek DEP approval before we devote our attention to this site. Committee members are Nanette Di Tosto, Lou Lanzerotti, Paul Marshall, Alf Newlin, Ron Ponder, Maureen Soter, and Phil Rosenbach, Chair. If you have any ideas or questions, you can contact any of the committee members. Phil Rosenbach's contact information is pr@brglaw.com and 973-563-0311.

There are TWO EYEGLASS COLLECTIONS going in town:

The Harding Township Health Department will again be sponsoring an eyeglass collection this fall. The eyeglasses will go to the Lions Club for distribution to those in need. All types of eyeglasses and sunglasses, prescription/non-prescription, including reading glasses, will be accepted. The eyeglasses may be dropped off during our flu clinics or brought to the Health Department located in the Municipal Building on Blue Mill Road. For more information call, 973/267-8000, extension 148. **AND**

Township resident Isabella Zanobini is collecting eyeglasses for New Eyes for the Needy, a non-profit organization in Millburn, NJ, that distributes glasses to people who can't afford them. Volunteers sort the glasses and distribute them throughout the U.S. and in over 25 other countries. Simply drop the glasses in the collection boxes at the Harding Library, the New Vernon Post Office or the Green Village Post Office. For more information about this collection, call (973) 722-0419 or e-mail bookworm24@comcast.net.

TOWNSHIP NEWS:

Township Committee Report – What's Been Happening This Summer?

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While Thumbnail was on summer break, the Township Committee has continued to bang out its usual schedule of ordinances, resolutions, reports and presentations. We'll review the summer highlights in this report.

Primrose Farms – Conservation/Preservation

Over the summer the opportunity to purchase the Primrose Farm (PF) property was brought to the TC. PF is a 127.5 acre property access from Baileys Mill Road just east of the I-287 overpass. The property was to be developed by an investment partnership that acquired control of the property about 6 years ago. The original plan was to construct a village of small homes and town homes in the center of the property around a colonial village green. Though the developer pitched that plan as leaving more open space and creating no demand for schooling (the village was to be seniors only) the plan was rejected by Harding. The developer's alternative plan is to build 13 single family homes. Perhaps because that plan has run into an exceedingly weak real estate market, the developer has offered to sell the property to the public for open space.

As presented at the July 28 meeting, the estimated price of the property is \$9.5 million. A value of \$10 million was "derived from appraiser's recent estimate" and any deal would anticipate "standard Green Acres appraisals." PF would be bought in two phases over 24 months. Phase one at \$4.5 million (45.5 acres and 7 lots) is adjacent to Primrose Brook and Barrett Field. This would give the Harding the potential to expand recreation facilities onto the three closest fields if there is a need for parking or fields. Phase two at \$5 million is 6 lots on 82 acres is near the Passaic River. The use here is passive recreation (hiking).

Funding for the deal is as follows:

Phase 1:\$750K – Harding Township Green Acres Funds (available)

\$250K – Harding Land Trust Green Acres Funds (available)

\$50K – Trust for Public Land Green Acres Funds (available)

\$3.45MM – Morris County Open Space Trust Funds

Phase 2:\$350K – Harding Land Trust Green Acres Funds (to be applied for)

\$400K – Trust for Public Land Green Acres Fund (some available, so to apply for)

\$4.25 MM – Morris County Open Space Trust Funds and other county, state and Federal Funds (to be determined)

Importantly, NO Harding Township or borrowed funds are being considered for use in this project. Harding has a \$1.2mm balance in its Green Acres fund that will expire in about a year if not used for an open space project. Discussion was lively. Some of the concerns raised were regarding the structure of the deal (assurance that Harding can get out of Phase 1 if Phase 2 can't be delivered), valuation, bad experience with the Trust for Public Land (the deal maker) in the past, and the fiscal impact of removing property from tax rolls (\$40K per year now, vastly more if developed). The proponents argued that the property is

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irreplaceable, a good asset for the community and requires no addition outlay from Harding taxpayers...if we don't use the money another town will.

In the end the TC voted to pursue the deal in a different structure than that proposed (above). To wit, the TC voted to commit \$450K to Phase 1 and \$300K to Phase 2 rather than frontload its entire \$750K into Phase 1 and presumably get hurt is Phase 2 never came together. (Aside: it was estimated that 50 -70% of the Phase 2 property is preserved already due to wetlands and other environmental restrictions.)

Epilogue: Although the representative of the Trust for Public Land suggested that the deal structure approved by the Harding TC would squelch the project, we understand that the deal is still alive and negotiations continue.

Report from the Wildlife Committee

Deer taken in the annual harvest were 200 versus 150 the prior year, with 64 in the Great Swamp. Motor Vehicle accidents involving deer were at an all time low. A check station was reopened at the Minute Man Restaurant and the owner has agreed to do it again next season. The harvest has decline in 6 of the last 7 years, but was up this past year due, it is believed to the check station reopening. The deer population is thought to be stabilizing. However in Jockey Hollow, the forest "degradation is terrible" but permission to hunt will literally require an act of Congress.

Geese numbers are down significantly, clearly due the harassment strategy the team led by Roberta Shields. Geese were a big problem a few years ago but the park is now mostly clear of geese. Bear were sighted twice with no incidents.

The Committee meets 4 times per year and had a budget of \$2000 but spent only \$250.

Mid Year Budget Status

Township Committee woman Regina Egea gave a status report on municipal spending versus budget. The slides that went with the presentation can be found on the Harding Township website. The bottom line is that actual revenue and spending are tracking reasonably well, but that Harding is "not way ahead".

Interestingly, in developing future budgets, Harding will benchmark against other municipalities to see determine if we are spending more or less in the various services (public works and public safety). This is an innovation in the budget and management process.

HUNTING ON TOWNSHIP LAND – BOWS STILL A GO

Every year the Township must re-approve deer hunting on certain municipal lands during the culling season. The discussion was informative but at one point turned embarrassingly uncivic as an advocate for eliminating bow hunting was stating their case. Bow hunting is thought to be safer for the public (it's done from a stand shooting down) and necessary given the small properties. However it is also thought to be more likely to deliver a wound that is

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not immediately fatal thereby causing a long painful death for the animal. Ultimately, the TC approved both bow and gun hunting again this year.

In connection with the report above on the "Primrose Farms Property", Thumbnail reprints a "Letter to the Editor" sent and published in the Observer Tribune on August 26:

"I am all for buying and preserving the Primrose Farms property...but AT THE RIGHT PRICE. The discussion at the July 28 Harding Township Committee meeting gave me no comfort that the public's money is being used as carefully as one of us individually would spend our own. Specifically, I asked where the \$9.5 million purchase price came from. We were told "that's the price we were presented". Presented by whom? The seller? If so, that means little. The Trust for Public Land? The TPL is a deal-maker, whose mission is preserve land, not to drive hard bargains.

"But we were told not to worry about the proposed price because it might be reworked later after two appraisers review it. Again, I take no comfort from this. Appraisals of unique properties, whether an Impressionist painting or a tract of pristine land in a densely populated state, are notoriously inaccurate, especially during times of market turmoil. And make no mistake - the NJ real estate market is in turmoil. So even setting aside that the appraisers could be biased both by the previous purchase price and by the wishes of the client that hires them, we should be very skeptical of the expert opinions that are forthcoming because there are precious few, if any, comparable transactions to use as benchmarks.

"Having looked at a three Open Space purchases over the last several years, I've concluded that the open space purchase process is inherently flawed because the seller is motivated to maximize their exit price, while the buyer, "The Public", that anonymous multitude, is not at the negotiating table but is only represented by agents. The public's representatives are price sensitive only to the extent that they can cobble together funds from the state, county and towns to complete the deal for the coveted property. The public's agents, as ethical as they are, have almost zero personal economic interest in the final purchase price. Their goal is to buy and preserve. Excellent purchase price takes a back seat. The Gatehouse, Glen Alpin and Eggert were three hard-to-sell properties that the public bought for near the full asking price.

"At the end of the day, Primrose Farms is worth what the buyer and seller agree to. According to what I heard at the hearing, the owners of Primrose Farms seem very motivated to sell. (1) They have been at this project for several years and nothing has been built. (2) Their original plan for a clustered "colonial village" was rejected. (3) Their alternative plan for single family homes is facing poor demand. (4) They initiated the idea to sell the parcel to the public for open space. And lastly, (5) they are behind on their property

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taxes! So, the whole market is distressed. The seller appears very motivated. But are we, "The Public" getting the bargain price that this situation deserves? Or are we just the suckers that get property put to them at the asking price when developer's plans fail? What's that old saying? "If you're playing poker and you don't know who the patsy is, it's probably you." We, the public, should know a lot more about the valuation, so we can be sure we aren't the patsy.

"At a time of fiscal crisis at the State and County level, I am baffled over where the funds for these purchases come from. Here in Harding, our elected officials made very tough decisions to deal with a large budget hole; sweating over \$500 expenditures and terminating 3 of our 8 public works employees, one of whom had an expectant wife. In this context, all New Jersey citizens and public officials have a moral obligation, a true moral obligation, to spend every nickel of the public purse as carefully as possible and to BARGAIN HARD, especially on these big outlays. Whether the money comes from the Township, County or State – we have to care because, ultimately, we pay for it all. Stephen Balog, Harding Township"

BOARD OF ADJUSTMENT August 19, 2010

Wayne Natunen, 164 Sand Spring Rd, Block 23.03, Lot 2, was granted a variance to permit enlargement of a nonconforming residence by construction of a second story addition and wrap-around covered porch. The Building area ration is increased from the permitted 10% to 12%. Front setback decreased from the permitted 35" minimum to 21'; new front steps have a set-back of 17'. The side set-back is decreased from the permitted 10' to 6'

PLANNING BOARD, June 28, 2010, dePoortere absent.

Announcements/Reports/Presentations

The Board discussed training on township and state regulations, potentially including two case studies, one on planning and one on environmental. A heads up was given on a municipal well head ordinance, with more to follow. A possible report to the Township Committee on Board activities was discussed.

Mr. Saulnier of the Build-Out Subcommittee continued to report on the county build out analysis which was discussed at the last meeting. The county has come back with a revised report excluding park land from the analysis, and he recommends this approach. Ms. Kimball pointed out some discrepancies in the report. The Board then discussed what action it needed to take. The Township Committee must respond to the county, and the Board approved a memo to the Township Committee saying it takes no exception to the report, that it thinks parkland should be excluded, but that it hasn't thoroughly studied the situation. Ms. Olcott stated that the Advisory Review Subcommittee would discuss steep

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slopes and dry wells at its meeting next month. Ms. Moriarty reported attending the HOST meeting but that it was mostly executive session with nothing to report. The Board then discussed the possibility of a presentation by the Historic Preservation Board- what they do, their procedures, what they look for, what they've accomplished, etc.

The Board then discussed the draft fertilizer ordinance. Ms. Olcott stated that the ordinance complies with the state model. It was agreed that gardens couldn't be exempted, so the 25-foot buffer will apply in Mt. Kemble Lake. Mark O'Keeffe of the Environmental Commission wondered how landscapers would be informed of the requirements if they weren't required to register with the Township. Mr. Bartlett recommended including a notice in the tax bill reminding homeowners of their responsibility to inform landscapers of requirements. The Board then approved a resolution authorizing a memo to the Township Committee stating that the Board recommends approving the ordinance and stating how communication to the public will occur.

Applications

PB-05-09, Applicant **Hartington J Trust**, Block 7, Lot 1.01, 1.02 and 4.02, Griffin Lane and Van Buren Road, Preliminary and Final Major Subdivision, Action: Continue Public Hearing. The applicant reported making changes to the plan including (1) changing the two lots in the back using lot averaging so that the property line now runs through the tree line at the end of the drive, and (2) changing the cistern location as recommended by the Fire Department. Items in Mr. Fox's letter of May 19th were discussed, including the unusual chicane in the drive, landscaping suggestions, drainage issues, approval from DEP of transition averaging plan, lack of soil test results to support storm water management plan, and designation of lots responsible for maintenance. Mr. Hall then reviewed a draft resolution, which was approved by the Board.

PB-03-10, Applicant **Blanchard Partners LP**, Block 49, Lot 12, 55 Glen Alpin Road, Preliminary and Final Major Subdivision. Action: Continue Public Hearing. Introduced at last meeting, Board has completed site inspection. The proposed plan is on an existing 24-acre parcel with a single family home now on a proposed 6+acre parcel. Three new lots include two flag lots in back, and a new lot along Glen Alpin Road. All lots conform with zoning requirements. The applicant's engineer reviewed the plan including the proposed variances for a tree house, a play house, a play set and solar panels connected to the current dwelling. A transition area waiver for buffer averaging (which meets DEP rules) was also indicated. Regarding access, the three lots to the east would share a common drive, and a new drive would be required for the westerly lot. A 30,000-gallon cistern would be included along the shared drive, and a 50-foot conservation easement was proposed along the westerly edge of the property to aid storm water management. Mr. Fox made several observations about the proposal including (1) new Lot 12.04 was encumbered by an old

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conservation easement, (2) the shared drive complies with the flag lot ordinance, (3) access for new Lot 12.03 needed to be identified with adequate sight distance, (4) there were no steep slope issues, and (5) whether the buffer around the state open water should be part of a conservation easement. Further discussion was carried to the July meeting.

PB-10-08, Applicant **Primrose Partners LLC**, Block 46, Lots 6, 7.01, 8.03 and 10.04, Brook Drive South, Preliminary and Final Major Subdivision. Action: Modification of Approval Condition. Cancelled for tonight's meeting; put off until next meeting.

NO JULY MEETING

Planning Board August 23, 2010, Newlin absent

Announcements/Reports/Presentations: Mr. Schliefer distributed a draft training agenda and suggested that training be held on a Saturday morning for 1.5 hours. Mr. Bartlett reported that he is trying to arrange a meeting with property owners on Hawks Nest Lane to discuss execution of the storm water management plan.

Applications

Fawn Hill Farm Application. Requests partial waiver to completeness which needs to be addressed this week for timeliness. An LOI was issued, but has expired. An extension was requested, but the DEP has not yet issued an extension. Waiver approved.

PB-10-08, Applicant **Primrose Partners LLC**, Block 46, Lots 6, 7.01, 8.03 and 10.04, Brook Drive South, Preliminary and Final Major Subdivision. Action: Modification of Approval Condition. A preservation plan has been proposed for the Primrose property, and developers are requesting that the requirement to install monuments and markers for the conservation easements be delayed until the beginning of site work. Nothing else in the approval resolution would change, and developers would need to perfect the subdivision in order to convey the property in a preservation deal. Motion to defer of installation of monuments to six months from today approved unanimously.

PB-03-10, Applicant **Blanchard Partners LP**, Block 49, Lot 12, 55 Glen Alpin Road, Preliminary and Final Major Subdivision. Action: Commence Public Hearing. The applicant's attorney reminded the Board that the proposed lots conform, and that the applicant was requesting several variances. The applicant's engineer then presented a refreshed plan which includes four lots, two being flag lots. The new plan eliminated buffer averaging and instead used a conservation easement for the transition area around the wetlands. There was also a revised storm water system with no net increase in run off. This included a sensitivity analysis for increase and decrease in lawn area assuming a

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conservative, meadow condition. There were also minor changes to the entrance for the three lots using a shared drive, and a bridle path easement along the westerly and southern borders of the development.

Chris Allyn of the Environmental Commission pointed out that the building box on proposed Lot 12.04 was constrained by conservation easements. After a lengthy discussion it was suggested that a split rail fence be used to delineate the easement. The four requested variances were to set back requirements to the new lot with the existing house for a tree house at the front of the property, a play house to the east of the house and for a play set and solar panels to the rear of the house. A 25 foot conservation easement along the rear of Lot 12.02 was agreed but without monuments to provide a barrier to the school property to the south. The Bridle Path Association expressed its thanks for the bridle path easement. Resolution to approve subdivision approved unanimously with all variances except the one for the tree house.

HISTORIC PRESERVATION COMMISSION, Harding Open Space Trust, no reports this issue

Civic Association News and Announcements

Civic Association: The DEADLINE FOR THE next 2 issues OF THE THUMBNAIL is OCTOBER 8 and NOVEMBER 12. NOTE: The November issue will be out late in that month; if you have announcements for early December, send in by Nov. 12, please. Current and past issues of Thumbnail, as well as the Directory are also on our Website: <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.

Although Thumbnail is not published again until September, the Civic Association will continue to update its website, www.hardingcivic.org, over the summer, if you send in your notices. We will post events and announcements sent to our e-mail address: submissions@hardingcivic.org.

TOWNSHIP RECYCLING

The Hours of operation are every Wednesday from 7AM. to noon (7– 9AM self service); and every other **Saturday: 9AM to noon, Oct 2, Oct 9, and Oct 23**

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)

Harding Township Civic Association

THUMBNAIL ACCOUNTS OF CIVIC AFFAIRS

SEPTEMBER 2010

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)	8 PM
Board of Health (2 nd Thursday)	8 PM
Board of Education (1st and 3rd Monday)	7:30 PM
Board of Education (September only: 2nd Monday)	7:30 PM
Board of Adjustment (3 rd Thursday)	7:30 PM
Township Committee(3 rd Wed)	7:30 PM
Harding Twp Civic Association (1 st Monday)	7:30 PM