

**RESOLUTION RECOMMENDING ACCEPTANCE OF TOWNSHIP OF HARDING'S
REQUEST FOR DISPOSAL AND DIVERSION, INCLUDING COMPENSATION, OF A
PORTION OF THE GLEN ALPIN PROPERTY**

WHEREAS, the Morris County Board of Chosen Freeholders (n/k/a the Morris County Board of County Commissioners, "Commissioners") in accordance with Resolution #11 dated January 14, 2004, entered into a grant agreement under the Morris County Open Space Trust Fund Program ("Program") for a FY03 grant award totaling \$500,000 with the Township of Harding ("Township") for a project entitled "The Crossroads at Glen Alpin" ("Property") located on Block 34 – Lot 1 in the Township; and

WHEREAS, the Commissioners, in accordance with Resolution #37 dated August 11, 2004, additionally entered into a Deed of Easement dated October 19, 2004 for a conservation restriction on the historic residence on the Property with the Township and Harding Land Trust intended to engage a non-profit organization to restore and manage the property for public use; and

WHEREAS, the Property was acquired in 2004 by the Township and Harding Land Trust with the assistance of additional funding partners including but not limited to the NJDEP Green Acres Program ("Green Acres"); and

WHEREAS, since the plan to engage a non-profit to restore and manage the property was unsuccessful, as were three Requests for Proposals to identify uses for the structure that would be compatible with Morris County Open Space and Green Acres restrictions, the Township filed a Major Diversion application request with Green Acres to dispose 3.52 acres in fee area including the structure to a private entity, plus divert 0.63 acres in easement on the Property while retaining 6.06 acres of the property as preserved parkland managed by the Township; and

WHEREAS, in accordance with Program Rules Section 3.3.8.C., Green Acres was determined to be the lead agency in the review process and copies of all submittals were made to Morris County; and

WHEREAS, Green Acres' review included but was not limited to scoping and public hearings, an alternatives analysis and determination of compensation consisting of two properties labelled the Culbertson and NJDOT parcels in the documentation; and

WHEREAS, the Culbertson (5.35 +/- acres) and NJDOT (12.65 +/- acres) parcels in total combined acreage exceed the minimum replacement acreage and the minimum value requirement required by Green Acres and both of which will be encumbered as Green Acres parkland and Morris County Open Space properties; and

WHEREAS, the proposal allows the potential useful re-purposing of the historic structure once auctioned, allowing public trail access and access to the historic structure while

retaining conservation restrictions on the largest portion of the remaining Property and was deemed the preferred alternative by Green Acres; and

WHEREAS, in addition the proposal includes a permanent historic preservation restriction on the entire property which will be conveyed to the New Jersey Historic Trust prior to disposal; and

WHEREAS, per Program Rules Section 3.3.8.C.2., the Township made a presentation of their disposal and diversion proposal to the Morris County Open Space Trust Fund Committee (“Committee”) on May 27, 2021; and

WHEREAS, the Committee recommended approval of the Green Acres’ preferred alternative to dispose and divert portions of the Property as previously described including the two parcels determined by Green Acres as compensation which will both be encumbered as Green Acres parkland and Morris County Open Space properties.

NOW, THEREFORE, BE IT RESOLVED by the Morris County Open Space Trust Fund Committee as follows:

1. The Committee recommends that the Board of County Commissioners of the County of Morris accept the Township of Harding’s request to dispose 3.52 acres in fee and divert 0.63 acres in easement on the Glen Alpin Property in the Township of Harding.
2. The Committee recommends that the Board of County Commissioners accept the Culbertson (5.35 +/- acres) and NJDOT (12.65 +/- acres) parcels as compensation for the disposal and diversion which will both be encumbered as Green Acres parkland and Morris County Open Space properties.
3. This resolution shall take effect immediately.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be entered into the permanent records of the Committee.

Laura Szwak

Laura Szwak, Vice Chairperson
Open Space Trust Fund Committee

5/27/2021

Date

Member	1 st	2 nd	Aye	Nay	Abstain	Absent
Jacqueline Albrecht		√	√			
Patrick Antonetti			√			
Astri Baillie						√
David Bloom						√
Betty Cass-Schmidt			√			
Jennifer Cooper			√			
Nita Galate	√		√			
Thomas Gallagher					√	
David Kaplan						√
Suzanne McCluskey			√			
Robert Norton			√			
Mohamed Seyam			√			
Laura Szwak			√			
Jay Thomson					√	

I hereby certify the above to be a true copy of a resolution adopted by the Morris County Open Space Trust Fund Committee at a meeting held on July 14, 2021.

Barbara J. Murray

Barbara J. Murray, Program Coordinator
Open Space Trust Fund