

October 25, 1960

conference meeting
~~Special meeting~~ of Zoning Board of Adjustment and Township Committeemen at the request of Township Attorney, Mr. Howard Barrett.

Those present:

for the Zoning Board of Adjustment, Messrs, Honeyman, Perk, and Magnus.

for the Township Committee: Messrs, Berry, Kamm, and Endean.
Representing the Township; Howard Barrett and John Miller.

Mr. Barrett said that the purpose of the meeting was to give consideration to proposals which had been submitted to him by the attorney in the case of Kenvil Gardens Inc., having to do with Section III Sunrise Park and Forest Hill.

Mr. Barrett said that he had met with attorneys Jaffey and Greenbaum who represent the parties of interest in this case and had pointed out to them that gradual increases in lot size in both Section III and Forest Hill was most desirable. Later on the attorneys presented revised maps with which they (Jaffey and Greenbaum) were both in accord.

Mr. Barrett then presented the original Section III map together with a revised map and pointed out that while the street lay-out was the same, there were 13 less lots and none were less than 10,000 square feet with larger lots ranging up to 11,000 square feet plus, providing a gradual increase in lot size. It was noted that a few lots ranged from 11,500 to one of 19,000 square feet.

Mr. Barrett also presented a revised plan of Forest Hills which indicates a reduction of four lots with some increase in size of lots but none of which meet the requirements of 25,000 sq.ft.

Considerable discussion followed having to do with the status of Section III in connection with lot sizes as well as lot sizes in the Forest Hill Section. For the benefit of those who were not familiar with the Hilton Acres case, Mr. Miller gave a brief review bringing those present up to date. Mr. Barrett said that he was of the opinion that the Developers had a rather strong case as far as Section III was concerned and would like to see some disposition made without delay. Forest Hills being an entirely different matter could be handled at a later date as there is a very sharp distinction between the two. Mr. Barrett also replied in answer to a question that it was impossible to determine the decision of the court in any case.

Finally Mr. Barrett said that if the Township Committee and members of the Zoning Board of Adjustment were in accord he would inform the attorneys for the plaintiffs that we would agree to the revision of Section III but were dissatisfied with proposed revision of Forest Hill, he would then endeavor to negotiate a consent judgement through the court.

There being a quorum present from both the Committee and Zoning Board, a roll call vote with all in favor approved of Mr. Barrett proceeding as he had suggested.