

M I N U T E S

Of The

ADVISORY PLANNING COMMISSION

November 27, 1957

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, Mr. Fred G. Stickel, III, at 1:55 p.m.

Those present were:

Messrs.

Fred G. Stickel, III, Chairman
Herbert H. Smith, Vice-Chairman
H. Thomas Carr, Secretary
William A. Bloom
B. Budd Chavooshian
Alfred H. Fletcher
William Holster
Philip A. McLaughlin
William A. Sutherland
Edward B. Wilkens

Those absent were:

Messrs.

Louis Danzig
Alexander Feinberg
Joseph M. Healey
Dennis W. Maloney

The Chairman opened the meeting by giving a brief report about the New Jersey State League of Municipalities' convention, which was held in Atlantic City on November 19-22, 1957. He stated that the Vice-Chairman of this Commission, Mr. Herbert H. Smith, had a very fine meeting at the League's convention, at which meeting Mr. Smith emphasized the real need for planning in New Jersey in order to be prepared to handle problems of a planning nature with which communities are confronted from time to time. The Chairman also remarked that Mr. Feinberg, a representative of the New Jersey Home Builders Association on this Commission also conducted a fine meeting at the convention.

The Chairman discussed in brief the joint meeting of the Legislative Committee of the New Jersey Federation of Official Planning Boards and this Commission held on October 30, which meeting, he believed, resulted in a better understanding of the workings of the two groups which would, no doubt, effectuate better relationship in the future. The Chairman told those present that a request had been made by members of the Legislative Committee of the N.J.F.O.P.B. for copies of the minutes taken at that time, and requested that the Commission act upon this request at this meeting. The Vice-Chairman entertained a motion that the minutes of the joint-meeting be forwarded the officers of the Executive Board and the Legislative Committee of the N.J.F.O.P.B., after which it was moved, seconded and carried that copies of the above-mentioned minutes be forwarded.

The Chairman informed the members present that he had talked with Mayor Healey about his attendance at future meetings of the Advisory Planning Commission. Mr. Healey expressed his deep regret in not having been able to attend most of the Commission meetings because of prior commitments, for which reason he felt compelled to submit his resignation. Mr. Healey expressed his opinion as to the importance of the League of Municipalities representation on this Commission and respectfully suggested that Mr. Robert H. Fust, Executive Director of the New Jersey League of Municipalities, be appointed in his place. A letter of resignation was written to Governor Robert B. Meyner from Mayor Healey, in which Mr. Healey suggested that Mr. Fust represent the League of Municipalities on this Commission; a copy of this letter was read aloud by the Chairman. The Chairman informed the Commission that he had also talked with Mr. Louis Danzig, at the League meeting in Atlantic City, with reference to his attendance at future meetings of the Commission. Mr. Danzig expressed his desire to maintain membership on this Commission. With regard to the replacement of the late Dr. Davis, it was learned at this meeting that the State Federation of District Boards of Education of New Jersey have not submitted any names for replacement to date.

The next order of business was Dr. Wilkens' report on the meeting held with the County Planners Association. Dr. Wilkens reported that prior to the meeting held in Atlantic City he attended an informal meeting in New Brunswick with Messrs. Russell Montney, Director of the Middlesex County Planning Board; Charles M. Pike, Director of the Monmouth County Planning Board; William E. Roach, Jr., Director of the Somerset County Planning Board; and Fred G. Stickel, III, where ideas were exchanged in connection with the revision of the County Planning Act. Dr. Wilkens continued to report that it was the consensus of the Planners Association, after thoroughly discussing the County Planning Act, that a complete revision of this legislation would be desirable, in light of the review of the entire statute, and that the County Planners Association voted to re-submit its proposals to this Commission in total form for complete revision of the Act, stating that the initiative is now with the County Planners to make a comprehensive review of the Act. It was felt by the members of the Commission present that it would be desirable to have the County Planners Association make a comprehensive review of the Act with the intent of complete revision rather than have this legislation amended piece-meal as originally suggested or recommended by the Association.

Mr. Holster reported on the revision of the Map Act and informed the members present that he is preparing 100 copies of the revision of this Act to be forwarded to the municipal engineers for their review. Mr. Holster also stated that his group, the New Jersey Municipal Engineers Association, is waiting to hear from the Society of Professional Engineers in connection with the revision of the Map Act. At this point the Chairman inquired of the members present if they had an opportunity to look over the Map Act. He also expressed his opinion that some standardization of this Act should be agreed upon, such as size of map, scale, signatures on monuments and bonds, compliance with ordinances, etc. After a lengthy discussion on this topic, it was the Commission's collective thinking that the proposed Act does not conflict with the Planning Act, therefore, the Commission felt that further

study of the Act is not required since it does not come within the jurisdiction of the Advisory Planning Commission.

The next item of business was that of the New Jersey Federation of Official Planning Boards' Legislative Committee's Report. The Chairman inquired what action had been taken by the Federation. Mr. William A. Sutherland, representative of the N.J.F.O.P.B. on this Commission, and Chairman of the Federation's Legislative Committee, reported that he had attended a meeting with Messrs. Leo J. Carling, William E. Roach, Jr., Evan Spalt, and Henry R. Williams, of the Legislative Committee, at which time they echoed their satisfaction of the joint meeting recently held (and hereinbefore mentioned) by the N.J.F.O.P.B. and the A.P.C. Mr. Sutherland informed the Commission members present that it was agreed by the Legislative Committee, of the Federation, to prepare a report to be submitted to the Commission by him, as its representative. The Commission felt that if, after review of this report, it was found necessary to hold another meeting of the two groups this will be arranged so that matters can be resolved. The Chairman stated that if it is found necessary to make amendments to the First Annual Report of the Commission, this could also be done.

The status of the Second Annual Report, which is to be submitted to the Governor and the Legislature by the Commission in February, 1958, was discussed. Mr. Alfred H. Fletcher, brought up the question of a period of time in which to get subsequent reports in order, and suggested setting a cut-off date for a preliminary report which could be circularized to the organizations represented on this Commission through their representatives for an expression of opinion. At this point the Chairman asked for the Commission's reaction to this suggestion. The Commission acted favorably upon this suggestion and it was agreed, collectively, that August 31 should be the cut-off period. Mr. William A. Sutherland suggested that at least one public hearing be held each year. The Secretary, Mr. H. Thomas Carr, inquired at this

time whether these hearings would be held for the organizations represented on this Commission. It was the opinion of those present that these hearings should be open to the organizations represented on this Commission and others interested in planning. The Chairman entertained a motion that the cut-off period on the Third, and subsequent Annual Reports, should be August 31st of the respective year. It was moved, seconded and carried that August 31st of each year should be the cut-off date. At this time it was suggested that public hearings should be held within two months after the cut-off date. A motion was made on this and it was moved, seconded and carried that at least one public hearing should be held within two months after the cut-off date, which will leave at least two months for the preparation of the final draft of the Commission's Report to be submitted to the Governor and the Legislature on February 1.

At this time the Chairman suggested that formal action be taken with regard to the procedure of the Second Annual Report and subsequent reports. After discussion, it was suggested that Mr. B. Budd Chavooshian review the minutes of this year's meetings of the Commission and make a resume therefrom in order for the Chairman and Mr. Chavooshian to prepare the preliminary annual report which is to be reviewed by the Commission for comments, then drafted in final form.

At the close of the meeting Mr. Carr, Secretary of this Commission who represents the New Jersey Society of Professional Engineers and Land Surveyors, questioned, in part, Sections 40:55-1.32 and 40:55-1.38, respectively, of the New Jersey Official Map and Building Permit Act (1953). He stated that, as he interprets these sections he wondered what would prevent industry from using the land, which is to be used for recreation, for top soil, storage space, parking, cutting timber etc. He stated that the Act should specifically reserve space for parks and public lands and preserve natural features of such for a one-year period. Mr. Carr inquired whether it could be

worked out that, once an official map was adopted the municipality should be given notice of any suggested change of the use or disposition of land in this connection. After discussing the above-mentioned sections, Mr. Carr suggested that these sections could be strengthened by adding two clauses; namely, a conservation clause, and a reservation clause. The Chairman remarked that he believed the sections in question should be reviewed thoroughly and commented upon at the next meeting with a view to amendment.

The next regular meeting of the Commission will be held on Wednesday, December 18, 1957, at 1:30 p.m. in the conference room at 520 East State Street, Trenton, New Jersey.