

HARDING TOWNSHIP COMMITTEE
MONDAY, DECEMBER 9, 2019
EXECUTIVE SESSION at 5:30 PM
REGULAR MEETING at 7:30 PM
Kirby Hall, Blue Mill Road, New Vernon, New Jersey
MEETING MINUTES

CALL MEETING TO ORDER – Mayor Yates

Mayor Yates called the meeting to order at 5:35 p.m.

ADEQUATE NOTICE of this December 9, 2019 meeting of the Harding Township Committee was sent to the Observer Tribune on November 25, 2019 and published in the Observer Tribune on November 28, 2019.

Mayor Yates announced that adequate notice of this December 9th Township Committing meeting was sent to the Observer Tribune on November 25, 2019 and published in the November 28, 2019 edition of the Observer Tribune.

ROLL CALL – Municipal Clerk

Ms. DiTosto, Mr. Jones, Mr. Modi, Mr. Platt, Mr. Yates

Mrs. Sharp called the roll. All Township Committee members were in attendance.

RESOLUTION TO RECESS INTO EXECUTIVE SESSION

Mayor Yates asked for a motion to recess into Executive Session. Upon a motion made by Mr. Jones, seconded by Mr. Platt, and with a roll call votes of all ayes, none opposed, the meeting recessed into Executive Session at 5:35 pm.

Resolution TC 19-218– Resolution to Recess into Executive Session

BE IT RESOLVED, by the Harding Township Committee that it shall adjourn into executive session to discuss the following subject matter(s) without the presence of the public in accordance with the provisions of R.S. 10:4-12b; and

BE IT FURTHER RESOLVED, the matter(s) discussed will be made known to the public at such time as appropriate action is taken on said matter(s), and when disclosure will not result in unwarranted invasion of individual privacy or prejudice to the best interests of the Township of Harding provided such disclosures will not violate Federal, State or local statutes and does not fall within the attorney-client privilege. The Township Committee will return to public session after this Executive Session.

Public Safety:

1. Police Operations – Chief Heller

Contracts:

1. The Farm – Mayor Yates
2. Property Acquisitions – Tim Jones / Mark Roselli
3. Redevelopment – Mark Roselli

Litigation:

1. Affordable Housing – Dev Modi

Personnel:

1. Employee Appointment / 2020 Salaries – Bob Falzarano

Vote on Resolution:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RECONVENE INTO PUBLIC SESSION – Mayor Yates

Mayor Yates asked for a motion to reconvene into Public Session. Upon a motion made by Mr. Jones, seconded by Mr. Platt, and with a vote of all ayes, the meeting reconvened at 7:30 p.m.

ROLL CALL – Municipal Clerk

Ms. DiTosto, Mr. Jones, Mr. Modi, Mr. Platt, Mr. Yates

Mrs. Sharp called the roll. All members were in attendance and about 66 members of the public.

PLEDGE OF ALLEGIANCE – Mayor Yates

Mayor Yates led members of the Township Committee and members of the public in the pledge of allegiance.

ADEQUATE NOTICE of this meeting of the Harding Township Committee was given as follows: Notice was sent to the *DAILY RECORD* and the *OBSERVER TRIBUNE* on January 7 2019, and published in the *OBSERVER TRIBUNE* on January 10, 2019; Notice was posted on the Bulletin Board in the Township Municipal Building on Blue Mill Road in Harding, NJ on January 7, 2019, and Notice was posted on the website and filed with the Municipal Clerk on January 7, 2019.

Mayor Yates announced that Adequate Notice of the Harding Township Committee meeting for December 9, 2019 was called in accordance with the Open Public Meetings Act.

RESOLUTIONS – (NON-CONSENT – REQUIRING SEPARATE ACTION)

Mrs. DiTosto read Resolution TC 19-219 in its entirety.

Resolution TC 19-219 – Resolution to Appoint Nicholas DiMaio as a Patrolman with the Harding Township Police Department

WHEREAS, there exists a vacancy in the position of Police Officer in the Harding Township Police Department; and

WHEREAS, Chief Erik Heller has conducted a detailed evaluation process and background check; and

WHEREAS, the Township Committee, Township Administrator, Robert Falzarano, and Chief Erik Heller, have determined the need for appointing a Police Officer; and

WHEREAS, Nicholas DeMaio graduated from the Morris County Police Academy for Basic Police Officers on November 27, 2019; and

WHEREAS, Chief Erik Heller recommends that Nicholas DeMaio be appointed as a full-time Police Officer, commencing with a one-year probationary period with the Harding Township Police Department that is effective on January 1, 2020.

BE IT RESOLVED, by the Township Committee of the Township of Harding in the County of Morris and State of New Jersey that the recommendation of Chief Erik Heller and the Township Administrator, Robert Falzarano be approved and hereby appoint Nicholas DeMaio as a full-time Police Officer of the Harding Township Police Department at the annual salary of \$45,219.

Mayor Yates asked Committee Member DiTosto to proceed with Resolution TC 19-219 listed on the Non-Consent agenda.

Committee Member DiTosto made a motion to approve the resolution placed on this evening’s Non-Consent Agenda by consent of the Township Committee, seconded by Township Committee Member Platt.

Mayor Yates asked the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll as follows:*

Vote on Resolution:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mrs. Sharp administered the oath of office to Mr. Nicholas DiMaio. Chief Heller welcomed Patrolman DiMaio and his family. Chief Heller thanked everyone in attendance and commented that he looks forward to working with Patrolman DiMaio.

RESOLUTIONS – (NON-CONSENT – REQUIRING SEPARATE ACTION)

Mr. Modi read Resolution TC 19-220 in its entirety.

Resolution TC 19-220 – Resolution to Honor and Recognize the Actions of Sergeant David Selecky and Patrolman Louis Pirrello, Jr.

WHEREAS, Harding Township Police Sergeant David Selecky and Patrolman Louis Pirrello, Jr. were on duty on September 11, 2019; and

WHEREAS, Sergeant Selecky and Patrolman Pirrello responded to a report of an unresponsive male on that date; and

WHEREAS, Sergeant Selecky and Patrolman Pirrello quickly used their training and experience to initiate CPR; and

WHEREAS, Sergeant Selecky and Patrolman Pirrello were able to detect a pulse after several minutes of CPR; and

WHEREAS, Sergeant Selecky and Patrolman Pirrello coordinated with the New Vernon First Aid Squad and Atlantic Health Paramedics to continue patient care and transport to the hospital; and

WHEREAS, Sergeant Selecky’s and Patrolman Pirrello’s actions saved a life.

BE IT RESOLVED, that the Township Committee of the Township of Harding in the County of Morris, State of New Jersey would like to honor and recognize the actions of Sergeant David Selecky and Patrolman Louis Pirrello, Jr. in obtaining a Life Saving Award; and

BE IT FURTHER RESOLVED, the Township Committee would like to extend their congratulations and appreciation for Sergeant Selecky’s and Patrolman Pirrello’s dedicated service to Harding Township.

Mayor Yates asked Committee Member Modi to proceed with Resolution TC 19-220 listed on the Non-Consent agenda.

Committee Member Modi made a motion to approve the resolution placed on this evening’s Non-Consent Agenda by consent of the Township Committee, seconded by Township Committee Member Jones.

Mayor Yates asks the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll as follows:*

Vote on Resolution:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Chief Heller awarded Sergeant Selecky and Patrolman Pirello, Jr. with life time achievement awards to wear on their uniforms with pride. Mayor Yates presented a copy of Resolution TC 19-220 to Sergeant Selecky and Patrolman Pirello, Jr.

RESOLUTION TC 19-221 -- RESOLUTION TO ADOPT TOWNSHIP COMMITTEE MEETING MINUTES

BE IT RESOLVED, by the Township Committee of the Township of Harding that the minutes from the following meeting(s) are approved as prepared and shall be filed as a permanent record in the Municipal Clerk’s Office: November 18, 2019.

BE IT FURTHER RESOLVED, by the Township Committee of the Township of Harding that the minutes from the following Executive Session meeting(s) are approved as prepared and shall be filed as a permanent record in the Municipal Clerk's Office: November 18, 2019.

Mayor Yates asked for a motion to accept the Township Committee minutes from November 18, 2019. Upon a motion made by Mr. Jones, seconded by Mr. Platt and with a roll call vote of all ayes, none opposed, the meeting minutes from November 18, 2019 were accepted.

ANNOUNCEMENTS/PRESENTATIONS/REPORTS/CORRESPONDENCE – Mayor Yates

No announcements, presentations, reports, and correspondence were provided.

DISCUSSION ITEMS

1. HOST Management Plans – L. Wepler

*** Dear; Margett's Field; Frelinghuysen I; Scudder; and Rossell**

Mr. Wepler thanked the Township Committee for inviting HOST to speak. Mr. Wepler reported that the HOST committee has prepared management plans and the 2020 expense budget for 2020. Mr. Wepler explained that Management Plans were prepared for: Margetts Field, Dear, Scudder, Frelinghuysen I, and Rosell. There are several management plans currently being worked on by the Harding Land Trust. These include Waterman where there will be no major changes, the Gatehouse was adopted in 2018 with no new changes recommended, and Von Zuben there will be changes on this with budgeted expenses.

Mr. Wepler explained that the management plans follow the pattern HOST has been doing.

Dear – *the major change with Dear is that HOST will try to mow a path to see if people will use it. Dear will mowed around the stream bank every other month. Boundary markers will need to be installed to delineate the property. HOST has not decided on what type of boundary markers. Currently, the Township ordinance for conservation easements calls for 4x4 posts. HOST is currently considering this as well as blue bird boxes that the Land Trust has offered. The Crosby's are happy with this offer if the Township Committee is acceptable to this offer. Mayor Yates asked if the Crosby's' mow right up to the line. Mr. Wepler explained that the Crosby's were informed where to mow and they have been very good with this. A discussion ensued.*

Rosell -- *This is a wooded property and will remain a wooded lot. HOST will walk the stream bank to ensure there are no obstructions.*

Margetts Field – *This is a challenge as there are three different areas; the meadow, woods, and mowed meadow (on Featherbed). On the wooded area of Margetts, in 2020 HOST will conduct spring pruning of the trees that are hanging in the road and on the other side of the bridle trail. This was conducted about five years ago.*

Mr. Wepler mentioned that there is no management plan for Anderson Woods as the ownership is less than 3%.

Mayor Yates commented on the dear property and asked if the management plans represents the entire property. Mr. Wepler explained that the previous management plan was conducted by the Land Trust and HOST did not believe that was the appropriate plan for this property.

Mayor Yates commented about the proposed budgeted numbers and asked if HOST would be presenting something that shows the costs of the entire plan or broken out by property. Mr. Weppler explained that HOST has a budget by property which is broken down by mowing, tree work removal, invasives, etc. Mr. Weppler reported that HOST's budget for 2020 is just under \$60,000. The majority of that number is for the Township's three year portion of the Gatehouse grant. Mr. Weppler mentioned that the Harding Land Trust won a \$60,000 matching grant for the Gatehouse property to be used over a three year period. This will be used for trails, to control invasives, etc.

Mr. Platt asked if it would be possible to use some of these monies for an active blue bird program which the State is encouraging. Mr. Platt asked if HOST should place blue bird boxes at other Open Space properties. A discussion regarding blue birds ensued. Mayor Yates asked if this would be a grant the Township would apply for. Mr. Platt explained he will look into this.

Mr. Weppler will forward the HOST approved 2020 budget to Mrs. Sharp to forward it to the Township Committee. Mr. Platt asked if the Township Committee should vote on this. Mayor Yates reported that the Township Committee should review the budget and will place this on the January 13, 2020 agenda.

A discussion ensued regarding the stream bank. Mayor Yates mentioned that there are grants to control invasives. Mr. Weppler explained that HOST will look for guidance in the spring. Mayor Yates and Committee thanked Mr. Weppler for attending.

2. Revaluation – A. DiRado / F. Semrau

Mr. Modi explained that he requested that Mr. DiRado, Tax Assessor, and Mr. Semrau, Tax Counsel, provide a brief presentation to the public regarding the current tax revaluation. Basically to review how the Township got to where we are today and what the timeline is for the next few months. It will not get into numbers, it will be a high level overview of the process.

***Mr. DiRado, Tax Assessor** – explained he became the Tax Assessor for the Township in 2014. The common thought is that a revaluation takes place every ten years, which is not correct. The Statute requires an equitable distribution of the budgetary base and by doing so there are metrics that determine on an annual basis. The most common metrics of most homeowners and of most individuals is an assessment ratio. This is a ratio that the assessment value is reflective of the market value. What is little known, is that there is a second marker called a deviation from that ratio. In Mr. DiRado's opinion, the deviation is more important than the ratio. If there is a low ratio, but the deviation from that ratio is small, there is not a tremendous amount of inequities that are occurring in the assessment function. However, as the deviation starts to widen from that ratio, as the ratio is an average there will be a certain percentage above and a certain percentage below, but it will all average out to what the ratio is. The Township has been increasing beyond the statutory requirements since 2014. Mr. DiRado explained in his first year with the Township, it was at 18%. It should not be above 15%. It has progressed to 19%, 20%, 22%, and today it's at 31%. This is how far off the deviation is. If you look at this at above and below, it's a 60% swing.*

Mayor Yates asked what the deviation means in practical terms. Mr. DiRado explained the State takes every legitimate sale that occurs in a Town and compares it directly to the assessment value. You will have sales that are above and below and when they average out, you are at 89% as an average. You will have 30% above and 30% below. Mayor Yates stated for example if you have a property that is assessed at \$1 million then an arm's length transaction occurs at \$950,000. Mr. DiRado responded that would be at a 95% ratio. If our ratio is 90%, we are off from the average about 15%. Mr. DiRado stated you will have the opposite happen. There will be some ratios that will be in the 60% range. The push from the Morris County Tax Board revolved more around the deviation not so much the ratio. Mr. DiRado explained that the Township's ratio since the last revaluation in 2002 has done an incredible seesaw. Mr. DiRado believes the deviation is more important and it is why the Township is here. In 2014, Mr. DiRado was asked to keep an eye on the deviation. In 2015, Mr.

DiRado was called into the Morris County Tax Board to discuss everything that needs to be brought forth, i.e. tax maps, costs, etc. The Township tried to extend as long as possible, but the Township is more than double what the State requires. The Township was ordered by the Morris County Tax Board to do the revaluation in 2017, then for 2019, and the Township was granted 2020. Mr. Semrau, Tax Counsel, explained that the Township has the longest time since our last revaluation in 2002. Out of the 39 counties, there are four that are similar. From 2005 through 2011, towns that had revaluations came right back due to the decline in the market. As Mr. DiRado indicated, Harding Township weathered that storm but avoided having this happen twice during that time period. Many towns had a revaluation and a reassessment. This revaluation will bring Harding Township current, where the Township needs to be in the process, and one thing about the deviation, every sale measure is on its own. They all have equal weight. It does not matter if it was a \$5 million or \$500,000 sale. Mr. Platt mentioned that the revaluations are expensive. Mr. Semrau agreed.

Mr. DiRado explained going forward, we have the data and are going through the process of fine tuning. Letters will be sent out to the property owners within the next two to three weeks. The letter will contain the assessment value proposed for 2020. As an exercise, the letter will contain a calculation utilizing 2019 budget and replacing new 2020 value. Mr. Semrau explained that if the value goes up, it does not mean that your taxes will not go up in the same amount. There will be informal hearings that will be scheduled at the Township which will start in January 2020. This will give the property owners the option to have an informal hearing before the value becomes part of the book. A discussion ensued regarding the process and the assessment.

Mr. Semrau explained that when the property owner comes in, all the sales data is available, a representative from the revaluation company is there, will review their property record card, and what was picked up during the inspection. All of this is discussed as to how they came to the value. Mr. DiRado explained that the books will need to be handed over to the Morris County Tax Board on the 24th of January. Mr. DiRado stated that the purpose of the assessment value is to equally and equitably distribute the budgetary function.

Mayor Yates mentioned that he had several resident say they would not allow the revaluation representative into their house, they were able to walk around outside. How is this handled? Mr. DiRado explained that assumptions will need to be made, we will see what is happening in the neighborhood from the residences interior inspections were conducted at. Mr. DiRado explained he prefers not to make assumptions. Not allowing the representative in, is probably not a good idea. Mayor Yates asked if you would allow a representative to go back in. Mr. Semrau responded yes, we prefer to have the correct data.

Mr. Platt asked if someone gets their TCO on October 1st, and their construction costs were \$7 million, do you take into account the construction costs. Mr. DiRado explained at first blush no, it is recognized, but someone can put 24 karat fixtures in and it will still be a bathroom. There is so much return on your investment that you will receive from a market prospective. Mr. DiRado mentioned we have to look at it at a market prospective. Mr. DiRado stated we are looking for fairness, everyone treated the same.

Mr. Chris Allyn, resident – *commented when will residents receive final notice of the evaluation. Mr. DiRado explained that the white card will come sometime in February and residents will have till May to challenge. Mr. Semrau explained that the County will look for certain adjustments.*

Ms. Wendy Miller, resident – *commented you would be able to see bathrooms and extra rooms in a house. Mr. DiRado explained that is part of the inspection. Ms. Miller commented if they do not let the representative in, you can still go back and inspect. Mr. DiRado commented he would be more than happy to go back. Mr. Jones commented that if the resident did not allow the representative in, you can go to the construction jacket to review what was done. Mr. DiRado explained, he did not provide the old information to the revaluation company. Mr. DiRado wanted the revaluation company to do something clean. A discussion ensued in regards to permitting, renovating, etc.*

Mayor Yates asked from a budgeting standpoint, what is the window that the Township could experience significant tax appeals. Mr. Semrau explained that the most significant window for appeals would be in 2020 and 2021.

Mr. Modi commented that even though the town will see more activity, in theory the town will be in a position to defend those appeals. Mr. Semrau explained the town will have updated information, updated sales information, and even some items that are on the market, and uniformity. Mr. Roselli, Township Attorney commented, once they are done, it will be harder to appeal.

Mr. Weppler, resident commented how many people have farm land assessment in town. Mr. DiRado commented from a line item percentage, it is 8.7%. There are 196 line items that are farmland and there are 1,947 line items in total.

Mr. Modi thanked Mr. DiRado and Mr. Semrau for attending, it was very helpful and informative.

3. Master Plan – Dev Modi

Mr. Modi reported that the Planning Board is looking for consensus, position or thoughts from the Township Committee with regard to the Master Plan review. Mr. Modi wanted to give Mr. Falzarano the Township Committee's consensus items that we had an opinion on so a memorandum could be sent to the Planning Board.

Mr. Modi mentioned one of the big areas being looked at is the B-2 zone along the Route 202 corridor. This is being actively looked at to see if there are any changes there that would be beneficial to the town.

Mr. Platt reported that HOST and the Environmental Commission commented that Dark Sky is a core value of the Town. It affects open space and wildlife and the light transfer and the health effects. Mr. Platt believes that Dark Sky is a core value and should be looked at. Mr. Jones asked if there is a way in the future that a Township Committee couldn't upend this ordinance by placing it in the Master Plan. Mr. Modi commented that there is something in the Master Plan that discusses Dark Sky. Mr. Platt commented it is hard to find. Mr. Jones asked where should Dark Sky be placed in the Master Plan. Mr. Roselli commented in the Natural Resources section. Mr. Modi commented that the Township Committee would like the Planning Board to review the Dark Sky language so it is robust. Mr. Platt explained, the Township would like protection. Mr. Roselli commented if it was a Land Use ordinance, it would not be consistent with the Master Plan. It would be separate. Mr. Roselli explained that right now the Township does not have any lighting aspect in the land use. The lighting ordinance Mr. Platt referenced is not in the land use. The Master Plan guides your land developers to incorporate aspects of how you create that particular zones. A robust discussion ensued. Wendy Miller, resident – commented that she is not sure Dark Sky is popular. Should there be a referendum to see what the Town would like. Mr. Platt responded with that is not a good idea. Mr. Jones commented that he would like the Planning Board to examine Dark Sky.

A discussion ensued regarding concerns on the Route 202 corridor. Mayor Yates commented that certain businesses are not permitted in this corridor. Mr. Roselli explained that certain uses are permitted. If the Township would like different permitted uses, the ordinance would need to be amended to include these adjustments. Zoning ordinances should be specific. Mr. Modi commented that the Township Committee would like the Planning Board to review the uses.

MEETING OPEN TO THE PUBLIC FOR PUBLIC COMMENT

NOTICE OF PUBLIC COMMENT TIME LIMIT

Hearing of citizens during the Public Comment section of the Agenda is an opportunity for any member of the public to be heard about issues which are/are not topics scheduled for Public Hearing tonight. To help facilitate an orderly meeting, and to permit all to be heard, speakers are asked to limit their comments to a reasonable length of time.

Mayor Yates opened the meeting to public comment.

Mr. Dietz, resident – commented that the last two discussion items were very helpful and thanked the Township Committee for discussing them.

With no further comments, Mayor Yates closed the public session.

ORDINANCE FOR SECOND READING:

ORDINANCE #15-2019 - AN ORDINANCE OF THE TOWNSHIP OF HARDING, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING PRIVATE SALE OF TOWNSHIP OWNED REAL PROPERTY MORE COMMONLY REFERRED TO AS BLOCK 2, LOT 16 TO L& T AFFORDABLE HOUSING URBAN RENEWAL CORPORATION PURSUANT TO N.J.S.A. 40A: 12-21

Mayor Yates asked Township Committee Member Platt to read Ordinance TC #15-2019.

Township Committee Member Platt read Ordinance TC 15-2019 by title as follows:

**HARDING TOWNSHIP
ORDINANCE #15-2019**

AN ORDINANCE OF THE TOWNSHIP OF HARDING, COUNTY OF MORRIS, NEW JERSEY, AUTHORIZING PRIVATE SALE OF TOWNSHIP OWNED REAL PROPERTY MORE COMMONLY REFERRED TO AS BLOCK 2, LOT 16 TO L& T AFFORDABLE HOUSING URBAN RENEWAL CORPORATION PURSUANT TO N.J.S.A. 40A: 12-21

Which Ordinance was introduced and passed on first reading at a regular Township Committee Meeting held on November 18, 2019.

Mayor Yates asked the Municipal Clerk to give a summary of the legal notice.

The Municipal Clerk Stated that a legal notice was sent for publication on November 21, 2019 to the Observer Tribune indicating that Ordinance #15-2019 was introduced and passed on first reading at the November 18, 2019 meeting and indicated that the second reading and public hearing were to be held on December 9th at 7:30 p.m. on or at any time thereafter for consideration of final adoption. Copies of this Ordinance was made available to the general public, posted on the Township website, and posted in accordance with the law.

Mayor Yates: *Opened the meeting for public hearing on the Ordinance and any member of the public may be heard.*

Mr. Boyan, resident – commented about the economics of the sale price of \$950,000 and the renovations price of \$50,000, and the \$325,000 contribution to build two units. Mr. Jones explained

that \$1 million was received by KRE and that this money is to be used to build two units. Mayor Yates explained in his opinion, the way to look at this transaction is as follows:

- 1. The sale of the facility itself. The sale price is \$950,000 and the Township has agreed to do \$50,000 in repairs.*
- 2. As part of our COAH settlement, the Township is required to build two units at The Farm. The Township is contributing \$325,000 to the entity post sale for the construction of the two units, which otherwise would cost a little over half a million dollars (roughly 265,000 apiece).*
- 3. Control Issues - There are a series of controls that the Township would like to impose on the operation of the facility post sale.*
- 4. In planning for future affordable housing rounds, the relationship with L&T and the establishment of an affordable housing entity within Harding is part of the long term plan.*

Mr. Boyan, resident commented about the return on investment, the expenditures at the Farm, depreciation, and capital items, with a loss of 85%. Mayor Yates responded that the Township has spent to date \$1.75 million with \$2.2 million in debt. If the Township were to sell the Farm at the end of 2019, the Township would have put about \$3.9 million into it. The Township is selling the Farm for \$950,000. Mayor Yates explained that yes it is a terrible return on the investment. Mr. Boyan commented on the numbers. Mayor Yates explained if we do not sell the Farm, the Township will spend, by the time we get to the end of 2039, \$5.2 million. It is a question on how much do you want to lose. With scenario 1, you cap your total investment in the Farm at \$3.9 million. Scenario 2, it's \$5.2 million. Mr. Boyan commented on the sale price of \$950,000. Mayor Yates explained that the buyer is a not-for-profit and they are in this type of business. When you look at the buyer's numbers that is what they can pay to support the debt service they will take on for the purchase and their construction expenses. Mr. Boyan commented on not-for-profits. Mayor Yates explained they do not require a return on capital hurdle rate that a private buyer would require. Mr. Boyan commented that the new owners are taking a management fee from the corporation. Mayor Yates referred to page 15 of the proforma. Mayor Yates explained they are using the management fee to support the activities. Mr. Boyan commented regarding looking at other Affordable Housing agencies to see what the highest and best bid for the property is.

Mr. Platt commented that this has been in the works for some time. The people who would be in the market for this would know that this opportunity has come available. Mr. Platt commented that the Township should never have been in the real estate business. Mr. Platt looks at the Farm in terms of wetlands, it is not as if the Township could ever have it turn into anything more than Affordable Housing. With the testimony of the potential buyer, they said all the right things. The Township still has an obligation to the residents, it is the gateway to Harding, and Mr. Platt believes this particular buyer will do all the things the Township will require them to do and take pride in it. Mayor Yates explained, the sale price is important, but the ability to have the post-sale operating controls is as important, and the fact that the Township will receive four COAH credits for \$325,000 is also very important. Mayor Yates explained there has been very vigorous debate amongst the Township Committee on the sale of the Farm.

State Law gives several options: one is tailored for this sale process to a non-profit entity. There is a list, you can find it on the internet that lists affordable housing professionals. There are three entities that sort of do this. Mayor Yates spoke to all three. One entity is in Eatontown and they do not come this far north. The other two do not do projects for less than 60 to 70 units. Mr. Roselli, Township Attorney, commented that the Farm is not a typical transaction or typical asset. It is a service that the town is obligated to provide by State law. The question becomes, what is the best way to provide this service. In most Municipalities, they have determined to own and operate an apartment complex is not the best way. Mr. Roselli explained that you almost have to look at it from the perspective of it is an obligation that the town no longer has to provide and the additional expenses that the town will no longer have to expend. As long as the town owns it, the expenses go on forever, beyond the debt service. The reality is, it is very difficult in this region, for the tenants to make their rent payments. A quarter of the tenants are late on their payments. Some tenants are 30, 60, 90 days late. The cash flow is not consistent. Even though there is a management company in place, the town has a difficult time collecting rents and the town does not want to kick tenants out. Mr. Roselli explained that in the last few years, he has had to evict four tenants. As the Mayor mentioned, there are three major affordable housing professionals but they do not touch anything under 70 units. Mr. Roselli explained there is a reverter provision that if the Farm stops to function as affordable housing, it can only be affordable housing under the law so the property would revert back to the town. Due to the limitations and the way the deal is structured, it limits the value as well. It is hard to look at this as a typical real estate transaction because of all the caps and limitations that are placed on it. Mr. Boyan commented that he agrees with everything that has been said but the only way you would know that you are getting the highest dollar value with the accoutrements, publish it in the newspaper and have an opportunity for someone to bid and if you do not get any bids, no harm no foul.

David Dietz, resident – commented is the buyer L&T limited to affordable housing in Harding. Mayor Yates explained that L&T is limited to affordable housing in Harding so it can have additional affordable housing properties in Harding but it cannot own properties outside of Harding. Mr. Dietz asked what happens if L&T goes bankrupt. Would the town have to pick up the liability? Mr. Roselli explained whatever debts they incur, goes with them.

Chris Allyn, resident – commented is this a typical action for a similar company like the other two discussed that creates separate legal entities for affordable housing. Mr. Roselli responded with yes.

Mayor Yates: *Seeing no one else wishing to be heard, closed the public hearing at 9:25 pm.*

Township Committee Member Platt offered Ordinance #15-2019 and moved its adoption, seconded by Mr. Jones.

Mayor Yates asked the Municipal Clerk for a Roll Call: ***Mrs. Sharp called the roll as follows:***

Vote on Adoption:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ORDINANCE FOR SECOND READING:

ORDINANCE #17-2019 – AN ORDINANCE OF THE TOWNSHIP OF HARDING, COUNTY OF MORRIS, STATE OF NEW JERSEY – 2020 SALARY ORDINANCE

Mayor Yates asked Township Committee Member Modi to read Ordinance TC #17-2019.

Township Committee Member Modi read Ordinance TC #17-2019 by title as follows:

**HARDING TOWNSHIP
 ORDINANCE #17-2019
 AN ORDINANCE OF THE TOWNSHIP OF HARDING, COUNTY OF MORRIS, STATE OF
 NEW JERSEY – 2020 SALARY ORDINANCE**

Which Ordinance was introduced and passed on first reading at a regular Township Committee Meeting held on November 18, 2019.

Mayor Yates asked the Municipal Clerk to give a summary of the legal notice.

The Municipal Clerk Stated a legal notice was sent for publication on November 21, 2019 to the Observer Tribune indicating that Ordinance #17-2019 was introduced and passed on first reading at the November 18, 2019 meeting and indicated that the second reading and public hearing were to be held on December 9, 2019 at 7:30 p.m. on or at any time thereafter for consideration of final adoption. Copies of this Ordinance were made available to the general public, posted on the Township website, and posted in accordance with the law.

Mayor Yates opened the meeting for public hearing on the Ordinance and any member of the public may be heard.

Mayor Yates commented with no one wishing to be heard, closed the public hearing.

Township Committee Member Mod offered Ordinance #17-2019 and moved its adoption.

BE IT RESOLVED, that this Ordinance was read by title on second reading, after the public hearing at this meeting, be adopted and finally passed.

Township Committee member DiTosto seconded the motion.

Mayor Yates asks the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll as follows:*

Vote on Adoption:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADD-ON RESOLUTIONS

Mayor Yates explained that the following is an add-on resolution to reappoint Mr. Mark Fornaciari as the Township Construction Official. His four year term will expire on December 15, 2019, and this will reappoint him and give him tenure. Mr. Modi asked that the resolution include a Whereas that the Township Administrator, Robert Falzarano recommends the reappoint. Mayor Yates read the amended Resolution TC 19-229 in its entirety.

Resolution TC 19-229 – Resolution Reappointing Mark Fornaciari as Construction Official/Building Sub-Code Official//Inspector

WHEREAS, by Resolution TC 15-184 Mark Fornaciari was appointed as Construction Code Official/Building Sub-code Official/Inspector in the Construction Department for the Township of Harding for an initial four year term effective December 15, 2015; and

WHEREAS, the Township Administrator, Robert Falzarano recommends the reappointment of Mark Fornaciari.

BE IT RESOLVED, by the Township Committee of the Township of Harding, County of Morris, State of New Jersey, hereby reappoints Mark Fornaciari as of December 15, 2019, Construction Code Official/Building Sub-Code Office/Inspection for the Township of Harding.

VOTE ON ADD ON RESOLUTION:

Mayor Yates asked Committee Member Platt to proceed with the Add on Resolution TC 19-229.

Committee Member Platt made a motion to approve the resolution by consent of the Township Committee, seconded by Mr. Jones.

Mayor Yates asked the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll as follows:*

Vote on Resolution:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTIONS REMOVED FROM THE CONSENT AGENDA FOR DISCUSSION AND VOTE

CONSENT AGENDA

The following items are considered to be routine by the Harding Township Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Township Committee Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

RESOLUTIONS TC 19-222 THROUGH RESOLUTION TC 19-228 HAVE BEEN PLACED ON THE CONSENT AGENDA

CONSENT AGENDA VOTE:

Mayor Yates asked Committee Member DiTosto to proceed with the Resolutions listed on the Consent agenda. Resolutions TC 19-222 through TC 19-228.

Committee Member DiTosto mad a motion to approve the resolutions placed on this evening's Consent Agenda by consent of the Township Committee, seconded by Mr. Jones.

Mayor Yates asked the Municipal Clerk for a Roll Call: *Mrs. Sharp called the roll as follows:*

Vote on Resolution:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

APPOINTMENTS: NONE

CONTRACTS:

Resolution TC 19-222 – Resolution to Award Snow Plowing Services to High Valley Farm & Contracting

National Cooperative – WSCA-NASPO to purchase goods or services, the Somerset County Cooperative Pricing System and the Middlesex Regional Educational Services Commission Cooperative Pricing System for any State or County contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of the Treasury, the Morris County Cooperative Pricing Council, the Somerset County Cooperative Pricing System and the Middlesex Regional Educational Services Commission Cooperative Pricing System as approved by TC 19-049; and

WHEREAS, it is the desire of the Township Committee of the Township of Harding to purchase Municipal Building Security Upgrades, under **8-UCCP Coop Bid #42-2017**; and

WHEREAS, JCT Solutions, P.O. Box 390, Kearny, NJ 07032 has provided quotes totaling \$37,526.84 for Electronic Door Locks, Video Security, and Computers/Software to operate the products; and

WHEREAS, Certification of funds has been provided by the Harding Township Chief Financial Officer using the following Capital Accounts:

04-2019-201908-4024-4-04056	\$31,210	Locks/Video for PD & Municipal Building
04-2018-201808-4024-4-04042	\$1,232.95	Interior/Exterior Improvements – Locks/Video
04-2018-201817-4024-4-04042	\$5,083.89	Interior/Exterior Improvements – Locks/Video

BE IT RESOLVED, by the Township Committee of the Township of Harding does hereby authorize the use of: **8-UCCP Coop Bid # 42-2017** for the **Purchase of Municipal Building Security Upgrades** from **JCT Solutions, P.O. Box 390, Kearny, NJ 07032** in the amount of \$37,526.84 per quotes dated November 25, 2019.

BE IT FURTHER RESOLVED, that the Municipal Clerk shall provide copies of this resolution to the Chief Financial Officer, Chief Erik Heller of Harding Township Police Department, the Township Administrator and the Township Purchasing Agent.

Resolution TC 19-225 – Resolution to Authorize the Cancellation of Outstanding Checks

WHEREAS, there are certain checks that have been outstanding in excess of one (1) year, lost, or otherwise need to be cancelled; and

WHEREAS, it is necessary to formally cancel the outstanding or lost check listed below:

OUTSTANDING CHECK

3/13/2018	Grading Operating #149 – Salvatore Davino	\$1,430.00
11/20/2018	Current Fund #8529 – State of New Jersey	\$54.00

BE IT RESOLVED by the Township Committee of the Township of Harding that the above listed outstanding check totaling \$1,430.00 from the Grading Operating Fund and \$54.00 from the Current Fund be cancelled.

Resolution TC 19-226 – Resolution to Increase the Contract for Greenbaum Rowe Smith & Davis LLP – Redevelopment Attorney / for the Property Disposal/Diversion for the Township of Harding

WHEREAS, at the March 18, 2019 Township Committee meeting, the Township of Harding awarded a contract for a redevelopment attorney from the firm Greenbaum Rowe Smith & Davis LLP for redevelopment purposes for the Township, in the amount not to exceed \$5,000.00; and

WHEREAS, at the May 13, 2019 Township Committee meeting, the Township Committee authorized an additional \$5,000.00 for the services of Greenbaum Rowe Smith & Davis LLP, under their professional services contract; and

WHEREAS, at the June 24, 2019 Township Committee meeting, the Township Committee authorized an additional \$30,000.00 for the services of Greenbaum Rowe Smith & Davis LLP, under their professional services contract; and

WHEREAS, at the July 15, 2019 Township Committee meeting, the Township Committee authorized an additional \$10,000.00 from account #25-9999-1110-0170-2-00037; and

WHEREAS, it is necessary to increase the authorization for the services of Greenbaum Rowe Smith & Davis LLP, under their professional services contract to perform redevelopment tasks; and

WHEREAS, at the November 18, 2019 Township Committee meeting the Township Committed authorized an additional \$30,000.00 from account number #05-5000-0000-0155-2-00000; and

WHEREAS, the Chief Financial Officer for the Township of Harding has certified that additional monies are available in the amount of \$30,000.00 from account number #05-5000-0000-0155-2-00000; and

WHEREAS, the total amount shall not exceed \$110,000.00.

BE IT RESOLVED, by the Township Committee of the Township of Harding in the County of Morris and State of New Jersey that the following contract is hereby awarded for a one year period:

Redevelopment Attorney	Greenbaum Rowe Smith & Davis LLP	1/1/2019 to 12/31/2019
	75 Livingston Avenue, Suite 301	Not to Exceed \$110,000.00
	Roseland, NJ 07068	25-9999-1110-0170-2-00037
		05-5000-0000-0155-2-00000

MISCELLANEOUS:

Resolution TC 19-227 -- LOCAL BUDGET & FISCAL AFFAIRS LAW SPECIAL ITEMS OF REVENUE AND APPROPRIATION – DRIVE SOBER OR GET PULLED OVER 2019

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any County or Municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount;

BE IT RESOLVED, that the Township of Harding of the County of Morris hereby requests the Director of Local Government Services to approve the insertion of an additional unanticipated item of revenue in the budget of the year 2019 in the sum of \$5,500, which item, Drive Sober or Get Pulled Over 2019 has been awarded from the New Jersey Division of Highway Traffic Safety; and

BE IT FURTHER RESOLVED, that the like sum of \$5,500 is hereby appropriated under the caption of “Drive Sober or Get Pulled Over.”

PERSONNEL:

Resolution TC 19-228 – Resolution to Appoint Earl Mabey, Jr. as a Full-Time Public Works Laborer/Driver/Equipment Operator for the Department of Public Works

BE IT RESOLVED, by the Township Committee of the Township of Harding in the County of Morris and State of New Jersey that effective December 10, 2019, Earl Mabey, Jr., is hereby appointed as a full time Public Works Laborer/Driver/Equipment Operator for the Department of Public Works at a salary of \$65,000.

ORDINANCES FOR FIRST READING: NONE

RESOLUTION TO ADJOURN INTO EXECUTIVE SESSION

Resolution TC 19-230– Resolution to Adjourn into Executive Session

BE IT RESOLVED, by the Harding Township Committee that it shall adjourn into executive session to discuss the following subject matter(s) without the presence of the public in accordance with the provisions of R.S. 10:4-12b; and

BE IT FURTHER RESOLVED, the matter(s) discussed will be made known to the public at such time as appropriate action is taken on said matter(s), and when disclosure will not result in unwarranted invasion of individual privacy or prejudice to the best interests of the Township of Harding provided such disclosures will not violate Federal, State or local statutes and does not fall within the attorney-client privilege. The Township Committee will not return to public session after this Executive Session.

Contracts:

1. The Farm – Mayor Yates
2. Property Acquisitions – Tim Jones / Mark Roselli
3. Redevelopment – Mark Roselli

Litigation:

1. Affordable Housing – Dev Modi

Personnel:

1. Employee Appointment / 2020 Salaries – Bob Falzarano

Public Safety:

1. Police Operations – Chief Heller

Mayor Yates asked for a motion to adjourn into Executive Session to discuss Police Operations. Upon a motion made by Mr. Jones and seconded by Mrs. DiTosto, and with a roll call votes of all ayes, none opposed, the meeting adjourned into Executive Session at 9:27 p.m.

Vote on Resolution:

	MOTION	FOR APPROVAL	AGAINST APPROVAL	ABSTAIN	ABSENT
Ms. DiTosto	2 nd	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Jones	1 st	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Modi	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Platt	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mr. Yates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ADJOURNMENT – Mr. Yates

*The meeting adjourned into Executive Session at 9:30 p.m. No formal action will be made in Executive Session.
 The meeting adjourned at 10:45 p.m.*

Respectfully submitted,

Lisa A. Sharp
 Municipal Clerk

Management Plan Dear Property

The Dear property is located along Blue Mill Road, east of Dickson's Mill Road. The property was acquired in [xxxx] and is 10.6 acres comprised of hayfields and wetlands. The hayfields comprise the upland portion of the property. The wetland portion of the property runs along Great Brook from Blue Mill Road to property owned by the Harding Land Trust. The purchase of this property was originally contracted for in the name of the Harding Land Trust and a Management Plan was prepared for the Harding Land Trust by Ronald Farr. This plan is intended to supplant the previous Farr Management Plan. Public access to this property is from Blue Mill Road and Dickson's Mill Road through the Harding Land Trust property to the south. Parallel parking is available across from the property on Cherry Lane.

Goals

Goal 1 - The upland portions of the property are currently and will be maintained as hayfields.

Goal 2 - The wetland portion of the property will be maintained as wetlands.

Goal 3 - Preserve the streetscape of this property along Blue Mill Road.

Goal 4 - Attempts will be made to stabilize and improve the stream banks along Great Brook.

Goal 5 – Provide boundary markers to identify the limits of public property.

Goal 6 – Encourage public access.

Methods to Achieve Goal

Goal 1 - The upland hayfields on either side of the private driveway will be mowed annually after July 15th to permit fledglings to develop before the first cutting. Mowing will be done to control invasive plants. The

farmer mowing the property will be encouraged to bale the hay and remove the bales of hay from the property promptly. At the discretion of the farmer mowing the field, the field may be mowed a 2nd time if the hay is baled and removed promptly or alternatively the Township may request that the property be mowed a second time in the fall, without baling the hay, to further control invasive plants. Any dead, diseased or invasive tree species shall be removed. Trees posing a danger to the public shall be trimmed as necessary.

Goal 2 - The wetland portion of the property will be mowed twice (2x) a year initially, if feasible, to control invasive plants. The initial mowing shall occur after July 15th to permit fledglings to develop before the first cutting. Due to the wet nature of the property, it may not be feasible to mow twice a year, in which case mowing will be done when feasible. Any dead, diseased or invasive tree species shall be removed. Trees posing a danger to the public shall be trimmed as necessary.

Goal 3 – To preserve the streetscape, mowing of the hayfields and wetlands shall be performed as noted above. Trees along the perimeter will be assessed annually and any dead, diseased or invasive tree species shall be removed. Trees and limbs posing a danger to the public shall be trimmed as necessary.

Goal 4 – Request assistance from NCRS or other conservation authorities to identify bank stabilization practices that are feasible and cost effective for this property. Identify bank vegetation that will help in avoiding erosion of the stream bank and slow the water current during heavy periods of water flow in the stream.

Goal 5 – Identify a suitable boundary marker to identify the limits between the private property owner and the public lands.

Goal 6 – If feasible, beginning in spring mow bi-monthly a [4]' wide path along the perimeter of the wetland properties to the upland hayfield west of the private driveway and along the eastern edge of the hayfield to Blue Mill Road to encourage public access to the property particularly along the stream corridor.

The property will be walked annually to assure that no dumping occurs on the property.

No other maintenance on this property is contemplated.

Management Plan Frelinghuysen 1

The Frelinghuysen 1 property is located between James Street and Oxford Lane along Wexford Lane. The property was acquired in 1999 and is a 3.29 acre hayfield with evergreen trees planted off of the property line adjacent to the home located at [xx] Oxford Lane. The owner of the adjoining property on Oxford Lane has mowed the area between the property line and the evergreen trees located to the north of the property line. Public access to this property is from Wexford Lane where parallel parking is available adjacent to the property.

Goal

The Frelinghuysen 1 property will be maintained as a hayfield.

Method to Achieve Goal

The field will be mowed annually after July 15th to permit fledglings to develop before the first cutting. Mowing will be done to control invasive plants. The farmer mowing the property will be encouraged to bale the hay and remove the bales of hay from the property promptly. At the discretion of the farmer mowing the field, the field may be mowed a 2nd time if the hay is baled and removed promptly. The property will be walked annually to assure that no dumping occurs on the property. The adjoining land owner will be advised that all portions of the field are public property and that no mowing is to be done of the portion of the property between the evergreen trees and the owners property without Township approval. No other maintenance on this property is contemplated.

If Japanese knotweed is identified on the property eradication efforts will be undertaken including using herbicide and mechanical means of control.

Management Plan Margett's Fields & Woods

The Margett's property is located along Blue Mill Road. The property was acquired in 1992 and is approximately 54.97 acres. The property consists of three distinct sections. A wooded area extends from Featherbed Lane to Van Buren along Blue Mill Road (the "Woods"). To the east of the wooded area, a large hayfield extends from Blue Mill up to Colgate Terrace (the "Blue Mill Hayfield"). The final section of the property is the hayfield along Featherbed Lane (the "Featherbed Hayfield"). This latter hayfield tends to be extremely wet and generally can only be mowed once a year in late summer or early fall. Public access to Margett's Field is from Blue Mill Road at the intersection of Blue Mill and Featherbed or along Blue Mill where parking is available on the property.

Goals

Goal 1. The Blue Mill Hayfield is an iconic gateway streetscape reflecting the agricultural heritage of the Township and will be maintained as a hayfield.

Goal 2. The section of the Margett's property along Featherbed will be maintained as a hayfield.

Goal 3. The section of the Margett's property which is wooded will be maintained as wooded property.

Goal 4. Invasive plants in the wooded property along the bridle trail and between the bridle trail and Blue Mill will be controlled and the vines will be removed from the trees in this area.

Method to Achieve Goals

Goal 1. The hayfield along Blue Mill will be mowed annually after July 15th to permit fledglings to develop before the first cutting. Mowing will be done to control invasive plants and to enhance the hay crop. The farmer mowing the property will be encouraged to bale the hay and remove the bales of hay from the property promptly. At the discretion of the farmer mowing the field, the field may be mowed a 2nd time if the hay is baled and removed promptly. At the discretion of the Township Committee, funds may be provided for fertilizer and herbicides to enhance the streetscape along this gateway property. The property will be walked annually to assure that no dumping occurs on the property, particularly on the southern and western borders where private residences back up to the property. No other maintenance on this property is contemplated.

Goal 2. The Featherbed Hayfield will be mowed at least annually by the DPW. Mowing will occur in late summer or early fall when the property is dry enough to mow. The property will be walked annually. No other maintenance on this property is contemplated.

Goal 3. The Woods will be walked annually. Trees along the bridle trail that pose a safety hazard will be removed. Trees in the interior of the property that pose a safety hazard will be cut and left on the forest floor as habitat for wildlife. A forestry study will be conducted to evaluate the Woods and to determine whether planting of hardwoods in open areas of the Woods resulting from prior storms would enhance the property and could cost effectively be protected until maturity.

Goal 4. Through herbicide application and mechanical means the growth between Blue Mill Road and the bridle trail and along the bridle trail will be cleared to improve the viewscape.

If Japanese knotweed is identified on the property eradication efforts will be undertaken including using herbicide and mechanical means of control.

Management Plan Rossell

The Rossell property is located along Bailey's Mill Road, directly across from Firehouse No. 2. The cross street is Brooke Drive North. The property is a 4.29 acre wooded lot, acquired in 2000 (including the 1.14 acre adjoining Lakeshore property acquired and merged with Rossell in 2002) which was and is completely overgrown. Primrose Brook runs through the property. Public access is available by parallel parking along Bailey's Mill Road.

Goal

The goal for the Rossell property is to maintain the property as a wooded lot.

Method to Achieve Goal

The property will be walked annually to assure that no obstructions to Primrose Brook exist. If obstructions of Primrose Brook are noted they will be cleared. Trees bordering Bailey's Mill Road will be examined and if they create a danger to the public they will be trimmed or removed. If Japanese knotweed is identified on the property eradication efforts will be undertaken including using herbicide and mechanical means of control.

No other maintenance on this property is contemplated.

Management Plan Scudder

The Scudder property is located along Post House Road. The property is a 10.93 acre wooded lot with a meadow to the rear of the property, acquired in 2002. Harding Township owns only 18% of the title to this property as tenants in common with the New Jersey Audubon. The frontage on Post House Road is steeply wooded to a meadow beyond. Public access is available by parallel parking along Post House Road.

Goal

Goals for the Scudder property are set by the New Jersey Audubon which has stewardship responsibility for this property.

Method to Achieve Goal

In the stewardship of this property, subject to Green Acres regulations related to transfer and diversion, Harding Township will defer to the New Jersey Audubon so long as there is no financial consequence to Harding Township.

2020 HOST Proposed Budget

Draft

2020 Proposed Budget Property	Mowing		Tree Work		Removal of Invasives		Other		Projected Annual Expense
	Description	Cost	Description	Cost	Description	Cost	Description	Cost	
Margetts Field			Trim or remove hazard trees along bridle trail	\$1,000			Fertilizer, Herbicide & lime	\$2,800	\$3,800
Frelinghuysen - James & Wexford	1X per annum	\$420		\$200					\$620
Rosell/Lakeshore									\$0
Waterman	2x per annum	\$250	One Time Tree Work	\$450					\$700
Scudder/Audubon									\$0
O'Connor/ Gatehouse	mowing and trimming	\$810			Phragmite removal along James St.	\$100	Matching Grant funds; Building Maintenance (Gutters, snow removal, miscellaneous)	\$43,190	\$44,100
Nagro/Lobel - Easement									\$0
Glen Alpin	mowing & tree work	\$950							\$950
Wilkerson - Easement									\$0
Thebault - Easement									\$0
Anderson Woods					Herbicide for invasive removal	\$100			\$100
Eggert									\$0
Von Zuben	1x per annum	\$410	Work along Blue Mill	\$500	Control Porcelain-berry along northern boundary	\$1,150	Plant bulbs along Blue Mill and James St	\$500	\$2,560
Von Zuben - Easement									\$0
Primrose Farms			Trim leaning trees along trails	\$1,000			Board Walks	\$1,250	\$2,250
Frelinghuysen Lots 4.03 & 4.04	1x per annum	\$400		\$400					\$800

