

M I N U T E S
of the
ADVISORY PLANNING COMMISSION

August 28, 1957

The members of the Advisory Planning Commission met in the conference room at 520 East State Street, Trenton, New Jersey. The Chairman, Mr. Fred G. Stickel, III, called the meeting to order at 2:15 p.m.

Those present were:

Fred G. Stickel, III, Chairman
H. Thomas Carr, Secretary

William A. Bloom
B. Budd Chavooshian
Alexander Feinberg
Alfred H. Fletcher
William Holster
Philip A. McLaughlin
Edward B. Wilkens

Those Absent Were:

Herbert H. Smith, Vice-Chairman
Louis Danzig
Joseph M. Healey
Denis W. Maloney
William A. Sutherland

The Chairman informed the members present that Dr. C. Rexford Davis, a former member of this Commission who represented the State Federation of District Boards of Education in New Jersey, passed away in July. Mr. Davis had submitted a letter of resignation in June of this year. The Chairman requested that it be spread on these minutes that this Commission wishes to express its sympathy to the family of the late Dr. Davis, and also express its appreciation of Dr. Davis' contribution to the work of this Commission. Mr. Stickel read aloud a copy of a letter he had written to Dr. Davis in reply to Dr. Davis' letter of resignation expressing the Commission's disappointment in learning of his retirement from the Commission.

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Mr. Alexander Feinberg was requested by the Chairman to prepare an appropriate resolution and circularize it among the members of this Commission for signatures, after which it is to be forwarded to the family of the late Dr. Davis.

The Chairman informed the Commission that a letter has been written to Governor Meyner requesting a replacement of Dr. Davis; this is to be followed up by Mr. Feinberg with Mr. David Thompson of the Governor's office.

The Chairman expressed his concern about the non-attendance of some of the members of this Commission; namely, Louis Danzig, Joseph M. Healey, and William Sutherland, who represent the New Jersey Housing Authorities, New Jersey League of Municipalities, and the New Jersey Federation of Official Planning Boards, respectively. It was mentioned that Mr. Danzig had expressed his desire to resign, but has not tendered his resignation. The Chairman remarked that he believes the above-mentioned members are busily engaged in ^atheir work, but he also stated that the Commission could not operate effectively without complete representation of the organizations represented on this Commission. In conclusion of this topic, it was suggested that a letter be written to Mr. David Thompson, of the Governor's office, informing him of the inability of some of the members to attend the regular monthly meetings of this Commission and to request advice as to the appointment of alternates to substitute for temporary absentees, etc.

At this time a report of attendance was read. Mr. William A. Bloom, a representative of the New Jersey Real Estate Association, was commended upon his having attended every meeting held by this Commission.

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The Report of the Legislative Committee of the New Jersey Federation of Official Planning Boards on the Advisory Planning Commission's First Annual Report was discussed. After a lengthy discussion it was the consensus of the members present that the Federation's report, in which various criticisms of the planning legislation proposed by this Commission have been made, apparently was published either without full and complete knowledge of the workings of this Commission, or a misunderstanding of intent and purpose. At this point the Chairman reminded the members present that this Commission was created for the purpose of reaching decisions through each of its members and to resolve any questions of a controversial nature in connection with planning legislation which might arise from the various organizations represented on this Commission. The Chairman also stated that it was this sort of action (publishing and circulating a report, such as the one mentioned above, without first having its representative on the Commission discuss with the Commission members his organization's viewpoint concerning such matters) that the Governor and the Legislature want to avoid, and remarked that if this practice were indulged in by all groups represented on this Commission it would make the basic reasons for the existence of this Commission worthless. It was also pointed out that the New Jersey Federation of Official Planning Boards' representative was a strong advocate of the amendment of Section 40:55-1.18 TENTATIVE APPROVAL, which amendment is now criticised in the Federation's above-mentioned report. It was also pointed out that the Federation's criticism disapproved all the other recommendations of the Commission on which there was unanimous approval. The Commission members present felt that this method of criticism was out of order; therefore, the Commission deems it necessary to have an understanding with the New Jersey Federation of Official Planning Boards, and to request that any item discussed

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for action by the Commission with which the Federation is not in accord should be so expressed by its representative, before circularizing the State as a whole. If all groups represented on the Commission should follow the same procedure, the Commission's very existence would be completely undermined.

After the discussion it was moved that a letter be written to Mr. William A. Sutherland, representative of the New Jersey Federation of Official Planning Boards, bringing his attention to the above-mentioned report, and the Commission's reaction to this report, and to point out to Mr. Sutherland that the Commission firmly believes that the action taken by the Federation was the wrong approach to the problem, and to seek the advice of Mr. Sutherland as to how he believes the matter could be resolved; also requesting better liaison. The motion was seconded and carried.

The Chairman informed the members that he talked with Senator Stout about the Commission's Annual Report, pointing out that nothing has been done about it to date. Senator Stout informed Mr. Stickel that as soon as the Legislature meets in November appropriate legislation would be offered in this connection. Senator Stout also informed Mr. Stickel he thought it unnecessary to have reprints of the report at this time.

The report of the proposed changes to the County Planning Act, submitted by the New Jersey County Planners Association with the help of Dr. Wilkens, was discussed. The Chairman inquired of the members present if they had had an opportunity to review this report -- which report, he remarked, was very well done. Insofar as all members had not reviewed the report thoroughly, action on this report was deferred. Mr. Feinberg suggested that this report be studied and reviewed before the next meeting so that each member could come to the meeting prepared to take action thereon. In this

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connection the recording secretary was requested to make specific mention in the notice of the next monthly meeting that this meeting is to be devoted to the recommendations offered by the New Jersey County Planners Association.

The Subcommittee on Municipal Planning had nothing to report at this meeting because of vacations taken during the month by the various members of this subcommittee; therefore, action was deferred until the next meeting.

The Chairman showed the Commission members present a chart which Dr. Wilkens prepared depicting the various activities of the zoning boards of adjustment. This chart was prepared so that one can see at a glance what the nature of action is. Mr. Chavooshian suggested that this chart be reproduced in JERSEY PLANS, a quarterly publication issued by the Bureau of Planning, so that it could be well circularized.

The meeting was concluded at 3:20 p.m. The next meeting will be held on Wednesday, September 25, 1957, at 1:30 p.m. in the conference room at 520 East State Street, Trenton, New Jersey.