

# NJAPZA NEWS



New Jersey Association of Planning & Zoning Administrators  
www.njapza.org

## NJAPZA Celebrates 15 Years

By Ilene Cutroneo, NJAPZA President

As summer draws to an end, we find ourselves looking back over the year and especially over the 15 years of our association’s accomplishments. This year we are celebrating the 15<sup>th</sup> Anniversary of the New Jersey Association of Planning & Zoning Administrators and we have come a long way since meeting in the home of our Founding President, Diane Chmelik. The founders wanted to create an organization which would promote education and elevate the positions of Land Use Administrators, but they never envisioned that our membership would more than triple since our first year. Our hats are off to our founding members for having the foresight to create an association for the betterment of our positions.

Many of you participated in our recent Spring Continuing Education Seminar. The turnout was great and we are in the process of scheduling another session this coming fall, hopefully in the

## NJAPZA Membership Still Growing Strong

By Debra Rogers, Membership Chair

As we celebrate our 15<sup>th</sup> Anniversary, we should also celebrate the fact that our membership is growing by leaps and bounds. We can all be proud that of the fact that, currently, we have a total of 415 registered members.

Our founding and current members have worked hard to make NJAPZA a working organization and, by the looks of our membership roster, all the hard work is paying off.

As stated at the annual luncheon last November,

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Southern area (see Jackie Zelinka’s article for more information). We also have information on our upcoming certification courses for the fall semester in this edition. If any of you have an idea or topic that you would like to see covered as a part of our Continuing Education Seminars, please let us know through our contact link on our website, [www.njapza.org](http://www.njapza.org).

As a way to commemorate our 15<sup>th</sup> Anniversary Celebration, NJAPZA will be hosting a hospitality

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we have decided to continue to send the directory out to print in late April or early May in order to ensure that the directories are mailed and in the members’ hands by the end of May. We are aware that some municipalities do not pass their budgets until late in the year, thus making it hard for some members to renew their memberships by April. We have placed a “directory update” on our website, [www.njapza.org](http://www.njapza.org), to address this issue. This list is updated on a monthly basis throughout the year. If you have any questions or concerns, please feel

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## NJAPZA Elected Officials/Committees

PRESIDENT	ILENE CUTRONEO PRINCETON TOWNSHIP	EDUCATION/ CERTIFICATION	ANN MACKINNIS, CHAIR DAWN WOLFE ILENE CUTRONEO DEBRA ROGERS JACKIE ZELINKA GUILLERMO VIVAS LINDA WHITE BONNIE IMPOSIMATO LOU RAGO, ESQ.	MEMBERSHIP	DEBRA ROGERS, CHAIR
PRESIDENT- ELECT	JOHN FUGGER MORRISTOWN TOWN			NOMINATING	DAWN WOLFE, CHAIR ANN MACKINNIS, KATHY DOSSENA
CORRESPONDING SECRETARY	DAWN WOLFE LONG HILL TOWNSHIP			NEWSLETTER	CINDY PHILLIPS
RECORDING SECRETARY	MARK MCCLOSKEY HILLSBOROUGH TOWNSHIP	ZONING EDU./ CERTIFICATION	CHRISTA ANDERSON, CHAIR ILENE CUTRONEO DEBRA ROGERS MARK MCCLOSKEY ANN MACKINNIS		
TREASURER	DEBRA ROGERS PRINCETON TOWNSHIP				
CONVENTION	KATHY DOSSENA, CHAIR				

## Sixteenth Annual Convention Luncheon Scheduled

By Kathy Dossena, Convention Chair

This year our convention luncheon will be extra special because we will be celebrating our 15<sup>th</sup> Anniversary (1989–2004). Our luncheon will be held at Trump Plaza in the Chelsea Ballroom on Wednesday, November 17, 2004 at 12 Noon. Registration will begin at 11:30 A.M. The price will remain at \$30 per person. The centerpieces have already arrived and the gifts have been ordered and will be arriving shortly. The mailing will be going out by the end of September, so please watch for it. If you have not received your mailing by the first week of October, please contact me at

908–689–3994, ext. 13. Please send in your reservation ASAP because our goal is to accommodate everyone who wishes to attend. We must give the final number to Trump at least five days prior to the luncheon, and, after that date, we can only provide for three additional attendees. Last year we had approximately 10 people who either called us after the number was in or came to the door the day of the luncheon.

If anyone would like to help us set up on

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*“Celebrate NJAPZA’s 15<sup>th</sup> Anniversary at the convention luncheon on November 17 at Trump Plaza.”*



## Training Programs Revised and Fall Courses Offered

By Jackie Zelinka

The Education Advisory Committee for the Planning Board/Zoning Board Secretary and Zoning Official training programs met several times over the spring and summer and made some significant content revisions.

The program for Board Secretaries still comprises 33 classroom hours, but the subject matter emphasis has been shifted. Introduction to Planning and Zoning Administration remains much the same and still involves 16 classroom hours. The Financial Management and Records Management courses have been combined into a single six-hour course, and Understanding Plans has been expanded from a six-hour to a ten-hour course. Those interested in a Planning Board/Zoning Board Secretary certificate must still successfully complete two examinations. The first exam is given at the conclusion of the



Introduction course, and the second exam, covering financial management, records management and plan-reading topics, will now be given at the conclusion of Understanding Plans.

Similar changes in the Zoning Official certificate program will be implemented during the Spring 2005 semester. Understanding Plans for Zoning Officials will be expanded to 1½ days and the Zoning Administration and Enforcement II course

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## Spring Seminar on Land Use Draws Crowd

By Ilene Cutroneo

On June 4, 2004, NJAPZA and Rutgers co-sponsored a day-long Continuing Education Seminar that attracted over 120 registrants from around the State. Those in attendance holding a Board Secretary, Land Use Administrator or Zoning Official certificate received five hours of continuing education credit and heard four different land use issues discussed.

The annual report of the Zoning Board of Adjustment was the focus of the first panel, which was moderated by Ilene Cutroneo, Administrative Coordinator for the Princeton Regional Planning Board and NJAPZA President. Princeton Mayor Phyllis Marchand, Princeton Township Zoning Board of Adjustment Chair Carlos Rodrigues and

Princeton Regional Planning Board Vice Chair Victoria Bergman joined Ms. Cutroneo to discuss the use of the annual report as a planning tool and the process by which the report is developed as well as its impact on land use policy and legislation in Princeton Borough and Princeton Township.

To round out the morning, Lou Rago, Esq., a land use attorney with Weiner Lesniak and NJAPZA Counsel, presented his annual review of important land use case law. He provided a lively analysis of 19 Law Division and Appellate Division court cases, both reported and unreported, and offered his insights about the significance of each case.

During the afternoon breakout sessions,

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free to contact me. The 2005 membership forms will be mailed to the entire membership during the last week of December, 2004. Please either print or type your information and remind your Finance Department to enclose a copy of your membership form with your purchase order. Often, the Finance Department will submit a purchase order to be signed and not include a copy of the membership form or write the name of the member on the purchase order. This

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participants heard two timely presentations. Paul Phillips, PP/AICP, a principal with Phillips Preiss Shapiro Associates, Inc., and Morristown Mayor John J. Delaney, Jr. explained the redevelopment process governed by New Jersey's Local Redevelopment and Housing Law and provided some real-life examples based on Morristown's successful downtown revitalization efforts. Peter Steck, PP/AICP, also spoke to the group about the nature of inherently beneficial uses and the criteria that Planning Boards and Zoning Boards

causes a lot of confusion!

On another note, we need help from **YOU**, our members. We are looking for an energetic member to take over the Directorship of the North Central Region. Please contact President Ilene Cutroneo or President-Elect John Fugger, for more information. I look forward to seeing you at the luncheon on November 17 In Atlantic City.□

of Adjustment must use when hearing cases that involve such uses.

If you missed this annual event, you'll want to mark your calendars for Friday, June 3, 2005, when another set of timely and relevant topics will be offered. Anyone with suggestions for next year's program content should email either Ilene Cutroneo at [icutroneo@princeton-township.nj.us](mailto:icutroneo@princeton-township.nj.us) or Jackie Zelinka at [jzequus@rci.rutgers.edu](mailto:jzequus@rci.rutgers.edu).□

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November 17, please give me a call. Also, if you have any stories that you would like to share from past luncheons or about NJAPZA, please forward them to me at [kkdossena@franklintwpwarren.org](mailto:kkdossena@franklintwpwarren.org), as I would like to include them in our booklet this year.

We are working hard to make this luncheon extra special, so don't miss out on your chance to be part of NJAPZA's history. Come and celebrate your 15<sup>th</sup> Anniversary on November 17.□

*"Mark your calendars  
for the next  
Continuing Education  
Seminar on June 3,  
2005."*

## Noah in the New Millennium

Author Unknown

And the Lord spoke to Noah and said: "In six months I'm going to make it rain until the whole earth is covered with water and all evil people are destroyed. But I want to save a few good people, and two of every kind of living thing on the planet. I am ordering you to build me an Ark." And in a flash of lightning, He delivered the plans for the Ark.

"OK," said Noah, trembling in fear and fumbling with the blueprints. "Six months and it starts to rain," thundered the Lord. "You better have my Ark completed or learn how to swim for a very long time."

Six months passed. The skies began to cloud up and rain began to fall. The Lord saw that Noah was sitting in his front yard, weeping. And there was no Ark. "Noah," shouted the Lord. "Where is my Ark?" A lightning bolt crashed onto the ground next to Noah. "Lord, please forgive me," begged Noah. "I did my best. But there were big problems. First, I had to get a building permit for the Ark construction project, and your plans didn't meet code. So I had to hire an engineer to redraw the plans. Then I got into a big fight about whether or not the Ark needed a fire sprinkler system. My neighbors objected, claiming I was violating zoning by building the Ark in the front yard, so I had to get a variance from the city planning commission.

Then I had a big problem getting enough wood for the Ark because there was a ban on cutting trees in order to save the Spotted Owl.

I had to convince the U.S. Fish and Wildlife Office that I needed the wood to save the owls. But they wouldn't let me catch any owls. So, there won't be any owls on the Ark. Then the carpenters formed a union and went on strike. I had to negotiate a settlement with the National Labor Relations Board before anyone would pick up a saw or hammer. Now we have 16 carpenters going on the boat, and still no owls.

Then I started gathering up animals, and got sued by animal rights groups. They objected to me taking only two of each kind. Just when I got the suit dismissed, EPA notified me that I couldn't complete the Ark without an environmental impact statement on Your proposed flood. They didn't take kindly to the idea that they had no jurisdiction over the conduct of a Supreme Being. Then the Army Corps of Engineers wanted a map of the proposed new flood plain. I sent them a globe. Right now I'm still trying to resolve a complaint from the Equal Employment Opportunity Commission over how many Croatians we were supposed to hire. The IRS has seized all my assets, claiming that I'm trying to avoid paying taxes by leaving the country, and I just got a notice from the State about owing some kind of use tax. I really don't think I can finish your Ark for at least another five years," Noah wailed.

The sky began to clear. The sun began to shine. A rainbow arched across the sky. Noah looked up and smiled. "You mean You're not going to destroy the earth?" he asked hopefully. "No," said the Lord sadly. "Government already has." □

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will be shortened from 2 ½ days to 2 days.

Rutgers mailed the Fall 2004 training schedules for both programs in late summer. If you did not receive a copy of the brochure, and would like one, please contact Daphne Johnson-Jones at the Center for Government Services, 732-932, 3640, ext. 643.

Members of the Education Advisory Committee are Ann MacKinnis, Chair; Ilene Cutroneo, Debra Rogers, John Fugger, Bonnie Imposimato, Guil Vivas, Dawn Wolfe, Linda White, Paul Tyshchenko, Mike Proietti, Kathy Dossena, Mark McCloskey, Christa Anderson, Lou Rago and Jackie Zelinka. □

**Reminder**

If you hold a Board Secretary, Land Use Administrator or Zoning Official certificate and are planning to attend the annual New Jersey State League of Municipalities Conference, please bring a continuing education credit form with you. Board Secretaries may receive one hour of continuing education credit for attending a relevant educational session at the League, while Land Use Administrators and Zoning Officials may receive up to two hours of credit. Proof of attendance must be submitted to Rutgers, and certificate holders must obtain a signature on a continuing education form from one of the speakers at the session(s). Completed forms should be mailed to: Jackie Zelinka, Center for Government Services, 33 Livingston Avenue, Suite 200, New Brunswick, NJ 08901

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suite on Tuesday, November 16 from 5:00 P.M. to 7:00 P.M. in the Westminster Room of Trump Plaza. Also, please be sure to note on your calendars that our 2004 Annual Luncheon Meeting will be held on Wednesday, November 17, also at Trump Plaza. Further details are in our Convention Chair Kathy Dossena's article in this newsletter. Also, watch for a separate mailing containing all convention information.

Starting with our next newsletter, we will be including a legal column entitled "Ask Lou," which will afford you an opportunity to have your questions or issues answered by Lou Rago, NJAPZA's Legal Counsel. We hope to feature one or two questions in each edition. Please submit your legal questions, either by mail to our Newsletter Editor, Cindy Phillips, Township of Long Hill, 915

Valley Road, Gillette, NJ 07933, or by email using the contact link on our website, [www.njapza.org](http://www.njapza.org). This is the perfect chance to discuss in an open forum situations which are problematic or that require clarification and will allow the entire membership to benefit from the discussion.

A new addition to our website has been "Employment Opportunities," which lists available positions with municipalities and the private sector. We have also included a section for situations wanted, which allows our membership to post a request for positions in the field of Planning and/or Zoning. Currently, there is no fee for this posting and, if you or your municipality are interested in posting a job request, use the contact link on our website, [www.njapza.org](http://www.njapza.org), and provide an attached document with the information you would like posted. Please include the length of time you would like the position to be posted.

At our last Executive Board meeting, the officers discussed the difficulty in organizing the Central Region. We recommended that we split the region into North Central (Union, Middlesex and Monmouth Counties) and South Central (Burlington, Hunterdon, Mercer and Somerset Counties). Debra Rogers has agreed to be the South Central Regional Director and we are looking for someone to oversee the North Central Counties. We are also looking for someone to keep our website updated. Please contact John Fugger (908-644-4360) or me for more information. We would love to have you join us.

Finally, I want to take the time to express my appreciation to all of you as it is your participation and energy that is the driving force behind the growth and success of NJAPZA.□

**Is there something  
you'd like to "Ask Lou?"  
Starting with our next  
issue, Lou Rago, Esq.,  
NJAPZA Legal Counsel,  
will answer your  
burning questions.  
Don't miss out! Send  
your submissions to:  
Cindy Phillips  
Newsletter Editor  
Township of Long Hill  
915 Valley Road  
Gillette, NJ 07933**