

MINUTES
Of The
Meeting Of The
ADVISORY PLANNING COMMISSION

June 7, 1956

The members of the Advisory Planning Commission met in the Conference Room, at 520 East State Street, Trenton, New Jersey, of the Department of Conservation and Economic Development. The meeting was called to order at 10:20 a.m. by Mr. Herbert H. Smith, Vice Chairman, who welcomed the new members: Mr. Dennis W. Maloney, of the New Jersey Title Insurance Association; and Mr. Philip A. McLaughlin, of the New Jersey Utilities Association.

Those present were:

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

✓ William A. Bloom ✓
✓ Louis Danzig ✓
✓ C. Rexford Davis ✓
✓ Alexander Feinberg ✓
✓ Alfred H. Fletcher ✓
✓ Joseph H. Healey ← →
✓ William Holster ✓
✓ Dennis W. Maloney ✓
✓ Philip A. McLaughlin ✓

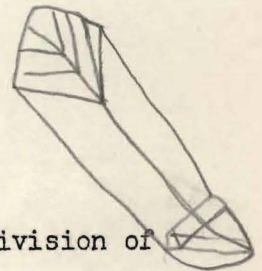
✓ Theodore J. Langan, Director of the Division of Planning

✓ B. Budd Chavooshian, Chief, Bureau of Planning

Those absent were:

✓ William A. Sutherland —
✓ Edward B. Wilkens —

Upon motion made and seconded, the Commission approved the minutes of May 3, 1956, as submitted.



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The Vice Chairman opened the meeting for general discussion and asked the members present for comments, criticisms, or suggestions in connection with present planning legislation.

The question was asked if there were any statement in the Planning Act that would give municipalities the authority to pass a resolution in which it was stated that no developer would be permitted to build - more or less - than a certain amount of houses a year. The Vice Chairman explained that, although there is no specific grant to the municipalities in the statute, there is a definite trend or undercurrent throughout some municipalities to think in terms of such, and that several communities are practicing this moral suasion. At this time, Mr. Stickel took the chair and also stated that there is nothing in the Act limiting the number of homes to be erected in a year.

The report from the New Jersey Association of Housing and Redevelopment Authorities was reviewed. The question of time limit for review and approval of urban renewal plans by local planning boards was raised. A lengthy discussion followed on this subject, and a number of questions were raised such as: should a given number of days (45) be set for those having master plans, and a longer period of time for review and approval for those not having master plans; which organization (Urban Renewal Agency, Planning Board, or local Governing Body) determines which areas are considered as blighted -- the point was brought to attention here that where there is a master plan, the blighted area has already been shown on the plan -; if there is no master plan and a site has been selected as "blighted" by the Urban Renewal Agency and the Governing Body, at what time later should the planning board be notified; also, the

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question of standards was brought up, including sanitary codes, etc., at which time it was agreed that there should be one set of standards.

In connection with the above, it was recommended that Mr. Danzig's organization prepare a recommendation for amending the Municipal Planning Act; Blighted Areas Act and Chapters 300 and 306 to incorporate (a) referral to planning board for approval and review, (b) set a time limit by planning board for review, approval or recommendation.

The composite list of planners' comments, compiled by the American Institute of Planners, was brought to the attention of the Commission. The Commission will have the opportunity to review the comments; however, Mr. Smith, the Vice Chairman, cautioned that this list does not include the comments or recommendations of the AIP, but merely lists the comments by professional planners. Mr. Smith informed the members that the AIP will prepare its own comments at a later date which will be submitted to the Commission for review.

The Chairman raised for discussion Section 18, page 8, of the Municipal Planning Act, TENTATIVE APPROVAL. Questions were raised regarding upgrading of lot sizes after preliminary approval; whether preliminary approval applies only to roads and streets. It was the consensus of the Commission, that this section of the Act is confusing which leads to misunderstanding. It was suggested by the Chairman that a subcommittee be formed to review this section for clarification.

The members chosen to serve on this subcommittee are:

H. Thomas Carr
B. Budd Chavooshian
Alexander Feinberg
Herbert H. Smith
Fred G. Stickel, III

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Before the close of the meeting, the Chairman requested other organizations, represented on this Commission to prepare and submit their reports for review and discussion.

The meeting was concluded at 12:20 p.m. the Commission will convene again on Thursday, July 12, 1956, (since the first Thursday follows the Fourth of July holiday) at 10 a.m. in the offices of Commissioner Joseph E. McLean, State House Annex, room 430, Trenton, New Jersey.

P.S. Inasmuch as the Division of Water Policy and Supply, of the Department of Conservation and Economic Development, holds its regular monthly meetings on the second Thursday of each month in the Conference Room at 520 East State Street, Trenton, New Jersey, this necessitated the change of the place of meeting.