

MINUTES
Of The
Meeting of the
ADVISORY PLANNING COMMISSION

August 2, 1956

The members of the Advisory Planning Commission met in the conference room at 520 East State Street, Trenton, New Jersey. In the absence of the Chairman, Fred G. Stickel, III, who reported illness, the Vice Chairman, Herbert H. Smith, presided. The meeting was called to order at 10:15 a.m.

Those present were:

Herbert H. Smith, Vice Chairman ✓
H. Thomas Carr, Secretary ✓

William A. Bloom ✓
Alexander Feinberg ✓
Alfred H. Fletcher ✓
Joseph M. Healey ✓
Philip A. McLaughlin ✓

James H. Smith (representing Director Langan)
B. Budd Chavooshian, Chief, Bureau of Planning ✓

Those absent were:

Louis Danzig
William Holster ✓
Dennis W. Maloney ✓
Richard Marden (representing Mr. C. Rexford Davis -
for summer months)
Fred G. Stickel, III ✓
William A. Sutherland
Edward B. Wilkens

The Commission expressed its sorrow in learning of the Chairman's illness and wished him a speedy recovery.

The first action of business was the acceptance or revision of the previous Minutes (July 12, 1956). Mr. Fletcher, of the State Department of Health, requested a change to be made on page 4 concern-

- 2 -

ing his comments about chapter 199, water and sewage facilities legislation for realty improvements, which, apparently were misconstrued. Mr. Fletcher emphasized that the legislation (c. 199) is not vague, as was stated in the Minutes, but rather specific, however, the vagueness lies in its being overlooked by many municipalities. The correction has been made, enclosed herewith, to supersede page 4 of the July 12 Minutes.

The Vice Chairman asked Mr. Feinberg, Chairman of the subcommittee, which was formed to review and report on Section 18 of the Municipal Planning Act, "Tentative Approval," if he had anything to report on Section 18. The Chairman of the subcommittee reported that due to circumstances the subcommittee was unable to meet prior to this meeting; however, he recapitulated what had been reviewed and agreed upon previously; e.g., "Terms and Conditions" would include lot sizes, street widths, set backs and other conditions specifically agreed upon between the developer and the municipality. It was agreed by the members present of the subcommittee to meet September 4 at twelve noon at Mr. Chavooshian's office to finalize the report.

The Vice Chairman asked if anything had been done by the subcommittee named to meet with the Surety Companies for the purpose of standardizing a type of bond dealing with the problem of completion and performance. It was stated that the subcommittee is still in the process of preparing a report, which it will submit at the next meeting.

The Vice Chairman asked the members present if they had any re-

- 3 -

ports to submit from the agencies they represented. Mr. Thomas Carr stated that space in the Engineers' Journal will be reserved for the printing of articles in connection with the Planning Act and as a result of this publicity response from the engineers is expected in the fall. Due to the absence of Mr. Maloney and Mr. Danzig the reports which were to be presented by them at this meeting were not received.

The Vice Chairman announced that the New Jersey League of Municipalities will hold its 41st Annual Conference in Atlantic City on November 13 through 16 at the Hotel Chalfonte-Haddon Hall and called particular attention to the November 14 session which will be devoted to the subject of zoning. Justice Harry Heher will be the principal speaker and he is to speak on evaluating the principles of zoning, recent techniques, and new philosophy. The following day, November 15, there will be consulting periods where planners will serve as consultants to answer questions. The Vice Chairman recommended that this Commission, working through the League of Municipalities, make it known that representatives of the Commission will be present to meet with any individual to discuss ideas about the existing planning legislation. It was suggested at this time that it should be printed on the program that the Chairman of the Commission, Fred G. Stickel, III, would be available in one of the rooms of the hotel for such discussions.

It was also suggested that desk space be provided the Commission, where members of the Commission could alternate, and have on hand mimeographed summaries of what the Commission has done up to date

- 4 -

which could be distributed. Mayor Healey, representing the League of Municipalities on this Commission, agreed that the above suggestions were very interesting and it was suggested by the members present that this matter should be followed up by the Chairman and Mayor Healey.

The Vice Chairman brought up for discussion the subject of three public hearings, which Director Langan had proposed at a previous meeting, which, he remarked, should be held during the Commission's first year of operation and pointed out at this particular time that the Commission is obligated to have a written report ready to present to the Legislature by February, 1957. The Vice Chairman reminded the members that as a Commission, it was not necessarily the Commission's charge to amend the legislation, but rather the responsibility of the Commission to determine whether or not to amend the legislation, and if so, then to suggest the methods in which it should be handled; hence, the importance of holding public hearings from which to gather material for the annual report.

It was suggested that these hearings be co-sponsored by the New Jersey Federation of Official Planning Boards to be held in the three regional areas of the Federation: Northern, Central and Southern, at which places the public and all interested groups will be invited to attend.

The Vice Chairman suggested that the Chairman organize the above meetings and to deal directly with Mr. B. Budd Chavooshian and groups necessary to set up and establish a program of public hearings.

- 5 -

Mr. Chavooshian brought up the subject of press releases as a medium for publicity. It was suggested that the Chairman prepare an outline (s) to be submitted to the Department of Conservation and Economic Development for preparation of such releases to be forwarded to all those interested in planning and to such groups which seem to have planning problems; such as, Health, Education, Schools, and Highways.

Mr. Chavooshian read a letter addressed to the Department of Conservation and Economic Development requesting an interpretation of the legislation pertaining to subdivision of Land for agricultural purposes in which the writer inquired about the road and street frontage, and the planning board's jurisdiction over the subdivision, etc. This brought up questions such as, how many acres constitute a farm? could a home be built on land used specifically for agricultural purposes? subdivision control along existing rural roads, etc. Proper interpretation will be considered and a reply will be forwarded.

The County Planning Act was briefly discussed in connection with the wording of the legislation which seems to cause confusion and difficulty in interpretation in relation to the advisory and/or arbitrary powers of a county planning board, especially in the matter of facilities required when a subdivision increases drainage of county roads. It was recommended that this act be reviewed to clarify the wording and prerogative of county planning

- 6 -

boards in such matters.

The meeting adjourned at twelve noon. The next meeting will be held on September 6, 1956, in the conference-room (third floor #307), 520 East State Street, Trenton, New Jersey.