

**HARDING TOWNSHIP PLANNING BOARD
MEETING MINUTES
NOVEMBER 27, 2023**

CALL TO ORDER AND STATEMENT OF COMPLIANCE—Mr. Clew

Mr. Clew announced the meeting of the Harding Township Planning Board was given as follows: Notice was sent to the *DAILY RECORD* and the *OBSERVER TRIBUNE*, posted on the Township Bulletin Board, and filed with the Clerk's Office, located in the Township Hall located at 21 Blue Mill Road, New Vernon, NJ. Notice indicated that formal action may be taken.

ROLL CALL

The roll was called. The following were present:

Mr. Edgar	Mr. Clew	Mr. Chipperson	Mr. Yates	Mr. dePoortere
Ms. Claytor	Ms. Walters	Mr. Rosato	Mr. Newlin	Mr. Jones

Mr. Loughlin, the Board Attorney, Mr. Fox, the Board Engineer, Ms. Mertz, the Board Planner and Ms. Taglairino, the Board Secretary, were also present.

REGULAR MEETING—Mr. Clew

MINUTES

A motion was made by Mr. Yates to approve the October 23, 2023 minutes. The motion was seconded by Mr. Chipperson. On a voice vote all eligible members voted to approve the minutes.

REDEVELOPMENT—Ms. Mertz

AMENDMENT TO THE HURSTMONT/GLEN ALPIN REDEVELOPMENT PLAN

- Ms. Mertz noted an amendment to the Glen Alpin/Hurstmont Redevelopment Plan.
- Mr. Loughlin stated the purpose of the meeting was to review the amendment for consistency with the Master Plan.
- Ms. Mertz outlined the changes to the plan.

The plan includes three districts.

1. The Senior Living Land Use District (Hurstmont)
 - There is no change to the Redevelopment plan for this district.
2. McAlpin Gardens District (New District)
 - Will be developed along with the Glen Alpin property.
 - Use includes 10 proposed standalone guest suites.
 - The gardens located in the rear of the property, adjacent to the Hurstmont site and the Glen Alpin site and that were once part of the overall McAlpin property will be restored and accessible to the public.

3. Glen Alpin Cultural District (Amended standards)

- The proposal is for a cultural center, event space, temporary leasing offices, 80 hotel/guest suites + 6 rooms in mansion, restaurant/bar area
 - The plan included updated references to new easements that are in place (as a result of the diversion process). There are slopes, buffers, wetlands and tree conservation areas to be considered moving forward.
 - Only 3.5 acres of the 9-acre District is permitted to be developed. That is the area immediately surrounding the Glen Alpin Mansion. The rest of the site must be preserved under Green Acres.
 - The Glen Alpin house and its 3.5 surrounding acres are within a Historic Preservation and Conservation Easement from the NJ Historic Trust –that is incredibly detailed about what can happen in that 3.5 acres and how the Glen Alpin home must be renovated and accessible to the public.
- Some members of the Board raised concerns regarding intensity of use, environmental issues and historic preservation issues and their consistency with the Master Plan.

PUBLIC COMMENTS:

Mr. Lanzerotti from S. Brookside Drive expressed his concerns about Harding becoming another Parsippany in over-development. He questioned the cost per year to maintain the Glen Alpin building.

Mr. Piccola from Anthony Wayne Road said that he understood that the hotel makes sense but raised concerns over what the future of the property would be if the hotel does not survive.

A motion was made by Mr. Clew finding this amendment to the Redevelopment Plan is not inconsistent with the Master Plan. The motion was seconded by Mr. dePoortere. A roll call vote went as follows:

For: Edgar, Walters, Jones, Chipperson and Yates.

Against: dePoortere, Claytor, Newlin and Jones.

The Board had recommendations for the Township Committee that will be memorialized in a written resolution. The recommendations included the following:

- Increasing the buffers on Tempe Wick.
- More public outreach.
- A report on the costs of maintaining the property and potential future maintenance costs.
- Less intensity of the proposed use on the property.

ADJOURNMENT

The meeting was adjourned at 9:31

Respectfully Submitted by

Lori Taglairino, Planning Board Secretary

DRAFT