

M I N U T E S

Of The

ADVISORY PLANNING COMMISSION

February 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 at 1:45 p.m. by the Vice-Chairman, Herbert H. Smith, who informed the members present that the Chairman, Fred G. Stickel, III, was ill and therefore unable to attend.

Those present were:

Herbert H. Smith, Vice Chairman

William A. Bloom
B. Budd Chavooshian
William Holster
Philip A. McLaughlin
Edward B. Wilkens
William A. Sutherland

Those not present:

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

C. Rexford Davis
Alexander Feinberg
Alfred H. Fletcher
Louis Danzig
Joseph Healey
Dennis Maloney

The minutes of the previous meeting, January 30, 1957, were approved as submitted.

The Vice-Chairman expressed his concern about the lack of attendance at this meeting and previous meetings held by this Commission, and after discussing this problem with the members present, it was suggested that post

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cards (which shall have been typed with a return-address, inquiring about attendance) be forwarded to each member so that he might indicate whether or not he would be able to attend, and return the card at his earliest convenience so that it could be determined whether or not there would be a quorum. It was also suggested that this matter be brought to the attention of the Chairman of this Commission with the added suggestion that the individuals concerned should be reached so that the Commission might be informed as to the reasons for their being absent. The Vice-Chairman added that this particular meeting was to be of much importance as it was to be devoted to the future activities of the coming year.

The Vice-Chairman inquired of Mr. McLaughlin, representative of the Public Utilities Commission, whether he had been in touch with the officials of his organization to inquire about the sponsoring of Senate Bill No. 77 (dealing with uses of land or structures by public utilities), which was mentioned in the minutes of January 30, 1957. Mr. McLaughlin stated that he had discussed this Bill with the Chairman of the Advisory Board of the Public Utilities Commission, which Commission wants it to go on record as having had nothing to do with the sponsoring of Senate Bill No. 77, and further stated that if the Commission (Public Utilities Commission) has any such legislation in mind, it would be handled through its representative, Mr. Philip A. McLaughlin. The Vice-Chairman remarked at this time that the Bill had not moved as of this date.

The next item of business mentioned by the Vice-Chairman was that of the Advisory Planning Commission's First Annual Report. The Vice-Chairman remarked that this Commission has not been informed as to whether the report should be considered as public property -- available for distribution -- or whether there is going to be additional reprinting. After discussing

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this matter, a motion was made, seconded and carried that the Chairman be authorized to write a letter to the Legislature stating that on February 1st of this year the Advisory Planning Commission had sent copies of its annual report to the Legislature (which was required by law) and that demands for copies are being received; that copies are available for distribution and that unless this Commission hears contrariwise from the Legislature by a given date, it will assume that the Legislature is in agreement to having the report distributed publicly.

In further reference to the report, Mr. Chavooshian mentioned some typographical errors in the report which might be misleading. The Vice Chairman inquired of the members present how they felt about clarifying these items. After discussing this subject, it was moved, seconded and carried that Mr. Chavooshian prepare an errata slip to be attached to the report.

The Vice-Chairman inquired of the reactions to the above-mentioned report from the various agencies represented on this Commission. Mr. Sutherland, representing the New Jersey Federation of Official Planning Boards, informed the Vice-Chairman that feeling exists, among the members of his organization, that several items in the report raise serious questions, and remarked that sufficient time was not had by the Federation to review the report thoroughly; a subsequent meeting, by the Federation, is to be held at which time the report will be studied in detail.

Mr. McLaughlin reported that he will have a statement to make on behalf of the Public Utilities Commission at the next meeting of this Commission.

Mr. Bloom informed the Vice-Chairman that, to date, he had nothing to report from the Real Estate Boards.

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Mr. Chavooshian also stated that he had no comments to make at this time from the Department of Conservation and Economic Development.

Mr. Holster, Chairman of the subcommittee to report on the subject of performance vs. completion bonds, informed the members present that his subcommittee is at a standstill concerning this matter. It seems that the difficulty rises in the interpretation of the words "completion" and "performance." After much discussion on this subject, Dr. Wilkens suggested that an opinion from the Attorney General's office should be sought in reference to these two conflicting words. It was agreed by the members present that an attempt be made to get an opinion on this subject from the Attorney General.

The Vice-Chairman brought up the subject of the future program of the Advisory Planning Commission and questioned the members present of their reactions to the items submitted by Mr. Bloom (copies of which had been forwarded to each member of this Commission), which dealt, more or less, with amendments to the planning legislation. The Vice-Chairman also inquired of the members their thoughts regarding the County Planning Act. After a lengthy discussion covering these two topics, it was suggested by Mr. Chavooshian that this Commission set up within it two subcommittees; namely, municipal and county; the duties of each subcommittee would be to screen items for discussion. The Vice-Chairman was amenable to this suggestion, and stated that a time-limit be established immediately after an assignment is made.

Regarding furtherance of the items submitted by Mr. Bloom in reference to the planning legislation, it was unanimously agreed to table any considerations of the Municipal Planning Act until the county planning board

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members have met with this Commission. The Vice-Chairman tentatively set the date of March 27 as the day for this Commission to hold a meeting with the county planning boards' representatives, and suggested that it be a luncheon-meeting (Dutch treat) at one of the Hotels, pending the approval of the Chairman.

The Commission rose at 3:40 p.m.