

M I N U T E S

Of The

ADVISORY PLANNING COMMISSION

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March 27, 1957

The members of the Advisory Planning Commission met with the officials of the various county planning boards of the State in the Studio-Room of the Stacy-Trent Hotel, Trenton, New Jersey. The meeting was called to order at 1:35 p.m. by the Chairman of the Advisory Planning Commission, Mr. Fred G. Stickel, III.

Members present of the Advisory Planning Commission were:

Fred G. Stickel, III, Chairman  
Herbert H. Smith, Vice-Chairman  
H. Thomas Carr, Secretary

William A. Bloom  
B. Budd Chaveoshian  
William Holster  
Alexander Feinberg  
Alfred H. Fletcher  
Dennis W. Maloney  
Philip A. McLaughlin  
Edward B. Wilkens

Those not present:

Louis Danzig  
C. Rexford Davis  
Joseph M. Healey  
William A. Sutherland

County representation was as follows:

Bergen County

George H. Dieckmann, Director  
Robert J. Cadien  
Peter W. Passaro  
John J. Trich

Camden County

John Tomaselli, Director,  
William R. Cattell  
Oscar Moore

Burlington County

Martin J. Rody, (Consultant)

Cape May County

John J. Holland, Director

Gloucester County

William H. Baum  
Lester C. MacGuigan  
Martin J. Rody (Consultant)

Hunterdon County

Mrs. Harold Ellsworth  
Ralph W. Bird  
Odell Butler  
Frank H. Curtis  
Frank E. Dalrymple  
Ralph J. Muller  
Richard J. Stevenson

Morris County

John H. Geiger, Director

Mercer County

G. Alfred Hess, Chairman  
Louis A. Calvanelli  
Roger N. Lamachia

Middlesex County

Russell L. Montney, Director

Somerset County

William E. Roach, Jr., Director  
John J. Senesy

The Chairman announced that this meeting was to be devoted to the subject of County Planning and requested that county officials present give their opinions of the present County and Regional Planning Enabling Act which would enable the Advisory Planning Commission to make recommendations, therefrom, to the Governor and the Legislature.

Mr. George H. Dieckmann, Director of Bergen County Planning Board, and Vice President of the New Jersey County Planners Association, stated that Bergen County approves the recommendations of the New Jersey County Planners Association, which Association suggested a change in R.S. 40:27-12 of the above-mentioned act, which deals with drainage, as follows:

1. "The county planning board now or hereafter created pursuant to the provisions of R.S. 40:27-1 shall have the power to withhold approval of any plat of lands required, or that may be required by law to be filed, or that may be presented to the clerk or register of deeds and mortgages of the county for filing pursuant to the provisions of Chapter 23 of Title 46 of the Revised Statutes, or the provisions of any other law, unless and until there are provided adequate facilities both within and exterior to the proposed platted areas, or performance guarantee or cash in lieu thereof is furnished, in accordance with standards adopted by the resolution of the Board of Chosen Freeholders, and unless and until adequate easements both within and exterior to the proposed platted area are provided in accordance with such standards, for the drainage of any lands, roads, or streets on such a plat which shall or may drain storm water directly or indirectly to a county road or roads or through any drainage structure or facility for the construction, reconstruction or

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maintenance of which the county is or may hereafter become responsible. No plat so disapproved shall be accepted for filing by the county clerk or register of deeds and mortgages of any county.

"The county planning board shall have the power to act under the authority of R.S. 40:27-12 existing immediately prior to the passage of this statute, for six months from the date of such passage, at which time such authority shall cease to exist, unless prior thereto the Board of Chosen Freeholders shall have adopted a resolution pursuant to this act establishing standards for the approval of subdivisions by the County Planning Board.

"Any and all moneys received by the county to insure performance under the provisions of this title shall be paid to the county treasurer who shall provide a suitable depository therefor at a favorable rate of interest. Such funds shall be placed in reserve and used for no purpose other than that specified in the provisions of this title.

"This act shall take effect immediately."

2. "Where land abutting a county road is being subdivided, or where such subdivision will directly or indirectly make a substantial increase in the traffic volume on such county road, permit the county planning board, pursuant to standards set forth by resolution of the Board of Chosen Freeholders, to require the following:
  - a. Conformance with standards of intersectional design.
  - b. Additional right-of-way up to 66' and greater widths when in conformance with an existing County Master Plan, additional pavement width, marginal access streets, reverse frontage, marginal planting easements, street trees.
  - c. Such other design features or street and road facilities or utilities as may be necessary to insure the safety and convenience of the travelling public on such county road."
3. "Extend the allotted time for county planning board action on subdivisions from twenty days to thirty days."
4. "Require county planning board review of any new zoning or re-zoning of frontage on county roads."

Mr. John J. Holland, Director of the Cape May County Planning Board, and President of the New Jersey County Planners Association, discussed the changes recommended by the New Jersey County Planners Association (typed

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above), and urged that this section of the county legislation be amended.

Mr. William E. Roach, Jr., Director of the Somerset County Planning Board, read aloud the existing legislation (R.S. 40:27-12) the language of which he remarked was too general with regard to the powers of counties in this connection and suggested that this be clarified.

The Chairman brought up for discussion the question of drainage maps and stated that the counties could exercise their powers based on such a map, and suggested the adoption of standards to be based upon the drainage map. A lengthy discussion followed on the subject of drainage maps and drainage onto county roads, etc., after which the Chairman remarked that a more definitive statement should be made as to how the counties are to operate under the existing legislation, keeping in mind the idea of drainage map and designating drainage rights-of-way, and enlarging upon the present language.

The question of changing the length of time that the county planning board has to review plats (R.S. 40:27-7) was mentioned by Mr. John J. Tomaselli, Director of the Camden County Planning Board, who suggested more time be allotted in this connection. After discussion of this topic among those present, it was suggested that the twenty-day limit be changed to forty-five days. The Advisory Planning Commission is to take this matter under advisement. The Chairman suggested that, at the same time the map is submitted to the local planning board for approval, it should also be submitted to the county planning board.

Mr. Russell Montney, Director of Middlesex County Planning Board, brought up the topic of zoning and raised the question as to the possibility of requiring the county planning board's review of zoning or rezoning adjacent to county roads. In reference to this matter, the Vice-Chairman in-

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quired if the county planning boards would be satisfied with a requirement of a submission of a proposed zoning amendment for a permissive report thereof before its adoption, to which Mr. Montney replied that was what he had in mind and stated that the counties should have a copy of each of their municipalities' zoning maps. Mr. Roach suggested, at this time, that the county planning board be notified of any subdivision map filed with the county clerk.

The subject of review by the county planning boards of intersection, design of roads, etc., was discussed and it was stated that the county planning board should not only have authority with regard to drainage, but with other features of design in subdivision where the traffic would affect the county road, and that the county planning board should review the plat with regard to intersection, design, rights-of-way, etc.

The Chairman stated at this time that he was very much in favor of extending the powers of county planning boards beyond what they are at present -- which raised the question of county-regional planning, to which the Chairman remarked that he was not in favor, however, of getting into the aspects of planning as it relates to the over-all regional 'picture,' and suggested that the County Planning Act remain as a county planning act, suggesting a separate regional planning act. The Chairman also remarked that if an agreement can be reached in the areas in which they (the counties) will have some final word, it would be a big step toward regional planning and possibly regional zoning.

The subject of a county master plan was discussed, in which it was suggested that a clearer definition should be made as to what a county master plan is; what it comprises.

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After a general review of the topics discussed at this meeting, it was decided by Mr. Russell Montney, Secretary to the N.J.C.P.A., that this Association would submit further recommendations regarding the New Jersey County and Regional Planning Enabling Act to the members of the Advisory Planning Commission previous to the Commission's next meeting in order that the members will have familiarized themselves with the recommendations submitted, and so that these recommendations can be readily discussed at the next meeting.

The meeting was adjourned at 3:30 p.m. The next meeting will be held on Wednesday, April 24, 1957, in the conference-room at 520 East State Street, Trenton, New Jersey, at 1:30 p.m.