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# Strathmore

# OBSERVER

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MATAWAN NJ

VOL. 1 - No. 9

A PUBLICATION OF THE STRATHMORE CIVIC ASSOCIATION

JULY, 1964

## Township Seeks Strathmore Water Co. Control

Strathmore residents may benefit from a substantial drop in water rates before next summer. The Township Committee has accepted a report prepared by John V. Moran recommending that the Township acquire the Strathmore Water Company. The report, which cost five thousand dollars, endorses the idea, presented by a citizen committee last year, of establishing a Utilities Authority.

The procedure which will be followed is for the Township to purchase the water company by negotiation, or if necessary, through condemnation proceedings. An utilities authority would then be created, the Sewer Authority dissolved and its members appointed to the new body. The water company will be turned over to the Utilities Authority which will issue bonds to repay the Township for the purchase price.

When the Levitt representatives requested permission to build Strathmore they said that they did not want to build or operate the water company. The Township however, did not have the bonding capacity to build it, so Levitt was compelled to do so. Since they publicly took that position, they should be satisfied to be relieved of the 'burden' now. The Township will attempt to negotiate the purchase. If they are unable to reach an agreement on a reasonable price, the Township will seek condemnation through the courts. The condemnation procedure is for the court to set up a three man commission which will hear the arguments and evidence of both sides and will then establish a condemnation price. If dissatisfied with this figure, either side may appeal to higher courts. The actual purchase price is critical because it is the major determinant of what the water rates will be under Township operation.

The portions of the Moran report dealing with the value of the plant and possible new water rates have not been made public since they would prejudice the negotiations which are about to start. It is interesting, however, to go back to the report prepared by the citizens committee last October. That Committee made a thorough study of the Strathmore Water Company and by assuming that the water company was

worth \$1,400,000, predicted a 31% drop in rates. Applying this figure to our present rates they would drop to \$13.80 minimum for 15,000 gallons per quarter, plus \$.52 per thousand gallons over the minimum.

The calculations of the citizens committee which indicate the possible savings are shown the following excerpt from their report:

### TAXES

"Privately owned water companies must pay a gross receipts tax of 7.5% and

## LEVITT TO FURNISH PLAYGROUND EQUIPMENT

Levitt and Sons, Inc. is going to furnish playground equipment for three of the recreation sites in Strathmore and in addition is grading the Cambridge Park site for use as a ball field. The three sites in Andover, Ivyhill and Northland Parks are the ones which have already been deeded over to the Township.

The equipment will be delivered to the township and will be installed by Township personnel in accordance with site layout plans to be prepared by the Recreation Commission. Parents and residents adjacent to the playgrounds will be glad to know that the Recreation Commission intends to install fencing around all recreation sites.

The extent of the equipment is not known to us at this time, but Mr. Alexander Pollet, Vice President of Levitt and Sons, Inc., has indicated that it will be designed for small children.

The Civic Association knows that the Levitt organization was under no obligation to furnish any equipment and has now made this offer as a gesture of good will. We are grateful and would like to publicly thank the Levitt firm for their action.

Being realists, we know that some will not be satisfied with whatever we receive, but the important thing is that at these sites the Township will have a start and they can improve and expand the facilities in the future as tax dollars become available.

a franchise tax of 5% of gross receipts. For the Strathmore Water Company, these sums are \$15,000 per year and \$10,000 per year respectively. The Strathmore Water Company also pays \$5,000 real estate tax annually. The total of the taxes mentioned above is \$30,000 per year.

### Return on Investment (Profit)

"By law, a privately owned water company is entitled to a return of about 6% on its investment. For the Strathmore Water Company it is estimated that its investment of \$1,377,999 will yield a return of 5.84% or \$80,460 per year.

### Depreciation

"The Strathmore Water Company includes in its justification of its rate structure about \$32,840 per year for depreciation expense.

"All of the above items do not apply to a publicly owned utility. This means an overall savings as follows:

Taxes	\$30,000 per year
Profit	80,460 per year
Depreciation	32,840 per year

\$143,300 per year

"Balanced against this savings is the cost of paying for the purchase of the Strathmore Water Company. This would have to be done by a bond issue of approximately \$1,400,000. This sum can be obtained by 30-year bonds at 4% interest. The annual cost of retirement of these bonds would be \$80,960. Therefore, the net savings to Township residents served by the Strathmore Water Company would be as follows:

Savings on Taxes, Profit and Depreciation	\$143,300
Retirement of Bonds	-80,960
Net Savings	\$62,340

"The annual expenses of the Strathmore Water Company which would not be changed by mere public ownership are:

Operating and Maintenance Expenses	\$55,400
Payroll Taxes	1,300
Total	\$56,700

"Thus, the total required annual gross receipts of the Strathmore Water Company; privately owned, are \$56,700 plus

(Continued on Page 5)

## Letter to Editor

In an effort to convince the State of the urgent need for a traffic signal at the intersection of Route 34 and Lloyd Road, the Streets and Safety Committee has investigated methods of eliminating the possibility of trucks jackknifing at the proposed signal.

Two solutions have been developed and forwarded to both Township and State officials by Sheldon Pivnik, Chairman of the Streets and Safety Committee. The first idea is to extend the 35 mph speed limit from the Matawan Boro line to a point south of Lloyd Road. The other alternative is to place "traffic signal ahead" signs to warn of the approaching traffic signal. These would be electric type and connected with the signal to be illuminated when the sign is red for Route 34. It is felt that either of the solutions or a combination would eliminate the possibility of the jackknifing of trailer trucks.

In addition, Association members are urged to write to the following State officials informing him to the urgent need for traffic signals.

Traffic Engineering Section  
Bureau of Traffic Safety  
Trenton, New Jersey

Keeping our children safe is a two fold project. It takes both the drivers of vehicles and the parents of children to accomplish it. When driving remember you might be confronted by a child on foot or on a bicycle so please drive at a safe and sane speed. Parents can help by teaching the children that the streets are no place to play. Even a slow moving vehicle with an alert driver may not be able to stop in time. Strathmore may not be a New York City and traffic may be light, but it takes just one car to bring heartbreak. With schools closed, more and more children are riding their bicycles at night. Parents should remind their children that New Jersey Statute 34:4-10 requires bicycles to be equipped with head lamp and red lamp at the rear of the cycle. This is for their safety. Remember you can all help to make Strathmore a safe place to live and play.

### THE STRATHMORE OBSERVER

Published monthly by the  
Strathmore-At-Matawan  
Civic Association, Inc.,

Post Office Box 100,  
Matawan, New Jersey

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# Librarian Needed

**Help Wanted:** The Matawan Regional Board of Education is badly in need of a librarian. The main requirement for this position is a bachelor degree in library science. Any person qualified and interested, or knowing a qualified individual, should get in touch with Mr. Luther Foster, Superintendent of Schools, 566-1800.

**Sixth-Grade Students**, according to present plans, will avoid split sessions next fall by attending the Grammar School and or the Old High School on Broad Street, corner of Church Street.

According to New Jersey law, no bus transportation will be provided for those children living within 2 miles of the school. (There was a bill introduced in the Legislature to lower this to 1 mile, but the bill died in committee.) There is an exception to the 2-mile limit set by the law. In case of the existence of a hazardous condition en route to the school, no matter how close the children may live, they could ask for and receive bus transportation. It must be noted, however, that this type of request is not often heeded.

**Seventh and Eighth Grade Students** will be on split sessions. Seventh graders will attend classes in the morning; Eighth graders in the afternoon. Both grades will be going to the Matawan Regional High School.

There are many residents of the Township and Borough to whom we owe thanks for the educational accomplishments of the past year. We thank Mr. Edward

Scullion, Secretary of the Board of Education; Mr. Foster Superintendent of Schools; Board President, Mr. Bradley; Mrs. Smith, Vice-President; and members Mr. Heaney, Mr. Dolan, Mr. Brown, Mr. Davis, Mr. Manville, Mr. Ledford, and Mr. Matthews. Attend the meetings of your Board and you will discover that they are working diligently for the improvement of education in Matawan and are interested in Matawan and are interested in your views and anxious to gain your support.

Summer is not a time to rest when a new building program is getting underway. The "paper work" on the two new schools is proceeding through the summer. The bond issue is being prepared for the schools already voted on. If there are no hitches, it will probably take 4 months from referendum to the day when actual construction begins.

**Education Committee:** The following subcommittee chairmen were named at the June meeting held at the home of the new chairman, Frank Gilbert.

Membership, Jan Parker; **Observer**, Lois Forman; **Guests and Topics**, Helen Legrin; **Research and History**, Estelle Laurence; **Tax Liaison**, Arthur Frankenthan; **Cafeteria**, Gloria Lewis; **Curriculum**, Bowman.

The Education Committee will meet the second Tuesday of each month in the Strathmore Elementary School at promptly 8:30, with the start of the school year in September. All are welcome.

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## July's Heavy Rains Cause Wash - Outs

HEAVY RAINS have again caused wash-outs in certain Strathmore areas. After the extensive drought of May and June the heavy rains which came in the middle of this month were a mixed blessing in some areas.

The hills of Ivyhill Park show many gullies in the same places which have been repeatedly repaired and, in many instances, occurred in spite of good ground cover and sod being installed by Levitt to prevent such washouts.

The constant repetition of this problem seems to confirm the contention of many residents affected with the repeated washing out of their slopes, that the only real solution would be the installation of catch basins in the path of the major "back yard" runoff channels. These catch basins, properly connected to the storm drainage system, would solve the problem once and for all.

As usual with heavy rain the 'ski slope' recreation site in Ivyhill washed down over Idlebrook Lane with so much dirt that it was impossible to tell where the curbs, sidewalks and road were.

The new area in Juniper Park — Section 28 — was severely hit. No planting of any sort had yet been done, so that the water had a field day racking down along the steep slope of sidewalks and back yards. Most of the sidewalks along

## DEED RESTRICTIONS

The April 1964 Observer published the text of the deed restrictions under which Levitt and Sons conveyed title to all houses in Strathmore. The question of what role, if any, the Civic Association should play in regard to these restrictions is under consideration by the Property and Utilities Committee.

Since the purpose of the Civic Association is to serve the best interests of all residents we would like to have anyone who cares to express an opinion on this subject communicate with us by letter. Please write to:

**Chairman, Property & Utilities Comm.**  
Strathmore at Matawan Civic Assn.  
Post Office Box 100  
Matawan, New Jersey

June Place, except at the cul de sac at the top of the hill were severely undermined. One engineer who saw the conditions said he thought the concrete sidewalks should be taken out and replaced. If the extent of the repair work is only to fill the gullies, which run underneath the concrete from both sides, then the concrete will eventually crack in the places where it has been undermined.

Residents of the older section have seen that once a washout occurs, it becomes worse with each succeeding storm, even when it is filled in again, until grass or other ground cover is established and even then in severe cases washouts continue.

## Association Sponsors Traffic Signal Position

The Strathmore Civic Association is sponsoring a petition addressed to the director of the Department of Highways in Trenton requesting the immediate installation of a traffic light on the corner of Route 34 and Llopd Road. It is intended that this petition publicize the dangerous conditions which exist at Route 34 and Lloyd Road. We are confident that the State will act favorably to reasonable proposals which are accompanied by positive proof of public interest as evidenced by this petition.

We ask all residents to help in this fight to eliminate a danger which will exist until a traffic light is installed at this intersection. The petitions are prepared so that only 20 signatures are required on each sheet. In this way, a maximum number of residents can help collect signatures without burdening individual workers. We ask your cooperation:

If you or a neighbor can use copies of the petition please call Herb Parker 566 - 7647 or Bob Chesterman 566 - 7522.

Your cooperation in this petition will be a service to your community.

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## Strathmore, The Beautiful?

Strathmore is, in general, a clean place in which to live, but some people must be reminded that a clean area is up to them. If we, the property owners, are careless with our debris and garbage, then we must expect to live in an untidy area. Once the Township takes over Levitt's streets, no one is going to clean them. Any litter thrown there will stay until it rots or is washed away. People with pets, particularly dogs, have an added burden of responsibility. The animals must be exercised and walked, but they must be curbed. The so-called recreation sites may be ideal for giving the animals a run, but it is grossly improper that they be dirtied in the process.

Many former city dwellers would be surprised to discover how convenient a fenced back yard run or kennel would be. The innumerable walks at inconvenient times, in all weather, substitute for periodic cleaning of the run. In constructing such a kennel caution in location and size would have to be exercised so as not to arouse the objections of neighbors, and not to conflict with the deed restrictions. But such a project would certainly be worth considering.

A major problem in the area is that of dumping. A recently strengthened law prohibits dumping **Anything Anywhere** in Matawan. A keen observer will note that a single sheet of newspaper

### Board of Education Election

Matawan Township will elect one member to the Matawan Regional Board of Education in February for a 3 year term. The prerequisites for candidacy are:

1. Two year residency in the Township.
2. The ability to read and write.
3. No vested or proprietary interest in a firm doing business with the Matawan Regional Board of Education.
4. A nominating petition with 10 signatures to be filed with Mr. Edward Scullion, Secretary of the Matawan Regional Board of Education, by 4 p.m., Dec. 23, 1964.

blown onto the side of local roads within a week will be surrounded with bundles and piles of debris. The fact that a roadside is dirty is no excuse for it to be made worse. The writer has found that the garbage collectors will take just about anything. They have even emptied and undersirable clay soil. They empty a garden cart which was full of weeds without question bushel baskets and cartons of grassclippings and other garden debris. Caution must be exercised, however, that such items, and indeed all garbage be placed at the curb only on the proper collection day. Nothing is more detrimental to the good looks of a neighborhood than cans or debris standing at the curb from day to day.

One careless resident is all it takes to ruin the appearance of a street. Don't **YOU** be that one.

## REGISTER TO VOTE

The resident qualifications to register are simple: you must live in Matawan. If you moved in yesterday you can register today. You can register any week day 9 a.m. to 5 p.m. at the Township Hall. Special evening and Saturday dates will be announced prior to the closing of the registry on September 24, 1964. If on the day of election you have lived in New Jersey for six months and in the county for 40 days you will be permitted to vote. If not, your registration will be official at the following election which is the school election in February.

Remember your vote is important; this is not a large city where your vote is lost among the hundreds of thousands.

In the last election only 3500 votes were cast in Matawan. The Township Committeemen were elected by a plurality of between two and three hundred votes and because of a three way split were almost three hundred votes short of an absolute majority.

This is an important election coming up. In addition to the critical national election, local voters will elect two Township Committeemen, and will decide the fate of the Charter Study Report which may call for a major reform of our local government.

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# Township Accepts Strathmore Lands

The Township has accepted the public lands in Section 1 through 19 (with the exception of nine and 16) from Levitt. In accepting the deeds for the streets, drainage creeks and recreation sites in Andover, Cambridge, Deerfield, Ivyhill and Northland Parks, the Township released the 100% performance bond which the Levitt firm had posted, and received in exchange a 15% maintenance bond. The purpose of the bond is to insure that Levitt and Sons will complete all items which remain to be completed, and will, in addition, repair any latent defects which develop in the concrete road beds during the next four years and in all other items during the next year.

The acceptance was recommended by the Township engineer, Mr. Carl Heuser, and was made subject to the completion of several conditions stipulated in his report. These conditions were, in part:

1. Completion of street repairs,
2. Filling and sealing the bituminous road surfacing (this may not be done during the summer months),
3. Final cleaning of all streets,
4. Cleaning out of storm drainage system including cleanup of creek beds
5. Final grading and placing of top-

## STANDING COMMITTEES

For information on any of the activities of the committees contact the following committee chairmen:

Taxation—John Skvarla	7224
Zoning—Dan Millman	8279
Education—Frank Gilbert	5720
Recreation—Carmine Caffera	8283
Streets & Safety—Sheldon Pivnick	8319
Membership—John Driscoll	8770
Property & Utilities— Steve Levine	7523
Public Information— Norman Brenner (Act. Chmn.)	1963
<b>TEMPORARY COMMITTEES</b>	
Scholarship Program— James Snyder	7284
United Fund Study—Jon White	7697

soil on the recreation sites, with seeding to be completed this Fall.

The Civic Association's special committee which made a survey of most of the streets involved agreed that they could be accepted, subject to the conditions laid down by Heuser. The Association believes, however, that acceptance of the drainage creeks and recreation sites was premature because of the substantial amount of work which remains to be done. The saving grace of the agreement is that all the work remaining must be completed to the satisfaction of Mr. Heuser, and that the expected total value of the work yet to be done is less than 15% of the original total and, therefore, insured by Levitt's bond which is held by the Township.

## STATUS OF 15% ISSUE

Our fight for more recreation land is seemingly at a standstill for the summer months. The major work on our case has been completed by Robert Wood, our attorney. He has taken all required depositions, obtained the necessary "expert" testimony and other evidence.

The next step will be August 6 when a motion made by Levitt's attorney to dismiss our case will be heard. This will be the first major hurdle. When this is passed, the next step will be the pre-trial hearing, which will probably be scheduled in September.

### THE SURVEY STAKE SUIT

Levitt's battle to void the township's decision requiring surveys for every lot in Strathmore is scheduled for pre-trial hearing on September 17, 1964.

### Water Company

(Continued from Page 1)

\$143,300 equalling \$200,000 per year. If the company were publicly owned, the total required annual gross receipts would be \$56,700 plus \$80,960 equalling \$137,660 per year. This clearly would permit a reduction in water rates of about 31% and a total savings to residents of \$62,340 per year."

We hope that the savings in our water costs will be at least as great as indicated by that report.

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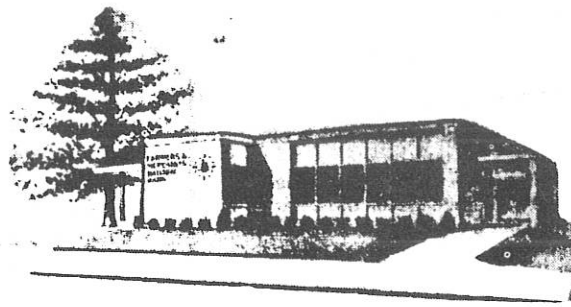
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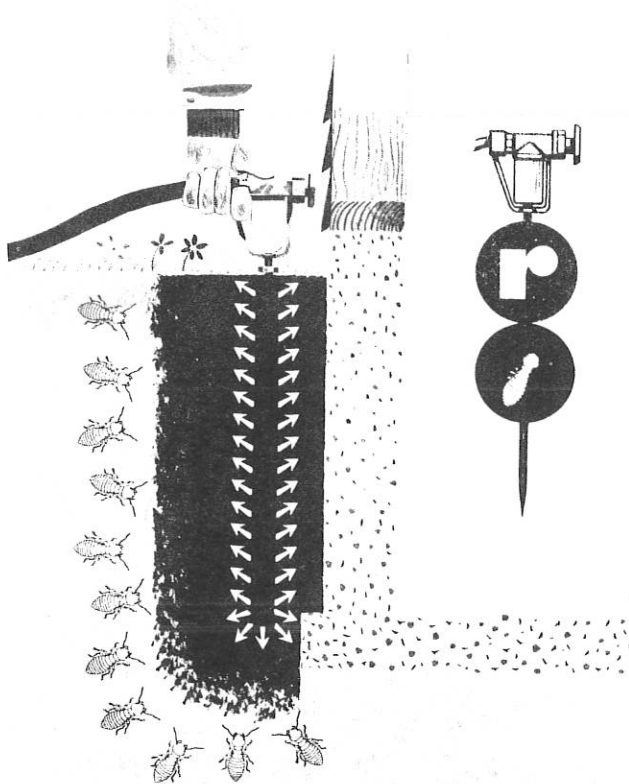
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