

MINUTES  
of the  
Meeting of the  
ADVISORY PLANNING COMMISSION  
September 6, 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  
Herbert H. Smith, Vice Chairman  
H. Thomas Carr, Secretary

William A. Bloom  
Alexander Feinberg  
Alfred H. Fletcher  
Joseph M. Healey  
William Holster  
Philip A. McLaughlin  
Edward B. Wilkens  
B. Budd Chavooshian, Chief, Bureau of Planning

Those absent were:

Louis Danzig  
Dennis W. Maloney  
Richard Marden (representing Mr. C. Rexford Davis)  
William A. Sutherland

The Chairman informed the Commission that he spoke to Mr. Robert Fust, Assistant Executive Director of the League of Municipalities, in reference to time and space to be afforded this Commission at the League of Municipalities' conference which is to be held in Atlantic City in November, at which time the Commission could receive and discuss comments concerning its work. Names of those who expect to attend were recorded by the Chairman in order to assign them to certain hours to handle questions and comments. The Chairman requested the Vice Chairman, Mr. Herbert H. Smith, to prepare an outline of the Commission's activities for dis-

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tribution at this conference. This is to be in the form of: reasons for creating this Commission; summary of what has transpired at the Commission meetings; what has been done by the Commission up to date; and a tear-off on the bottom of the sheet for any comments which could be returned to the Advisory Planning Commission, or directly to the organizations represented on this Commission.

It was suggested that Mr. Smith's summary could be used also for a series of three or four news releases to acquaint the public with the workings of this Commission, and that the last news release be published prior to the League of Municipalities' conference.

The Chairman inquired if there were any objections to Mr. Smith's outline being made available to the Homebuilders forthcoming conference in October. It was agreed by the members present that it would be advantageous to have this material distributed at this conference.

In connection with the conference of the League of Municipalities, the Chairman announced that Mr. Henry Fagin will also speak at the zoning meeting. His remarks will be on zoning trends that have been experienced in the metropolitan area, especially in New Jersey, and suggested that the Commission attend this session, after which there will be a question-and-answer period headed by two planning consultants and two municipal attorneys.

The Chairman referred to the subject of public hearings. Dr. Edward B. Wilkens was asked to get in touch with Mr. William A. Sutherland, of the New Jersey Federation of Official Planning Boards, to inquire if the Federation would be agreeable to co-sponsoring these hearings; if so, to determine the time and place.

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The Commission members were informed by the Vice Chairman that comments submitted to the American Institute of Planners from individual members in connection with the planning legislation have been mailed to all members of this Commission for review and consideration. The Vice Chairman emphasized that these comments were not the thoughts of the AIP as a whole, but those of individual members of that organization.

Mr. Feinberg, Chairman of the subcommittee to review and report on Section 18, TENTATIVE APPROVAL, of the Municipal Planning Act, reported that a meeting of this committee had been held and a report on that meeting will be submitted within ten days.

The Chairman asked for a report from the subcommittee formed to get in touch with surety companies in connection with surety bonds. Mr. Holster reported that each member of this subcommittee is working on the problem and a report may be available at the next meeting.

The Chairman inquired of the members of this Commission if they had received Mr. Danzig's recommendations concerning the New Jersey Municipal Planning Act and the Blighted Areas Act, in which he mentioned chapters 300 and 306, laws of 1949, as amended, dealing with urban renewal projects; and the time limit granted to planning boards for review of such projects, chapter 433, laws of 1953.

This topic brought up the question as to whether or not planning boards without master plans should or should not be given authority to review urban renewal projects and make recommendations thereto. After much discussion on this subject, it was suggested that planning boards should receive written notice of all proposed urban renewal projects and other Federal or State-aid projects, prior to approval of applications for

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such aid by the governing body. Where a planning board has a master plan, it shall review said application and submit a report and recommendations within a specified time limit.

The Chairman stressed the importance of the time limit and appointed Dr. Edward B. Wilkens and Mr. B. Budd Chavooshian to review Section 13 of the Municipal Planning Act; the Blighted Areas Act; and Mr. Danzig's comments and prepare recommendations in advance of the next meeting.

Section 4 of the Planning Act, PLANNING BOARD MEMBERS, was discussed in brief by the Chairman concerning the statement: "No member of the Planning Board shall be permitted to act on any matter in which he has, either direct or indirect, any personal or financial interest." For the information of the members of this Commission, the Chairman remarked that the courts are interpreting the word "personal" very broadly and the Chairman asked the members present to give thought to this section concerning a substitution for the word "personal" and remarked that this statement should not be limited to "financial interest" only.

The question of county drainage was mentioned. It was suggested, however, that this be postponed until the next meeting which will be held on Thursday, October 4, 1956, at 10 a.m. in the conference room (third floor, #307) at 520 East State Street, Trenton, New Jersey.