

HARDING TOWNSHIP COMMITTEE
THURSDAY, JANUARY 28, 2021
IN-PERSON / GOTOMEETING
SPECIAL MEETING MINUTES
Kirby Hall, Blue Mill Road, New Vernon, New Jersey

Please join the special meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/281308229>

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CALL MEETING TO ORDER – Mayor Jones

Mayor Jones called the Special Meeting of the Township Committee to order at 7:32 pm and asked for a roll call.

ROLL CALL – Municipal Clerk

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

Mrs. Sharp called the roll. Let the record show that Mrs. DiTosto, Mr. Platt, and Mr. Roselli, Township Attorney were in attendance via GoToMeeting. Mrs. Chipperson, Mr. Yates and Mr. Jones were in person. Let the record show that Mr. Ben Spinelli and Mr. Frank Pinto of Greener By Design, Mr. John Hague, Special Counsel and Mr. Dev Modi were present in person and Mr. David Scott, Special Counsel was in attendance via GoToMeeting. There were about 40 members of the public in attendance via GoToMeeting.

PLEDGE OF ALLEGIANCE – Mayor Jones

Mayor Jones led members of the Township Committee and members of the public in the Pledge of Allegiance.

ADEQUATE NOTICE: Mayor Jones

ADEQUATE NOTICE of this January 28, 2021 meeting of the Harding Township Committee was given as follows: Notice was sent to the *DAILY RECORD* and the *OBSERVER TRIBUNE* on December 23, 2020 and published in the *OBSERVER TRIBUNE* and *DAILY RECORD* on January 7, 2021; Notice was posted on the Bulletin Board in the Township Municipal Building on Blue Mill Road in Harding, NJ on January 7, 2021, and Notice was filed with the Municipal Clerk on January 7, 2021.

Mayor Jones announced that adequate notice of the January 28, 2021 special meeting of the Harding Township Committee was published in accordance with the Open Public Meetings Act.

PUBLIC HEARINGS:

Mayor Jones -- *welcomed everyone to Harding Township both live and virtual to this historic set of meetings. It has been a long time coming. In the early 2000's, when the plan to acquire and restore Glen Alpin was raised, many concerned citizens of Harding Township came forward and put together a plan to do just that.*

The goal was admirable, but daunting, and needing for more resources than initially thought. Putting Glen Alpin into the hands of an approved steward that has the resources to restore and maintain the house and maintain the grounds in a way that is consistent with the original intent is the goal tonight.

This is the same goal that Dev Modi and I have focused on for the past five years. You will hear from the professionals that have been working tirelessly to effectuate this goal. I want to thank my colleagues for believing in Dev and I for all this time. I would be remiss to not thank Bob Falzarano for his time and efforts ensuring that every last detail was taken care of. Down to the construction of the signs in front of Glen Alpin and the Gatehouse.

Tonight is a major step in getting Glen Alpin into the hands of a property steward that will benefit the public and allow for this historically significant home to be seen, visited, and appreciated.

Township Committee Member Yates – *thanked Mr. Modi and Mr. Jones for all their hard work. It was almost six years ago that Mr. Modi started thinking about how this could be accomplished and here we are almost six years later. Mr. Yates thanked Mr. Falzarano for his work and stewardship of this process and for his organization in creating the binders to accumulate all the material that has been generated.*

Township Committee Member Platt – *thanked Mayor Jones and Mr. Modi for all their work. Mr. Platt commented he first heard the word diversion in 2009 when Kit Falcon was asked to give an opinion on how the Township could get the property out from underneath the Glen Alpin house. Mr. Platt commented that he really supports what is being done tonight. The Township will be putting Glen Alpin in much better stewardship.*

Township Committee Member Chipperson – *thanked everyone who has logged into the GoToMeeting this evening and for those who are attending in person. Mrs. Chipperson commented it is great to see so many people participating in the process. Mrs. Chipperson thanked the current Township Committee and the prior Township Committee who sought to save Glen Alpin and preserve it. Mrs. Chipperson thanked the Township's professionals, the staff, and all the people in town who helped to bring this to the point it is at now. Mrs. Chipperson is looking forward to a successful diversion so the Township can see Glen Alpin restored to its original glory.*

Mr. Dev Modi, Sand Spring Road – *commented what a journey it has been. It has been great to work with Mayor Jones on this project. Mr. Modi thanked the Township Committee and Mr. Falzarano for allowing him to continue to work on the Glen Alpin Subcommittee. Mr. Modi thanked the residents of Harding for all their patience and support as we have worked through this process. Mr. Modi knows it has taken longer than expected or wanted but today we take a major step closer to a successful outcome.*

Mayor Jones turned the meeting over to Mr. Ben Spinnelli of Greener By Design

PUBLIC HEARINGS: Ben Spinelli (Greener By Design)

Mr. Ben Spinelli – *commented he is a partner with Greener By Design and is here this evening with Mr. Frank Pinto who has been working on this project for the past five years. Mr. Spinelli explained we are here this evening for a public hearing which turns out to be five separate public hearings that are all related and have the same exact fact pattern that they are based upon. Instead of holding five separate dates, we will make one factual presentation and deal with the issues that each of the five hearings has.*

Mr. Spinelli explained what we are trying to accomplish is simple in concept and that is to take the Glen Alpin mansion and three acres surrounding the home and remove the restrictions on the property so it can be transferred to a private entity who can then invest in the rehabilitation and redevelopment of the mansion and put

it to a good and prosperous economic use and getting the property into the hands of someone with the resources to do it, is the Township's goal. It is a simple goal but a very complex process because of the way the restrictions on the Glen Alpin property came about. There was funding that came from the Morris County Open Space Committee that brought restrictions from the County level. There was funding from the State Green Acres program that brought restrictions from the Green Acres funding. To make matters more complex, there were historic grants for improvements that were made to the Glen Alpin home that came with historic restrictions. Since there were so many overlapping interests in so many requirements to undo those restrictions that very simple goal has a very complex process to get through.

Mr. Spinelli explained that Harding Land Trust was involved in this transaction and there was a non-profit interest in the preserved portion of the property. Harding Land Trust has to transfer its interest in the Glen Alpin property to the Township so the Township can have it removed. The Township will transfer in exchange its interest in the Gatehouse property to the Harding Land Trust who will become the sole owners of that property. Harding Township will make an application to dispose of the Glen Alpin property and remove the Green Acres restrictions. Harding Township will make a request to convey a portion of the property to the Morris County Parks Commission for a trail easement and parking access to the Glen Alpin property. There will be a transfer of the conservation easement granted by the Harding Land Trust to the New Jersey Department of Environmental Protection that will be transferred from the Glen Alpin Estate over to the Gatehouse property.

They are all based upon the exact same facts but each must have a separate opportunity for the public to comment and to separate them out into individual acts that are designed to unbundle the conservation restrictions on the property. Prior to this evening, the Township was required to give notice to adjoining property owners within 200 feet, publish notices in the newspapers, and to place signs on both the Gatehouse property and the Glen Alpin property. The signs have been in place for a period of time that were prescribed by the rules and regulations by Green Acres. The Township provided the opportunity for people to attend the hearing in person and virtually due to the COVID restrictions.

Mr. Spinelli reported that Greener By Design will make a presentation on behalf of both the Harding Township interest and the Harding Land Trust interest to inform the public of actually what we will do. There are representatives from Harding Land Trust attending in person and Green Acres who are attending virtually. Mr. Spinelli turned the meeting over to Mr. Bjorkedal, Harding Land Trust.

- **The Harding Land Trust's transfer of its interest in the Glen Alpin Estate to the Township of Harding – Nik Bjorkedal**

Mr. Bjorkedal -- is here this evening to represent Harding Land Trust at this public hearing regarding the partial disposal and diversion of the Green Acres restriction on the Glen Alpin Estate. Harding Land Trust currently owns a 14% interest in the GA property. It is Harding Land Trust's intention to convey the Land Trust's interest in Glen Alpin to our co-owner, the Harding Township, to facilitate this conveyance of the home and to impose a permanent historic restriction on the structure. As part of this transaction, the Harding Land Trust will receive full ownership in the Gatehouse property located at the intersection of Hater Road and James Street. The Harding Land Trust supports the application for partial disposal and diversion by Harding Township. This will result in permanent preservation of additional lands within Harding as well as facilitate the Glen Alpin home and create a trail head and trail access from Glen Alpin to the Jockey Hollow National Historic Park. The transaction is in the best interest of the Harding Land Trust, it will place the Glen Alpin home in the hands of a party with the resource to restore it, ensure that appropriate historic restrictions are imposed on the structure, and provide meaningful public access to the site. The Harding Land Trust is receiving significant value in return in the form of full ownership in the Gatehouse property from Harding Township. We will rely on the presentation made on behalf of Harding Township to support our position. Public comments can be directed to Harding Land Trust members here this evening or by mail or by email to the addresses provided at the end of the presentation for the next 14 days.

Mr. Spinelli commented that Mr. Adam Taylor from Green Acres is participating virtually. Mr. Taylor commented that both he and Judith Yeany are participating this evening. Judith Yeany commented that she and Adam Taylor work in the Green Acres program in the Bureau of Legal Services and Stewardship which is the compliance end of

Ms. Yeany, Green Acres -- commented that their Bureau is charged with making sure that projects funded by Green Acres are open to the public and are not diverted for other purposes and impose restrictions on other park land held by their funding partners at the time they take Green Acres money. In this particular case, Green Acres provided money to both the Harding Township and the Harding Land Trust. As Mr. Bjorkedal mentioned, in turn for giving money to the non-profit, Green Acres took a recorded conservation restriction on the front of the GA property. Normally, when Green Acres provides money to towns and counties, Green Acres puts a funding clause in the deed that serves as notice in the chain of title for the property that there is a Green Acres restriction. When Green Acres provides money to a non-profit, Green Acres takes back the conservation restriction so that in the event the non-profit were to go out of business, the State still has an interest in the property that can be enforced. In this situation, ironically, it is not clear that we needed to have this restriction as the Township co-holds the ownership of the property in the front but Green Acres did take an easement when we gave the Land Trust the funding and with them now proposing to vacate the Glen Alpin property and transfer the interest to the Gatehouse property we want to pick up our Green Acres funding restriction and move it to the Gatehouse property. For those who are familiar with Green Acres diversion process, we normally do not attend diversion hearings, we see that as a dialogue between the applicant and their constituents about whether going through the diversion is a good idea. Judith Yeany commented that we are here this evening to listen to whatever anyone has to say about the diversion, historic restrictions, and as people have mentioned, we will hold the public comment period for two weeks past the hearings. The public is welcomed to submit written comments during this time and the applicants will review them and respond to them and send Green Acres the responses before Green Acres takes this to get the necessary approvals. For the Green Acres Diversion process, the ultimate decision makers are the DEP Commissioner and the legislative body called the State House Commission. They both have to approve the application and our office facilitates requesting those approvals once the final submission is received from the applicants.

Mr. Spinelli – explained that members of the public attending virtually will have time to make comments this evening at the end of the presentation. The Municipal Clerk shared the screen at 7:51 pm so Mr. Spinelli could provide the presentation of the Glen Alpin Diversion to all in attendance. A copy of the presentation is appended to these minutes.

- **Township of Harding's disposal of 3.52 acres and diversion of 0.63 acres of the Glen Alpin Estate, 685 Mt Kemble Avenue – Ben Spinelli**
- **The Township of Harding's transfer of its interest in the Gatehouse Property to the Harding Land Trust located at 110 Harter Road – Ben Spinelli**
- **The Township of Harding's proposed conveyance of a public access and trail easement on the Glen Alpin Estate to the Morris County Park Commission – Ben Spinelli**
- **The New Jersey Department of Environmental Protection's proposed transfer of a conservation easement granted by Harding Land Trust from the Glen Alpin Estate to the Gatehouse Property – Adam Taylor and Judith Yeany (Green Acres)**

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.

MEETING OPEN TO THE PUBLIC

Mr. Spinelli opened the meeting to the public for public comment at 8:32 pm. Mr. Spinelli informed members of the public who wish to speak to that they need to identify themselves, state their name, address, and state their

comment clearly. There is a court reporter here this evening making a transcript of the proceedings this evening and this information is needed so the court reporter is able to record the information properly into the record.

1. **Mary Prendergast, 618 Van Beuren Road** – *thanked everyone who worked on this for all these years. This is a very good solution better than she thought it might be. Mrs. Prendergast reminded everyone that all this was begun by the Trust for Public Land and Sally Dudley, former Mayor, who contacted Mrs. Prendergast to see if Glen Alpin was worth preserving. Glen Alpin is worth preserving. It is an amazing site and Mrs. Prendergast is glad the Township has reached this point.*

- **The Glen Alpin Conservancy, who Mrs. Prendergast is President, asked if the public will have a chance to tour the house and grounds before it is turned over to private hands.**

Response: Mr. Spinelli commented that right now, it is not safe for public visitation. It is up to the Township whether they would want to make that provision. Mr. Spinelli explained once the property is turned over to private entity, there are historic restrictions that would require meaningful public access.

- **What does meaningful public access mean? Response:** Mr. Spinelli explained, meaningful public access is defined, at a minimum, one day per month.
- **In the front of the property, which will be owned by the County, there is a marker on a stone that was placed there in 1911 by the Colonial Days of NJ, can the marker be retained and placed at the County level or not. Response:** Mayor Jones explained Harding will continue to own that.
- **Archaeology was done and you have the report, under research Peter Kimball had 24 slaves when he died and today all of us in the historical field want to tell the story of everyone who lived on the site. Some of these slaves have descendants who lived along Mt. Kemble Avenue and what is now Glen Alpin Road. One of the descendants was a member of the Presbyterian Church. Their history should not be forgotten.**

2. **Chris Allyn, 8 Lake Trail West** – *commented he has two questions.*

- **From what was said this evening there has to be a subdivision in order to separate the property into two parts of the parcel, the part that includes the house and the part that includes the Green Acres encumbered property in the front, is this correct? Response:** Mr. Spinelli responded that is correct.
- **On the transfer of the conservation easement to Harding Land Trust, Mr. Allyn's perspective on this is that easement was designed to protect aspects of the property on which it was granted and Mr. Allyn does not understand the rationale of moving it from that property to the Gatehouse property.**

Response: Judith Yeany, Green Acres explained for the Green Acres program the easement is solely associated with our funding. Green Acres has a very general definition of recreation and conservation purposes which implies anything Green Acres funds. If Green Acres gives money to a town, county, or a non-profit to buy a property, their obligation is to use it for recreation and conservation purposes. It is not a resource specific type of easement. In Green Acres perspective, they gave money to the Harding Land Trust to buy 14% interest in the front of the Glen Alpin property because they are now picking up that interest and moving it someplace else, we want our Green Acres funding restriction to follow the Harding Land Trust. There will be preservation on both sides of the equation.

3. **Mike Simoff, 66 Sand Spring Road**

- **What will be the zoning of the newly privatized piece of the property where the building sits? What are the permitted uses there?**
- **Response:** Mr. John Hague, Special Counsel, explained that the zoning for the property was reset with the redevelopment plan which was adopted in September 2019. The permitted uses are in the

redevelopment plan which is posted and available on the Township's website. The permitted uses can be; cultural center, offices, leasable event space for private functions, a single family residence, etc.

4. Peter Allen, 19 Deer Ridge Drive

- **Mr. Allen's concern is the two properties that are to replace Glen Alpin are not suitable to the needs of the area around Glen Alpin. Glen Alpin and Hurstmont are resumed as part of this action with a huge impact on the former 5 acre minimum lot size properties now allowed for the 100 of homes that were just approved by Harding on this two property rezoned area suited for 6 homes. Why would the Township buy a million dollar property on the opposite side of town? The commission's duty to arrange a compensatory arrangement of substitute acres should not allow this trade being offered. Mr. Allen provided three example as follows: 1) property on Tempe Wick near Mt. Kemble is for sale, 2) a neighbor that is connected by Jockey Hollow for a trail grant, 3) Speak to Seventh Day Adventist Church for development.**

Response: The Township of Harding needed to identify possible replacement properties when it began the disposal/diversion process. The properties included in the final compensation plan were closely vetted by the Township Committee and reviewed and approved by the Green Acres program. The Green Acres program has requirements on size, value, uplands, recreational quality, and contiguity to other preserved open space landholdings. After much deliberation and consideration, and availability for purchase at the time, the properties identified in the final compensation plan were selected. The appraisals were performed to determine the value needed for the replacement lands to satisfy the Green Acres rules for compensation lands.

- 5. Larry Weppler, 181 Lee's Hill Road – commented that he would like to compliment everyone involved. This has been going on for so long, Mr. Weppler was skeptical of the ultimate outcome. This is a very good solution for everyone concerned and really does resolve most of the issues. This should satisfy everyone in Harding's desire for this property.**
- 6. Julia Somers, 501 Spring Valley Road – commented she is a member of the Harding Open Space Trust Committee and wanted to say that she is sad in many ways, Glen Alpin is a delightful property and was glad when the Township purchased it and really hoped that the Town could make could use of it but sadly that was not the case. Mrs. Somers has tremendous respect for the amount of time the Mayor, Tim Jones and Dev Modi and others put into making this happen. Mrs. Somers agrees with what Mr. Weppler just said, it is extraordinary the effort that the Township has gone to, to try and make this transfer happen in a way respects the property and the system and protecting the resources of the property is remarkable. Mrs. Somers wanted to acknowledge the Township's common sense and smartness for working with Ben Spinelli because that was a remarkable presentation. Thank you to everyone.**

7. Mary Prendergast, Van Beuren Road

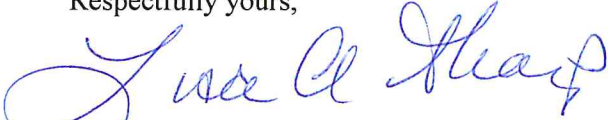
- **How many months will it be before the boards on the windows of Glen Alpin can be taken down? Does anyone have an estimate of time when the public can go inside the building? Mayor Jones responded not at this time, could be a year or more.**

Mr. Spinelli explained that the comment portion is open for two week from this evening. All comments will be shared amongst all three parties to the hearing tonight. Written responses to all comments will be prepared.

ADJOURNMENT – Mr. Jones

With no further comments, Mayor Jones asked for a motion to adjourn. Township Committee Member Yates made a motion, seconded by Township Committee Member Chipperson, and with a vote of all ayes, the meeting adjourned at 9 pm.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "Lisa A. Sharp". The signature is fluid and cursive, with the first name "Lisa" being particularly prominent.

Lisa A. Sharp
Municipal Clerk



Glen Alpin/Gatehouse Property Public Hearings

NJ DEP GREEN ACRES DISPOSAL/DIVERSION PROCESS, ADMINISTRATIVE
TRANSFERS & CONSERVATION EASEMENT TRANSFER



Hearings for Three Separate Parties

- ▶ Harding Township
- ▶ Harding Land Trust
- ▶ New Jersey Department of Environmental Protection

Issues Not Covered This Evening

- ▶ Morris County's Interests in the Glen Alpin Property
 - ▶ Diversion/Disposal of Conservation Interests
 - ▶ Historic Easements on Glen Alpin Building
 - ▶ Subject of Future Hearing
- ▶ Historic Considerations
 - ▶ Township, DEP & State Historic Sites Council Have Reached an Agreement
 - ▶ Imposition of Permanent Historic Easement in Place of 30-year Restrictions
 - ▶ State Historic Sites Council will Steward Easement
 - ▶ Cover List of Interior & Exterior Features
 - ▶ Subject of Future Hearing
- ▶ Redevelopment Plan for Glen Alpin & Adjoining Hurstmont Property Adopted by Township Committee
 - ▶ Separate Process
 - ▶ Independent of Glen Alpin Application
 - ▶ Will Allow for Trail Connection from Glen Alpin to Jockey Hollow National Historic Park





Public Hearing

- ▶ Multiple Hearings Covered This Evening
 - ▶ Public Hearing on Final Application for Green Acres Disposal/Diversion on Glen Alpin
 - ▶ Transfer of Harding Land Trust's 14% Interest in Glen Alpin to Harding Township
 - ▶ Transfer of Harding Township's 50% Interest in Gatehouse Property to Harding Land Trust
 - ▶ NJDEP/Green Acres Transfer of Non-Profit Conservation Easement from Glen Alpin to Gatehouse Property
 - ▶ Transfer of Public Access & Trail Easement from Harding to Morris County Park Commission
- ▶ Presentation Covers Issues Related to All Matters
- ▶ Public has Opportunity to Comment on All Matters

Purpose

- ▶ Present to the Public
 - ▶ Status of Glen Alpin Building
 - ▶ Municipal Options Considered
 - ▶ Proposed Actions
 - ▶ Progress Since July 10, 2017 Scoping Hearing
- ▶ Obtain Public Input
- ▶ Present Public Comment to NJ DEP
- ▶ Next Steps in the Disposal/Diversion Process & Associated Transactions

Considerations

- ▶ What is the Cost to the Taxpayer?
- ▶ What Does the Township Gain in the Process?
 - ▶ Restored Building
 - ▶ New Public Parks
- ▶ What Responsibilities Does the Township Have at the Conclusion of the Process?
- ▶ Are the Purposes of the Original Transaction Met?
 - ▶ Public Space
 - ▶ Historic Preservation of the Structure
- ▶ Ultimate Long-Term Use of the Property and Structure
- ▶ Ease of Transaction/Likelihood of Success

Township's Goals

- ▶ Relieve Taxpayers of Long-term Responsibilities for Glen Alpin
- ▶ Find Long-term Solution to Preserve Historic Building
- ▶ Identify Cost-effective Method of Obtaining Compensatory Land
- ▶ Find Owner with Resources, Expertise & Resources Necessary to Restore Glen Alpin
- ▶ Put Building to Long-term Productive Use
- ▶ Satisfy Intent of Original Purchase, Provide Value to Harding Residents, Provide Value in Compensatory Lands & Relieve Township of Responsibilities It Cannot Fulfill

Since Public Scoping Hearing

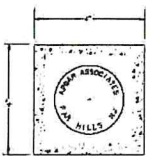
- ▶ Multiple Meetings with NJ Green Acres Program
- ▶ Multiple Meetings with NJ State Historic Preservation Office
- ▶ Multiple Meetings with Morris County
- ▶ Public Input from Scoping Hearing Provided to Interested Agencies
- ▶ Preferred Course of Action Identified
- ▶ Pre-Application and Final Application Part 1 Submitted to Green Acres & Approved
- ▶ Proposed Historic Easements Drafted by State Historic Preservation Office & Agreement to Steward Permanent Easement Reached
- ▶ Compensatory Replacement Properties Identified & Approved
- ▶ Details of Exact Transactions Necessary Negotiated
- ▶ Redevelopment Plan for Glen Alpin & Adjoining Hurstmont Property Adopted by the Township Committee

Final Proposed Actions

- ▶ Harding Township Will Dispose of the Green Acres Restrictions on 3.52 Acres on the Glen Alpin Home & Adjacent Property
- ▶ Harding Township Will Divert 0.63 acres of the Glen Alpin property for Access & Utility Easements
- ▶ Harding Land Trust Will Divest Its 14% Interest in Glen Alpin Home & Adjacent Property
- ▶ Historic 30-Year & Conservation Easements on Glen Alpin Home & Surrounding 3.52 Acres Will be Removed
- ▶ New Permanent Historic Easement Will be Placed on Glen Alpin Home & Adjacent Property (3.52 Acres)
- ▶ Remainder of Property (~6 Acres) Will Continue in Public Ownership as Green Acres Encumbered Open Space
- ▶ Green Acres Non-Profit Conservation Easement on Glen Alpin Property will be Transferred to Gatehouse Property
- ▶ Morris County Park Commission Will Receive Future Access & Trail Easement on Public Portion of Glen Alpin Property Remaining Under Green Acres Restrictions
- ▶ Harding Land Trust Will Receive 50% Interest in Other Preserved Land (Gatehouse Property)
- ▶ Harding Township Will Protect an Additional 18.003 Acres of Public Open Space Without the Use of Open Space Funds

Existing Status

- ▶ Property 9.57501 Acres in Total (Entire Parcel is Encumbered)
- ▶ Green Acres Holds Conservation Easement on 6.39415 Acres
- ▶ Morris County Holds Conservation Easement on Entire Parcel
- ▶ Morris County Holds Right to 30-Year Historic Easement on Glen Alpin Home
- ▶ Morris County Park Commission Holds Undefined Trail Access Easement
- ▶ Harding Land Trust Holds 14% Interest in Property



TYPICAL CONCRETE MONUMENT SET BY JAGAR ASSOCIATES



TYPICAL SURVEY MARKER CAP SET BY JAGAR ASSOCIATES

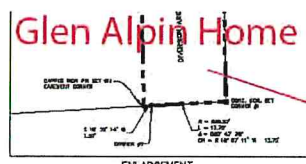
SCALE: FULL

ACREAGE SUMMARY

EXISTING LOT 1 BLOCK 34 = 9.57501 ACRES
EXISTING GREEN ACRES PARTICIPATION AREA = 6.39415 ACRES
6.39415 (EXISTING GREEN ACRES PARTICIPATION AREA)
+0.18924 (PARCEL ONE)
+0.43617 (PARCEL TWO)
-0.95026 (PARCEL THREE)
= 6.05999 ACRES NOT DISPOSED
-0.026 ACRES AREA OF EASEMENT DIVERSIONS
5.434 NET GREEN ACRES AREA OF PARTICIPATION

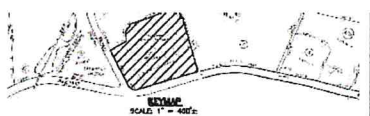
PORTION OF EXISTING GREEN ACRES PARTICIPATION AREA WITHIN PROPOSED DISPOSAL AREA = 0.96026 ACRES
AREA NOT SUBJECT TO DISPOSAL = 0.05930 ACRES
AREA TO BE REMOVED = 0.1571 ACRES

FUTURE EASEMENTS
FUTURE 60' DRIVEWAY AND UTILITY EASEMENT OVER RETAINED LANDS = 0.44828 ACRES
FUTURE 50' ACCESS & UTILITY EASEMENT OVER RETAINED LANDS = 0.05739 ACRES
FUTURE 15' SUBSURFACE UTILITY EASEMENT = 0.12003 ACRES



Disposal Area

Trail Head/
Trail Access



NOTES:
1. THIS MAP WAS PREPARED BY MEASUREMENTS OF THE FOLLOWING:
A. SURVEYED RECORDS: BLOCK 34, LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 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1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 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1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072,

After Disposal (Summary)

- ▶ Building & ~3 acres will be Conveyed to Private Owner
- ▶ Glen Alpin Disposal Area (with building) will be Subject to Permanent Historic Restrictions Stewarded by NJHT.
- ▶ Morris County will have Trail Easement in Remainder of Glen Alpin Property
- ▶ Two New Publicly-owned Replacement Parcels in Harding
 - ▶ Culbertson (enlarges Open Space Near Margets Field Property)
 - ▶ DOT (enlarges Park on Bailey's Mill Rd./Passaic River Access)
- ▶ Harding Land Trust Full Ownership of Gatehouse Property from Harding Township with Green Acres Non- Profit Easement

Harding Township
Morris County
New Jersey

Glen Alpin Site - Block 34 Lot 1

Owner: Township of Harding/Harding
Land Trust

Approx. Dimensions: 600 ft. x 720 ft.

Approx. Total Area: 9.6 acres

Approx. Disposed Area: 4.1 total acres

Fee Simple: 3.5 acres

Access Easements: 0.6 acres

Wetlands: None

Floodplains: None

Tidelands: None

-  Glen Alpin Boundary
-  Green Acres Disposal Area
-  Proposed Sewage Disposal
Beds
-  Proposed Sewage Disposal
Lines

Any portion of the site that is not proposed
within the Disposal Area is MCPC.

HGA
HEYER, BRUEL & ASSOCIATES
June 2020



Historic & Conservation Easements

- ▶ Historic Easements
 - ▶ Currently Right to 30-Year Easement on Features of Glen Alpin Home
 - ▶ Created as Result of Grants Provided
 - ▶ Will be Converted to a Permanent Historic Easement
 - ▶ Will Require Meaningful Public Access
 - ▶ Easements Define Protected Historic Features
 - ▶ Interior
 - ▶ Exterior
 - ▶ Prepared by State Historic Preservation Office
 - ▶ Easements will be Stewarded by NJ State Historic Sites Council
- ▶ Conservation Easements
 - ▶ Green Acres Non-Profit Funding Easement Transferred from Portion of Glen Alpin Property to Entire Gatehouse Property
 - ▶ Green Acres Encumbrance Remains on ~6 acres of Glen Alpin Not Subject to Disposal

Why Is The Township Seeking Disposal?

- ▶ Believe this is the Optimum Course to Achieve the Goals of the Original Transaction
- ▶ Opportunity to Both Preserve/Restore Building & Avoid Additional Investment of Public Funds
- ▶ Prior Attempts to Attract Tenants Unsuccessful
- ▶ The Township is Unable to Justify Further Investment of Public Funds in Building
 - ▶ No Viable Use
 - ▶ Upkeep Expensive
 - ▶ Substantial Investment Necessary to Restore Building
 - ▶ Unsafe for Visitation

Transaction Elements

Harding Land Trust

- Transfer 14% Interest in Glen Alpin to Harding Township
- Will Receive Harding Township's 50% Interest in Gatehouse Property

Harding Township

- Receive Release of 30-Year Historic Easement in Favor of Morris County on Glen Alpin Home
- Receive Release of Green Acres Restrictions on Glen Alpin Home & Adjacent Property (3.52 Acres)
- Grant Permanent Historic Easement on Glen Alpin Home & Adjacent Property to NJ Historic Trust
- Receive access, driveway & utility easements on 0.63 acres of the Glen Alpin Property Remaining in Green Acres Program
- Will Purchase and Permanently Preserve 18 Acres as Public Open Space
- Will Convey Glen Alpin Home & Adjacent Property to Private Owner (unknown at this time) Subject to Permanent Historic Easement in Manner Consistent With Applicable Laws Governing Sale of Public Property at a Future Date

NJDEP

- NJ DEP will Transfer Non-Profit Funding Easement from Glen Alpin to Gatehouse Property
- Preservation of 18 Acres of New Open Space

Compensation Requirements

- ▶ Impose Green Acres Restrictions on Land of Equivalent or Greater Monetary Value
- ▶ Provide Appropriate Replacement Acreage
 - ▶ Total Disposal/Diversion Area with Easements is 4.15 acres
 - ▶ Required Replacement Acreage 16.324 Acres (At least 4.15 acres of upland)
 - ▶ Actual Replacement Acreage 18 Acres (with sufficient upland acreage)

Compensation Properties

Culbertson Property

- 5.351 Acres on Blue Mill Road (Block 8, Lot 5.01)
- Adjacent to Existing Harding Township Open Space
- Already Purchased by Township as Replacement Land
- Expands Size of Neighboring Park

DOT Property

- 12.562 Acres on Bailey's Mill Road (Block 46, Lot 13.03)
- Adjacent to Existing Harding Land Trust Property
- Agreement with DOT to Purchase as Replacement Land
- Expands Existing Public Parkland
- Provides Public Access to Passaic River

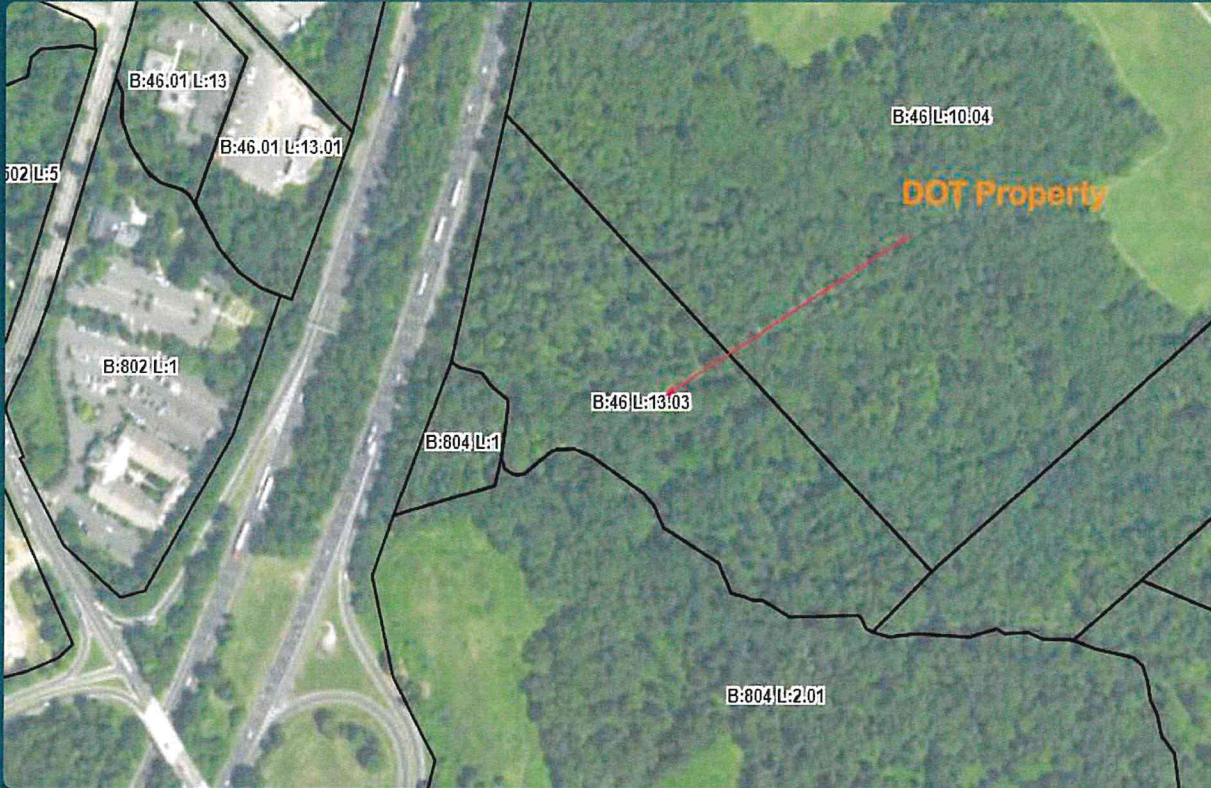
Gatehouse Property

- 13.7 Acres on James Street (Block 23, Lot 1)
- Jointly Owned by Harding Township & Harding Land Trust
- Full Ownership Being Transferred to HLT in Exchange for Interest in Portion of Glen Alpin



Culbertson Tract





DOT Tract



Gatehouse Property

Details of Transactions

- ▶ Glen Alpin Home & Defined Surrounding Property Will Have Existing Green Acres Restrictions Removed (3.52 Acres)
- ▶ New Permanent Historic Easements Will be Imposed (State Historic Preservation Trust)
- ▶ Remainder of Property Will Continue as Preserved Land (~6 acres)
- ▶ Easements Will be Created Across Preserved Portion (access to Hurstmont)
 - ▶ 0.45 acres for Driveway
 - ▶ 0.06 acres for 50' Utility Easement
 - ▶ 0.12 acres for 15' Subsurface Utility Easement
- ▶ Create Morris County Park Commission Trail Easement
- ▶ Transfer of Green Acres Non-Profit Conservation Easement from Portion of Glen Alpin Property to Entire Gatehouse Property

Public Comment

1. Green Acres Final Application for Disposal of 3.52 Acres of Land & Diversion on 0.63 acres of Glen Alpin
2. Harding Land Trust Transfer of Interest in Glen Alpin to Harding Township
3. Harding Township Transfer of Interest in Gatehouse Property to Harding Land Trust
4. Green Acres Transfer of Non-Profit Conservation Easement from Glen Alpin Property to Gatehouse Property
5. Transfer of Future Public Access & Trail Easement in Favor of Morris County Park Commission

Thank You

- ▶ Written Comments Can Be Submitted for Next 14 Days

- ▶ **Harding Township**

- ▶ By e-mail: lsharp@hardingnj.org
- ▶ By Mail: Harding Township
PO Box 666
21 Blue Mill Road
New Vernon, NJ 07976
Attn: Lisa Sharp, Township Clerk

- ▶ **Green Acres**

- ▶ By e-mail: Adam.Taylor@dep.nj.gov
- ▶ By Mail: New Jersey Department of Environmental Protection
Green Acres Program
Bureau of Legal Services & Stewardship
501 E. State Street, 1st Floor
Mail Code 501-01
P.O. Box 420
Trenton, NJ 08625-0420
Attn: Adam Taylor

- ▶ **Harding Land Trust**

- ▶ By e-mail: contactus@hardinglandtrust.org
- ▶ By mail: Harding Land Trust
P.O. Box 576
New Vernon, NJ 07976
(FedEx and UPS delivery to 110 Harter Road
Morristown, NJ 07960)
Attn: Nik Bjorkedal