

MINUTES  
of the  
Meeting of the  
ADVISORY PLANNING COMMISSION

October 4, 1956

---

The members of the Advisory Planning Commission met in the conference room at 520 East State Street, Trenton, New Jersey. The meeting was called to order by the Chairman, Fred G. Stickel, III, at 10:15 a.m.

Those present were:

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

William A. Bloom  
Louis Danzig  
Alexander Feinberg  
Alfred H. Fletcher  
William Holster  
Philip A. McLaughlin

B. Budd Chavooshian, Chief, Bureau of Planning

Those absent were:

Herbert H. Smith, Vice Chairman  
C. Rexford Davis  
Joseph M. Healey  
Dennis W. Maloney  
William A. Sutherland  
Edward B. Wilkens

The first problem the Chairman discussed was that which faces two members of the Commission: Mr. William A. Sutherland and Dr. Edward B. Wilkens. Both members are unable to attend the monthly morning meetings of the Advisory Planning Commission due to their work schedules, and are considering, therefore, tendering their resignations. The Chairman remarked that it would be a great loss to the Commission if it were necessary for these members to resign and asked the members present if they could arrange to meet in the afternoon (1:30 p.m.) the first Thursday in the month instead

- 2 -

of the morning in order to retain Mr. Sutherland and Dr. Wilkens. All those present agreed to meeting in the afternoon. A letter regarding this matter has been forwarded to all members requesting a reply as to their ability or inability to attend afternoon meetings.

The next item of business concerned a report which the Vice Chairman, Mr. Herbert H. Smith, was instructed to prepare regarding the Commission's activities, which report is to be distributed at the conference of the League of Municipalities, to be held in November. The Chairman read the report aloud to the members present which was based on Joint Resolution No. 16. The Chairman thought this report could be expanded, pointing out just what sections are being studied. It was suggested that the various committees which have been set up to study specific sections of the Act regarding such matters as tentative approval, blighted areas, performance bonds, etc., report their findings so that a comprehensive report can be sent to all members of the Commission showing just what has been accomplished to date.

Mr. Chavooshian brought up the question of press releases in connection with the Commission's activities, and suggested the Vice Chairman's report be used as the first release; all members present agreed. It was suggested that these releases should be in more detail and covered by the press up to the time of the League's conference.

Mr. Feinberg, Chairman of the Subcommittee on Tentative Approval, informed the Chairman that his committee's report is ready for submittal, but requested it be deferred until the Vice Chairman and other members of this committee have an opportunity to review it.

Mr. Bloom, representing the New Jersey Real Estate Association, presented his report, which comprises the suggestions of the Association of

- 3 -

Real Estate Boards, a copy of which was handed to all members present and mailed to those who were unable to attend this meeting. No action will be taken until each member reviews the report and compares it with the comments by the members of the American Institute of Planners.

The Chairman requested that each member read the AIP suggestions and the suggestions of the Real Estate Boards so that they can be discussed at the next meeting.

Mr. Holster, Chairman of the Subcommittee which is to report on Section 40:55-1.21 "Furnishing Performance Guarantee," reported that the committee has met with several surety companies to try to effectuate a standard performance bond. There seems to be some question regarding "completion" and "performance" as to just what the terminology connotes -- whether it could be used interchangeably, etc. The Chairman pointed out that the Commission is trying to get the surety companies to agree to the Act be so drawn to talk in terms of "completion" and not "performance." A lengthy discussion followed, after which it was suggested that the subcommittee review the matter further and report its findings at a future meeting.

The report of Dr. Wilkens, in relation to the recommendations submitted by Mr. Danzig on the subject of time limit afforded a planning board in connection with urban renewal projects, was discussed. A very lengthy discussion followed concerning this report; however, it was agreed that a planning board should be granted a period of 45 days in which to submit its report after holding a public hearing on blighted areas.

The matter of a planning board being notified of an application for federal funds by a public agency, e.g., Redevelopment Agency, and in the case of a planning board having an adopted master plan and/or planning technician, to allow such board 30 days to submit a report to the agency was discussed at

- 4 -

length. In view of the numerous aspects and ramifications of the latter question, it was agreed that each member should consider the matter and discuss it again at the next meeting.

The meeting was adjourned at 12:30 p.m. The next meeting will be held on Thursday, November 1, 1956, at 1:30 p.m. in the conference room at 520 East State Street, Trenton, New Jersey.