

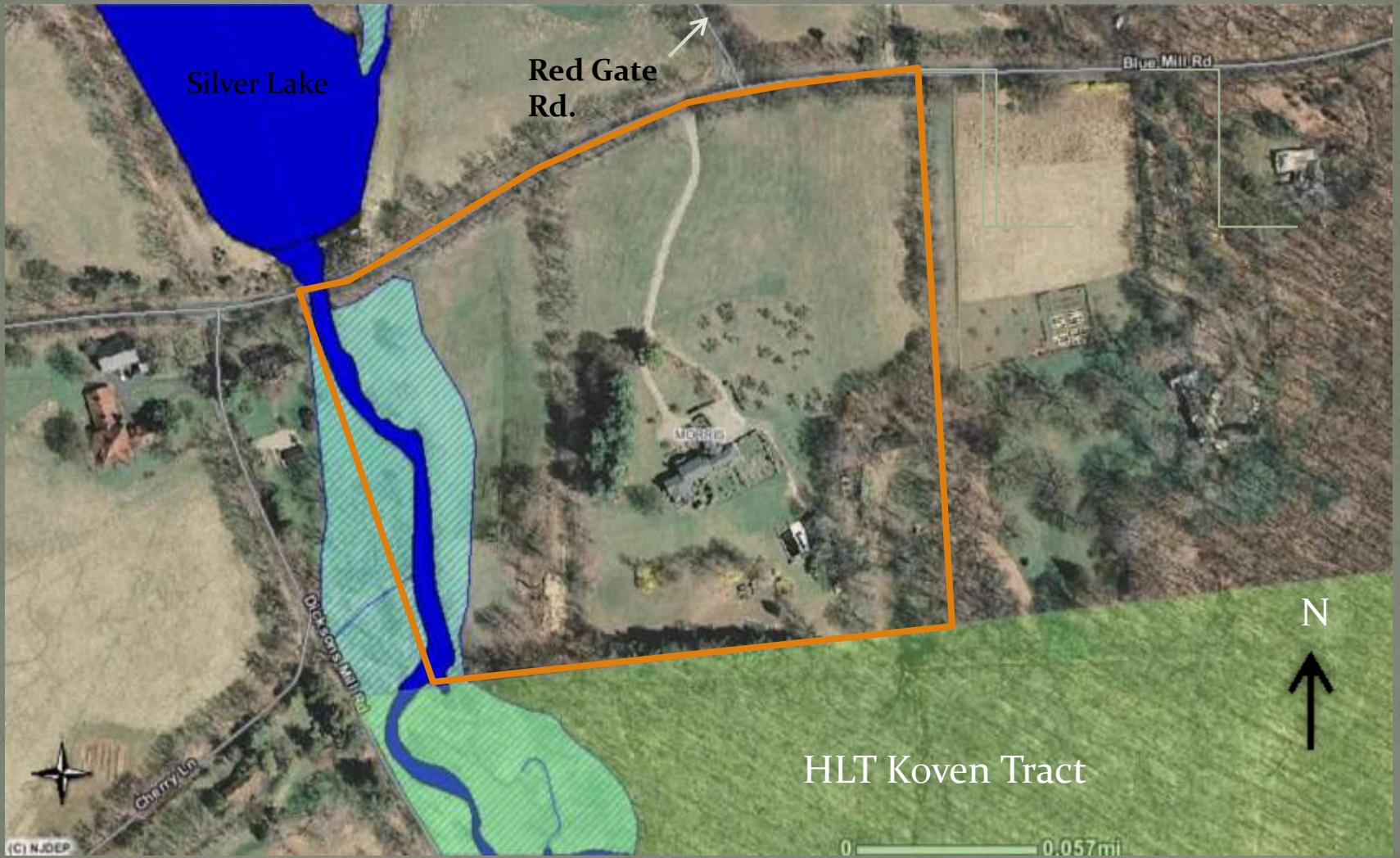
Blue Mill Road-Pine Brook Project

Proposed Preservation Plan
Harding Land Trust and Harding Open Space Trust

Blue Mill – Pine Brook Project

- Property Information
- Project Merit
- Acquisition Strategy and Funding Proposal
- Discussion and Questions

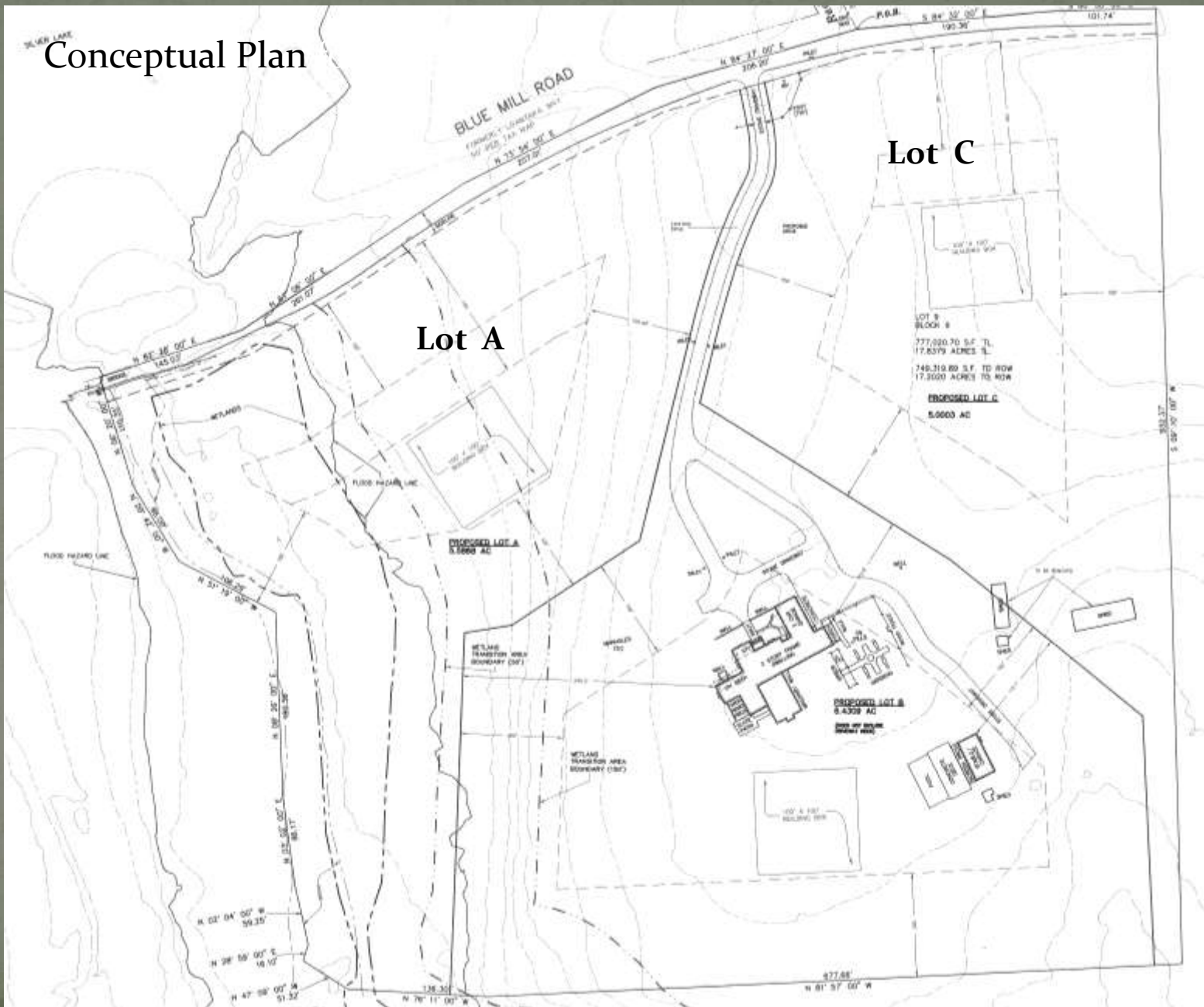
Property Location: 174 Blue Mill Road



(C) NJDEP

0 0.057mi

Conceptual Plan





Project Merit

Meets all Harding Open Space Criteria

Viewscape, visibility to public and gateway

This scenic open property is highly visible from the road with over 1,100 feet of frontage on Blue Mill Road. The property is centrally located in town and an important “gateway” coming from the east into Harding from Chatham/Madison.

Linkages to other preserved properties

The back of the property is adjacent to the Harding Land Trust’s 30-acre preserved Koven property on Dickson’s Mill Road. In addition, township preserved property on Cherry Lane (visible from Blue Mill) and Margetts Field are just down the road. Contributing property to the Silver Lake Historic District.

Project Merit (Continued)

Water Resource protection value

The property includes ownership of at least 600 feet of the Pine Brook stream corridor from Blue Mill Road by the bridge/waterfall connecting back to the preserved Koven property. Acquisition enables restoration of stream bank and riparian area.

Public Access, Equestrian Trails, Hiking

There is currently a farm road on the property that goes from Blue Mill Road across to the preserved Koven property, which provides additional needed access to Koven tract for maintenance equipment. It is envisioned that additional trails, hiking and public access would be allowed and connected with existing Harding Land Trust property.

Likelihood of development

Very high, given it appears to have a straightforward three-lot subdivision potential with no wetlands issues. The property is held in an estate and is being actively marketed for sale.

Preservation Plan

- Proposed Fee Acquisition
- Ownership of both Lots will be transferred to Harding Township at closing
- Harding Land Trust will assume management responsibility for both Lots
- Acquiring only an easement is not recommended for the following reasons:
 - Cost of removing development rights almost the same cost as fee acquisition
 - Greater risk of easement violation if owned by private landowner and enforcement will be obligated through terms of easement purchase.
 - Landowner not interested in pursuing easement.
 - County and State less interested in easement acquisitions.

Funding Plan

Appraised Value: \$2,700,000

Harding Township:

\$337,500 HT Green Acres

\$675,000 HOST

\$1,012,500

Harding Land Trust:

\$337,500 HLT Green Acres

\$1,350,000 Morris County Preservation Trust

\$1,687,500

Harding Open Space Trust Fund 2014 Balance and Revenue

| | |
|------------------------------------|-------------|
| Opening Balance at 1/1/14 | \$1,636,000 |
| Obligated Disbursements | \$315,000 |
| Frelinghuysen 4.03 | \$122,844 |
| Available Balance for Acquisitions | \$1,198,000 |

In addition, on 12 /31 HOST will receive approximately \$715,000 of which \$315,000 will be allocated to Obligated Disbursements for 2015. Leaving a balance for acquisitions on January 1, 2015 of \$1,598,000.

Project Timeline - 2014

- January - HOST and HLT met with Landowner
- April - Representatives from HLT, HOST, NJ Conservation Foundation, and Trust for Public Land toured the property
- June 7 – Preliminary appraisal completed
- June 20 – Morris County Preservation Trust application due
- July 31 – NJDEP Green Acres application due
- October – Morris County Open Space Committee Site Visit
- November – Presentation to Morris County Open Space Committee
- November – Funding awards announced by Morris County Freeholders



We thank the Township Committee for their support and the public for your input into the preservation plan for this property.