

THE CANDIDATES REPLY ON PAGES 4, 5, 6, 7, 8, 9

The Allendale Press

Vol. 2 No. 31

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Friday October 31, 1952

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Changes Expected In New Zoning Program

There is a strong likelihood that the proposed zoning ordinance will be amended by the Borough Council, it was learned following the formal public hearing last Thursday.

It is known that the Councilmen are not satisfied with the ordinance in its present form. They are threshing out revisions in executive sessions before the next public meeting of the Council to be held Nov. 13.

In the meantime, they are remaining close mouthed about the specific portions of the ordinance they intend to amend. In any event it is likely that consideration of the ordinance will be delayed while the amendments are presented and advertised and make known in public hearings.

This possibility of revisions in the ordinance first became evident in a statement by Councilman Henry Cobb, who said at the close of the Council meeting last Thursday night: "I for one am not satisfied with the ordinance. I am not prepared to vote on it as it now stands."

Between now and the next meeting, Mayor Leslie Johnson said, council members intend to take into "full consideration" the objections raised on the floor of the Council meetings and also the letters received from citizens. The ordinance has now had its official second reading. The Council now is free to either reject it wholly, adopt it, amend it, or hold future hearings for further discussion.

The possibility of future hearings seems unlikely inasmuch as Council members are known to feel that they have heard all arguments for and against the zoning ordinance. Councilman Cobb said, "The arguments we are now hearing are all repetitions. I see no sense in going over the same arguments again and again."

At the last meeting, prior to two hours of public discussion, Borough Clerk Charles Vollaro read 32 letters from citizens regarding the zoning ordinance. The majority of these letters indicated strong approval for the ordinance. One letter sent by Marie Anderson, 15 Midwood Ave., advocated passage of the ordinance and concluded

CAR HITS DOG

A dog, owned by George Horton, Hillside Ave., was hit by a car driven by Fred England of Upper Saddle River Monday evening. The dog darted out in front of the car. The dog suffered multiple fractures and died.

Chief Marshal Robert Wilson and Mrs. Wilson celebrated their 23rd wedding anniversary this week.

JERRY DAVIS STILL ON CRITICAL LIST

Jerry Davis, 12, suffered severe burns of his eyes and eyelids a week ago when a thoughtless youngster among the group with which Jerry was marking lines on the athletic field at Brookside school threw hydrated lime in his face. He is reported to be in serious condition, suffering "considerable pain" and in possible danger of permanent damage to his eyesight.

Jerry, son of Mr. and Mrs. R. H. A. Davis, 81 Dale Ave. was helping, along with some other boys to line the field but the coach did not see the incident. He was given first aid immediately by the school nurse and the school doctor and sent home.

Mr. and Mrs. Davis, who put the boy under the care of an eye specialist, asked for and received a hearing by a committee of the Board of Education last Saturday. Mr. Davis presented a formal protest.

JUVENILES SMASH CAR WINDOW

A stone was hurled at a car driven by E. Scherb, Heights Road, last Friday evening. The stone broke the car window near the driver. Mr. Scherb suffered no personal injury, but he reported the incident to the Police.

Officer Frank Parenti investigated and found three boys who admitted having thrown the stone at Mr. Scherb's car. Their parents were notified and they agreed to make payment for the broken window. No charges were preferred, but a sharp warning was given the boys by the police.

DANCE AWAY DEBT AT LEGION PARTY

Sturday night at the Memorial Building, Bob Bullock and his hill billy band, "The Western Aires", will play for Legionaires and their guests all the old time hoe down tunes that give life to a square dance. The Legion announced that there will be refreshments of cider and doughnuts served, that everybody is invited, that tickets may be purchased at the door and that the music starts at 8.30 and stops at 12.30.

The Allendale chapter of the Hackensack Hospital Auxiliary will meet at the school on Thursday, Nov. 6.

TAXPAYERS' LEAGUE HOLDS RALLY

The Allendale Taxpayers League held a political rally at the War Memorial Building Tuesday evening to introduce their candidates to the general public.

Before an audience of about 100 persons Helmut Falcke, President of the League, introduced John Wattles, Perry P. Conklin, candidates for Council and John Tucker, candidate for Mayor.

Mr. Falcke gave a detailed outline of the history of the independent party and spelled out what his party intends to do to reduce taxes. The most concrete suggestion offered was that money appropriated for improvements be paid for over a number of years. They did not propose cutting out any of the improvements now in process.

Mildred Quackenbush

Mildred Quackenbush, wife of Roy Quackenbush, died suddenly on Wednesday of a heart attack. She was 54.

Mrs. Quackenbush, a long time resident of Allendale, had been active in the Garden Club and the Valley Hospital Auxiliary. She was a member of Archer Memorial Church.

Funeral services will be held Saturday morning at Van Emburgh's Mortuary in Ridgewood. Interment will be in Val-leau Cemetery.

Surviving Mrs. Quackenbush besides her husband are her mother, Mrs. John C. Hunt, a brother George Hunt in Westwood and one daughter, Marie.

PRIZES OFFERED BY DEMOCRATS ON RESULT OF VOTES

Working on the theory that a lot of people 'know' how the election is going to turn out but just aren't saying, the Volunteers for Stevenson headquarters, 81 W. Allendale Ave. is sponsoring a contest to see who can come closest in guessing the electoral college vote.

Five dollars will be awarded the person coming closest to the final returns and two dollars to the second place winner.

WE ARE SORRY

Due to the over riding interest in the forthcoming election, and in line with its policy of public service, The Allendale Press devotes most of this issue to the political scene.

This naturally limits space available for other news of general interest and explains why some social notes and club news have reluctantly had to be passed over this week.

Local Contest Expected To Get Record Vote

Next Tuesday, Nov. 4 a record high number of Allendale voters are expected to go to the polling booth at Thurston's and register their decision about the claims and counted-claims of candidates on the national, state and local elections. They will also be asked to vote on four referendum questions—two on the state level, two local. Polls will be open from 7 a. m. to 8 p.m.

JR. WOMEN OFFER HELP TO VOTERS

Do you need help to get to the polls? The Junior Woman's Club has baby sitters available and transportation. Call Mrs. Louis Fallon, Al. 1-4333 or Mrs. Edward de Jong Al. 1-3935J before Monday evening.

VOTING DATA

The polling place for citizens of Allendale is the Allendale Sales and Service (Thurstons) on Franklin Tpke. Polls will be open Tuesday from 7 a.m. to 8 p.m.

New residents or new voters who have registered recently who do not receive their sample ballots through the mail by Oct. 31, are advised by the election board to call the Bergen County Board of Elections (phone Diamond 2-2200) and get instructions on procedure in order that they not miss their chance to vote on Tuesday.

Winners Of Window Painting Contest

The Halloween window painting done on store windows in the business section by school children was thrugh by Holiday Observers who sponsored the painting, to be better this year than ever before.

In fact, W. B. Rhodes, Powell Rd., chairman, said that the work was of such high quality that the judges took two and a half hours to pick seven winners.

The judging committee consisting of Meritt Weiss, Al Harsnett and Robert Degan picked for the 5th and 6th grade class the following winners. First prize went to Mary Hutchinson and Carleen Wai-bel; second prize, Donald Wilson and George Lott Jr.; third prize, Mike Konisch, Mike Valk and Belly Geller.

Winners of the 7th and 8th grade class were as follows: first prize, Geraldine Ivany and Phyllis Ahrens; second prize, Nancy Bouton and Barbara Robins; third prize, Jack Vanderbeck and Ray Murray The High school award went to Pat Osborn and Gail Cauwenberghs. Prizes will be awarded at the Halloween party at the school tonight.

In the last week of the campaign, the Allendale Taxpayers League has presented its candidates in a public meeting and has charged that Allendale's governing is done by a "social club" of regular Republicans headed by Mayor Leslie Johnson. They have attacked "excessive spending" and loose business practices in handling the borough budget.

The incumbents, through spokesman Frank McCord have denied the charges: "The Allendale Taxpayers League has been bombarding the borough with statements and insinuations." His complete answer is contained in the statement he is advertising in this issue of the Press.

One of the crucial issues on which the local election will be expected to turn is the Comprehensive Plan (master plan) for the borough's long term development.

On the local referendum questions, proponents of having the borough take over the library have circulated a flyer explaining that the library must close unless the borough assumes it. They say that it can be run and staffed part time by a paid librarian for \$1,500 per year and urged a "yes" vote on the question. There has been no vocal opposition to this question.

Backers of the referendum proposal to have the borough assume responsibility for the swimming pool point out that it is a solvent recreational business and that it can be more ably administered by the city authorities.

Both Presidential candidates have brought their whistle stop campaigns into this area and sizeable delegates from Allendale have heard Gen. Eisenhower and Gov. Stevenson speak. The Republican party, fairly sure of winning New Jersey's 16 electoral votes, has been content in this area to circulate a flyer pointing out that Bergen County must as usual, roll up a large majority to counteract the Hudson county and downstate Democratic vote.

The warning lights placed on the street beside the excavating work being done on Crescent Ave. were found extinguished by Chief Marshal Robert Wilson and Officer Frank Parenti last Friday night.



Dear Sir:
There has been so much confusing argument and cavil in discussions of the proposed Garden State Parkway for which a bond issue is to be submitted to referendum on the state ballot next week that I have been forced to look into the matter to decide which way to vote. Here, briefly, is what I found:
The parkway, to go from Paramus to Cape May, would provide the state with a beautiful and useful traffic artery through sections of the state which badly need development. The parkway would make these areas available to commuters and businessmen and that it would make a large recreational area more easily available to the people of N. J. It would be a real asset in the state's development. Both sides of the argument seem to grant this much.
The referendum question,

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Mr. Van Houten's contention

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however, is in danger of defeat because of partisan fears and foolishness on the one hand and because of a stupid boondoggle on the part of the state administration on the other. It must be granted that the (Please Turn to Page Four)

COUNCIL MEETING
(Continued From Page One)
by saying "We also believe that this ordinance would impose no sever hardship on anyone."
This provoked Oswald Sanborn of Ridgewood, Allendale Borough Accountant to say that the person who wrote that letter "must be under some sort of a misunderstanding." Mr. Sanborn said there are "some people here who have invested life savings in land. They bought under the old zoning law. And even with 100-foot frontage there were no buyers."
"No one," Mr. Sanborn continued, "is going to pay for large lots and big homes in the midst of small homes. I for one am going to be hurt. My property won't be saleable. The triple-A zoning is nothing short of land confiscation." He said he would not object to the double-A zoning.

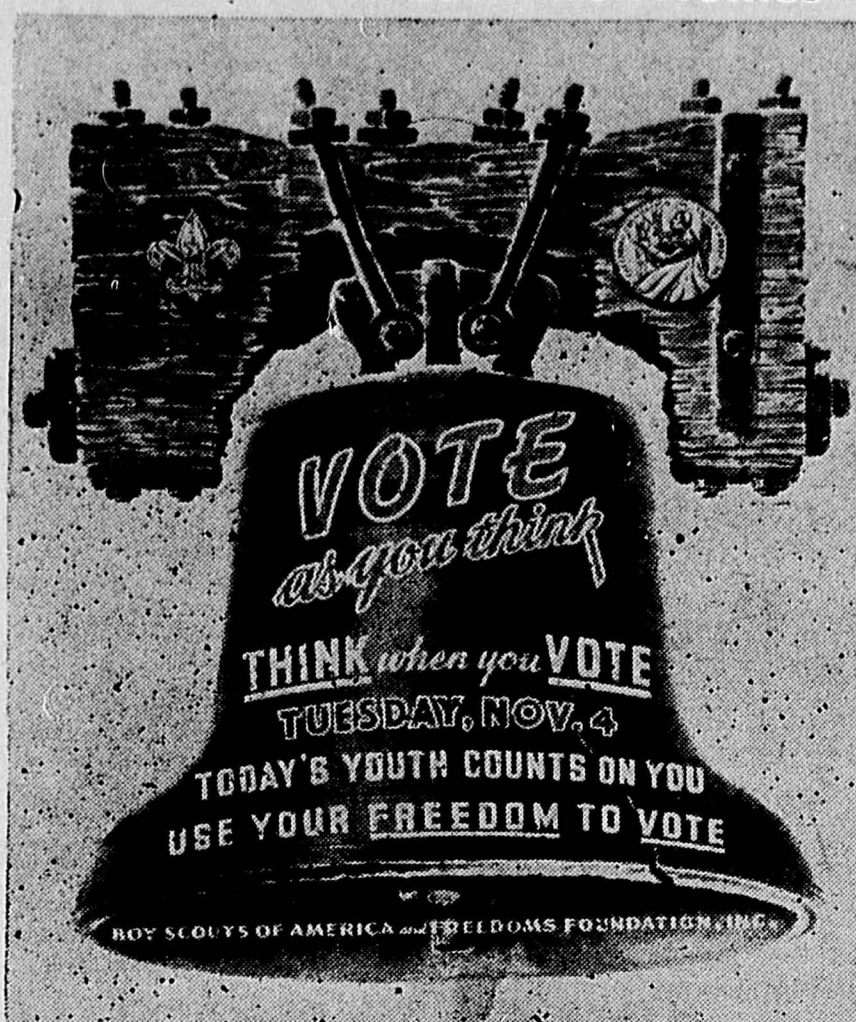
Attorney Michael Dwyer, representing some large property owners, said that he knew of many people who would be hurt by the new ordinance. He cited Christopher's Garage, which would have to operate under a non-conforming status since the area would be zoned as residential. And, Mr. Dwyer said, George Wilson, who has gone to a lot of expense in his development of Crescent Heights, would have to do the same engineering work all over again because his property would be rezoned.

He called the zoning ordinance "vicious", and repeated his charge that the Planning Board had passed the Comprehensive Plan "one dark night". He said the members "didn't realize what they were doing." S. T. Van Houten, followed this line of argument. He said that Vincent Vesce, owner of Twin Gates, Franklin Turnpike, had decided to move out of town because of zoning regulations which prevented him from using his property the way he wanted.

Mr. Van Houten contended that setting AAA zoning at 40,000 square feet would limit buyers and builders to homes marketing around \$40,000 and thus would "bring to town a different class of people." He cited the councilmen as the "fine representative type" he thought the town wanted and said the most of them lived on medium-sized lots. He ticked them off one by one and listed their holdings and described their houses.

Mr. Van Houten's contention

Scouts to Visit 30 Million Homes



Just before Election Day, Nov. 4, the nation's Boy Scouts will place on the door knobs of 30,000,000 homes, Liberty Bell cutouts, shown above, urging every citizen to vote. Their "Get-Out-The-Vote" Campaign is being conducted in cooperation with the Freedoms Foundation. It is entirely non-partisan, without reference to any candidate or party.

that medium-sized lot zoning to be favored met with opposition, and as the meeting wore on it became evident that with a few exceptions at this meeting the large landowners were arguing for smaller lots and the small property owners favoring large lot zoning.
George Wilson, Crescent Ave read a three-page statement replying to a report submitted the week before by J. R. Foster, E. Allendale Ave., a con-

sulting economist. Mr. Foster had held that large lots do not necessarily demand expensive homes. He had suggested that a suitable home for a .AAA zone lot could be built for a little more than \$21,000. Mr. Wilson attacked the reply sharply. He said Mr. Foster's figures were far too low, and "out of line with reality." Mr. Foster was not present.
Mr. Wilson, being a builder, (Please Turn to Page Eleven)

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THE INDEPENDENT CANDIDATES will represent all the citizens because they are not affiliated with any special political party or group.
THE INDEPENDENT CANDIDATES will strive to reduce taxes by better Government and a clearer understanding of what our citizens can pay for.
THE INDEPENDENT CANDIDATES will not indulge in power politics to gain their objectives. The people will speak first.
THE INDEPENDENT CANDIDATES will not spend your money for luxuries while basic needs are overlooked.

TUCKER WATTLES CONKLIN
VOTE FOR

These candidates are listed in the third column at the bottom of the voting machine. There is no connection with any other candidate in the same column.
Please read our message on the back page.
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Regular Republican Candidates
FOR COUNCILMAN FOR MAYOR FOR COUNCILMAN



VAIL FROST



LESLIE JOHNSON



MAYO HARVEY

JR. WOMEN WANT YOUR USED STAMPS

The stamp box, placed in the Post Office by the Junior Women's Club, for donations of foreign or unusual cancelled stamps, has been "most successful," according to Mrs. Louis

Fallon, chairman of the project.
Interesting stamps have been generously contributed to the Junior Women's Club stamp box, Mrs. Fallon reports. She said that the stamps collected will be forwarded to veterans' hospitals for use in their oc-

cupational therapy programs. The stamp box is one of the projects of the Civics and Legislation Committee of the Junior Women's Club.

CLASSIFIED ADS
BRING RESULTS

Let's Get The Record Straight!

The Allendale Taxpayers League has been bombarding the borough with statements and insinuations which in the face of the record are not worthy of reply. However, lest some newcomers to town be rooted by this hogwash, I would like to set some of their statements in proper perspective.

ITEM: "A Mayor and Council that will support adequate appropriations for the education of our children" This from the Taxpayers League which fought the school enlargement tooth and nail, even to the point that two of their own Councilmen resigned from their party!

ITEM: "Independent candidates are not 'joiners.'" Since when has an obvious unwillingness to pitch in and help in the many necessary organizations in town been considered a desirable quality in a candidate for office?

ITEM: "Our candidates are open minded." They should be since they seem to have paid no attention to council problems. In the past three years, to the best of my knowledge, only one of the three has ever attended a Council meeting, and he came to present a personal problem.

ITEM: "No appointments will be made on the basis of political affiliation." Note that the Republican Council confirmed all competent appointees of the previous Council and even appointed an Independent to fill an Independent vacancy on the Council. The previous Council, dominated by The Taxpayers League refused to appoint a Republican to fill a Republican vacancy.

ITEM: "You will be confronted with the obnoxious practice of having hand picked candidates, selected by a few." Republican candidates are selected by open primary nominations. The Taxpayers League select their candidates in private caucus.

ITEM: "Surplus was mostly consumed for an abnormal amount of improvement in the 1952 budget". Three major improvements were started this year - The Parking Plaza, Crescent Ave. (both advocated by The Taxpayers League in their letter to voters of May 20, 1952) and a new fire engine. The fire engine is urgently needed by the Fire Department and was recommended by The Board of Fire Underwriters.

ITEM: The present Mayor and Council are criticized for "acting on their own personal convictions." Any man who acts against his personal convictions or has no convictions is either dishonest or a fool.

paid for in the interests of accuracy by Frank P. McCord

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Continued From Page 2

Driscoll administration was not wise to let its favorites spend some \$130,000 in promoting and advertising the project. While this is certainly not to be condoned, it is not sufficient argument for throwing away this opportunity to improve our state.

A more solid argument against the authorization of the state's credit to back the \$285,000,000 bond issue for the Garden State Parkway is that it "puts taxing power into the hands of a three man authority," in that the state would make up any deficits experienced by the parkway automatically, from the general tax fund. Actually, this is a quibble, as the experience of the highly profitable New Jersey turnpike pike has shown. The Turnpike is now carrying traffic load—and making revenues—it had not expected until 1967. Toll roads across the nation have proved themselves the answer to our road problems. There is

THE CANDIDATES REPLY

Allendale Taxpayer's League:
Referring to the various questions asked by you of all the candidates for Mayor and Councilmen running in the coming election, a discussion was held amongst the undersigned as a result of which answers are submitted per enclosure. We see no particular reason as to why answers should be given individually as long as our line of thinking on these matters is alike — Per-

not a toll road in the nation in financial trouble. There is absolutely no reason to expect that such a useful road as the Garden State Parkway would ever siphon money from our general taxes.

Furthermore, there is a very substantial saving to be made from backing the bond issue with state credit, and thus lowering the interest rate on the bonds from a heavy 3.4 percent to a more reasonable 2 percent. The state authorities estimate this saving immediately at \$80,000,000—which is a commendable saving indeed. Although partisans have expressed doubt that this saving would be made I can find no reason to doubt it nor do the partisans offer any evidence to support their view. There are indeed additional savings to be made in the future.

As a non partisan citizen, on this question at least, the balance of the arguments convinced me it would be a real shame if the referendum were defeated next Tuesday because of the obfuscating arguments of those who have an axe to grind. I shall vote "yes" on the question and I urge our neighbors to do likewise.

Keith Spalding

ry P. Conklin, John L. Tucker, John W. Wattles, Leslie Johnson:

Taxes. What can be done to lower our tax bill?

Leslie Johnson:

1. As a practical matter only a few things can be done to reduce taxes and they are to reduce present Borough services, cut salaries of Borough employees, omit needed repairs of present plant and provide no additional services or new plant. It's just that simple. Bear in mind also that a large proportion of our taxes are for the schools which have increasing needs as the number of children increase. Incidentally the school is administered by the School Board, which in my opinion have done an outstanding job in providing Allendale with a good school system with should be "Are we getting what wise expenditures.

The real questions here we want or need with our tax dollars, and do we get what we pay for?" Both can very well be answered in the affirmative. When you consider the amount of work done by our paid employees, that done on a voluntary basis, and the favorable prices obtained for contract work, I'm sure that we're getting the most out of our tax dollars in value.

Vail Frost:

On your first question as to taxes and what can be done to lower our tax bill, there are two ways by which this can be approached. We could, of course, cut out certain of the services that the town now provides and thus reduce the tax load, but I am confident that no one in Allendale would be willing to sanction such an ap-

proach to the problem. The other method and by far the more logical, is by the attraction of desirable rateables to Allendale through intelligent zoning. By intelligent zoning I mean that which would prevent mass housing with its attendant evils of less than proportionate increase in rateables to the increase in population thus requiring additional heavy municipal expenses.

Mayo Harvey:

1. Taxes: For the immediate future, the only way that the tax bill could be lowered would be to decrease the services controlled by the Board of Education or Borough Council. I say "immediate future" because, eventually, it might be possible to lower the tax bill through additional industrial property, which would produce more tax income than expense to the borough. This, however, is a separate question and I am not passing on its merits or demerits. It, like so many others, is a many sided subject.

The school budget has been primarily responsible for the increase in the tax rate during the past few years. This experience was more or less inevitable and I think proper. The school budget is approved by the voters and the Borough Council has no control over it.

In preparing the annual local government budget and authorizing expenditures, the Borough Council is very conscious of its responsibilities in spending money wisely as well as the desirability of keeping the tax rate as low as possible in light of the services performed. What services to perform and the scope of each service is, to a degree, a matter of judgment and of keeping in

Please Turn To Page 5

Only 4 More THINKING Days Before Election

To urge you again to vote is to insult your intelligence. You will vote because you recognize your duty to your country, your family and yourself.

To urge you to THINK and think hard before you vote is superfluous. You voters have been thinking harder and straighter than ever before. But we implore you to keep thinking and LISTENING and WATCHING both candidates every chance you get before November 4th. Listen to both Stevenson and Eisenhower on Television and Radio.

Don't reach your verdict until the last testimony is in.

The response to our effort for Stevenson and Sparkman is heart warming. Talking sense to the American people has won for Mr. Stevenson the confidence of more townspeople than we had hoped.

Listen to both candidates with open mind and open heart. Think it through. Your answer will be right. You will be practicing democracy as our founding fathers conceived it.

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We are holding an election next Tuesday. The election of a president is always a big year for getting out the vote. Our ears and eyes have been bombarded with the platforms and ideals of each candidate. All we have to do is vote. BUT, Will you?

In Allendale, the sense of responsibility has always been evident at the polls and this year we have two sets of candidates for your selection. You are acquainted with the platforms of each and the answers to the questions submitted to them in this column last week, are on other pages of this paper. You should read both and decide which candidates will best serve you. You are the boss Nov. 4, both nationally and locally.

Four referendums are offered the Allendale voter. Personally, we like all four. On the local questions of the library and the swimming pool we sincerely hope the voters will vote to preserve these two fine assets of the borough. Bear in mind that a NO vote on the library will close the doors on January 1. We are as tax conscious as any other person who pays taxes here but we do know a bargain when one is offered. This surely is the steal of the year for Allendale residents.

We strongly urge those that can, to vote early. Polls open at 7 a.m. and the commuters will need the time to vote after they return home. Housewives can and should vote early. The Junior Woman's Club will drive anyone lacking transportation and if its a baby sitter you need they will supply that too. This organization deserves a pat on the back for their very fine gesture.

You know the answers, vote early if possible, but for heaven's sake BE SURE TO VOTE.

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THE CANDIDATES REPLY

Continued From Page 4

touch with the tempo of Allendale.

For example, during the past year an additional full time police marshal was hired. This of course, costs money. I think the additional protection which this additional marshal provides is well worth its cost, but at the same time I appreciate the fact that such a service could be eliminated and would have the effect of lowering the tax bill.

I would like to add that it is my present opinion that the 1953 budget, as far as local government items are concerned, should not be substantially different from the 1952 budget. In the case of capital improvements, I believe the total amount of money appropriated will be considerably less. No doubt the school budget for 1953 will be at least as high as the 1952 budget. If it is considerably higher, I do not believe it is in the cards that the average tax bill for 1953 will be lower. These opinions are solely my own.

Allendale Taxpayer's League:

1. All current expenditures must be controlled to a sensible minimum, and expenditures of improvements and replacements should be provided for yearly, geared to a fixed yearly appropriation based on the needs for improvements and replacements planned to fit such a program.

This procedure will tend to stabilize the Tax Rate by eliminating sharp swings to high and low tax rates, and it will help taxpayers to more easily provide for tax payments with out undue adjustments, and hardships, which is not the case if the Tax Rate is fixed sharply higher.

Planning: Assuming that the present proposed ordinance is passed by the council are you in favor of any revisions and what are they?

Leslie Johnson:

2. I feel that the proposed zoning ordinance, which is the only ordinance relating to planning now before the Borough Council, is basically sound and will meet the needs and wishes of the majority of Allendale people. A lot of

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thought and attention has been given to its preparation and, therefore, it should not require revision immediately. Zoning requirements and ordinances are not and should not be permanently fixed without reviews, revisions or changes to meet needs as they arise. In fact our present zoning ordinances are the result of complete revisions, lesser revisions and additions may times through the years.

Vail Frost:

As to your second question, and by this I believe you mean the proposed zoning ordinance yes, I am in favor of certain revisions, particularly of paragraph 410 requiring that an enclosed garage be erected with each house to be built in Allendale. I believe the only requirement here should be for provision of suitable off the street parking space.

Mayo Harvey:

2. Proposed Zoning Ordinance: I believe you will agree that it would not be wise or proper to write my thoughts in exact detail. I will say, however, that I am in favor of the broad purposes of this ordinance. I do believe, however, that certain changes in the ordinance should be made. I like the others on the Council, am studying this ordinance and with the realization that it is the many welcome opinions which have been expressed, of utmost importance to the

future of Allendale. We are approaching it from the standpoint of what is the best for Allendale and with consideration for the interests of all groups. No doubt the final ordinance will not please everyone in all respects, but it will be the result of conscientious people trying to act intelligently and fairly.

Allendale Taxpayer's League:

2. This does not seem to be a fair question as it is directed solely at the Taxpayers League inasmuch as the present Council is presently considering this question, and after it has arrived at its conclusions, it is not conceivable that its candidates will exert any efforts at revision. However, the Taxpayers League candidates believe in recognizing and giving. Please Turn To Page 6

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THE CANDIDATES REPLY

Continued From Page 5
ing consideration to all differing opinions in matters of this nature.

However, judging by the great amount of expressed dissatisfaction, we anticipate certain changes will of necessity have to be made in order to rectify injustices in the proposed Zoning Ordinance.

There are a number of business and other operations that operate under a permission granted by the council and therefore non conforming. Would you change the status of the non conforming uses and why?

Leslie Johnson:
3. Non conforming uses generally are not granted by the Council but arise where isolated or spot uses exist in an area before it is zoned for some other higher ranking use. You might say that they have so called grandfather rights. The general practice in all zoning arrangements is and laws provide that non conforming uses be allowed to remain on an "as is" basis but not to increase in size or change over to some other non conforming type of use. To do otherwise would defeat the purpose of zoning and result in a spotty arrangement and decreases in value of adjacent property.

Vail Frost:
In answer to your third question, I am not in favor of any changes to the present status of non conforming business of certain properties.

While the present business may not be objectionable because of their present owners and the way they are conducted, this is no guarantee that should the properties be disposed of, that the new owners would continue to operate these businesses with the best interests of Allendale at heart.

Mayo Harvey:
3. Non conforming Uses: I believe some further protection should be afforded most of the existing non conforming uses to which you refer, but, as of now, I am not convinced that the best way to afford this additional protection is through a change of zoning classification.

Allendale Taxpayer's League:
3. The Taxpayers League does not feel that it is wise nor advisable to change non conforming uses; however, it feels that established businesses which have operated on this basis for many years under our present Zoning Ordinance should be given definite assurance that their business will be permitted to continue on the same basis even in the event of total destruction of their place of business by fire or otherwise.

A possibility of a trunk sewer is in the future, we know, but would you push the idea for a trunk line sewer for the business district and how do you feel assessments should be levied?

Leslie Johnson:
4. Trunk line sewers with a central treatment plant are designed to serve an entire area of many towns in a more economical manner than smaller individual systems. It would, therefore, not be wise to push such a large undertaking as a trunk sewer for a single business district in any one town. Sewerage problems are becoming increasingly difficult in our business district and also in the adjacent densely populated residential districts. I do

not know what might be the best solution for this problem prior to construction of a trunk sewer. A small local plant might be one plan for consideration if the problem becomes too acute but this would require some land and be expensive.

Regarding methods of levying assessments for a trunk sewer setup, these will have to be worked out when the time comes which is several years away, probably upward of 10 years. One method might be for the town as a whole to be assessed for the town's share of the trunk line and treatment plant and then individual properties in the area to be connected to be assessed for the collection laterals and operating expenses. I have no preferences as to methods of assessment other than to favor a little as possible and to be in a position of deferring that as long as possible.

Vail Frost:
On your fourth question concerning the trunk sewer, this is rather a difficult question to answer as much depends upon the situation in the business district at the time such a sewer is proposed. Obviously if conditions are such as to warrant a sewer at that time, I will be in favor of it. I also firmly believe that assessments for such a sewer must be levied so that those deriving the greatest benefits from the sewer pay their just portion of the cost.

Mayo Harvey:
4. Trunk Sewer: I believe the time has come when Allendale

should, along with other towns in northwest Bergen County, consider the establishment of a joint sanitary sewer project. This probably should be under a sewer authority such as recently has become a reality in the northern valley section of Bergen County. The areas of Allendale to be served by such a sanitary sewer would be governed by the population density and lot sizes, which is one reason why the proposed zoning ordinance is so important. The contractual arrangement with the sewer authority would undoubtedly involve a financial commitment on the part of the borough. However, I believe the assessment for branch sewer sanitary lines should be borne primarily by the prop-

erty owners benefited. The exact assessment probably would be determined by an assessment board established at that time.

Allendale Taxpayer's League:
4. A trunk sewer will be a project undertaken by and participated in by a number of municipalities in this section of the County, and when this proposition does come up, we should not hesitate to join the project, the cost of which will undoubtedly not hesitate to assessed proportionately to the participating municipalities, and which in turn the municipalities will meet their cost by assessing the taxpayers of the

Continued On Page 7

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CANDIDATES REPLY

Continued From Page 6
municipality at large. However, in connection with the extension of connecting laterals to serve certain sections of the Borough, the assessment of the cost of such laterals will be a matter to be decided by a special Board of Assessors ap-

pointed at the time for this particular purpose, subject to the approval of the Governing Body.

What public improvement do you intend to introduce during the coming year?

Leslie Johnson:



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Dear Mr. Martin:
I would like to take this means on answering briefly, but authoritatively, the doubts and questions which must come to the minds of many voters after reading the notice of the Allendale Taxpayers League, dated Oct. 27, which was distributed throughout the borough.

The implication, if not the intent, of that notice is untrue. And, as the expression of residents who have access to the

5. The principal public improvements needed next year are not great and include completion of the parking area west of the railroad and a modest amount of further flood drainage work. I would also like to see a start made on improving some of the unimproved so called private streets which are a constant source of annoyance. However, this will require cooperation of the adjacent property owners as it would be unfair for the town as a whole to bear all of such costs.

Vail Frost:
With regard to your fifth question as to public improvements, I believe this to be in-
Please Turn To Page 8

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ESTIMATES GIVEN

true facts, it is entirely misleading. They may question the judgment of the governing body, which is their privilege. I, for one, question their purposes. Incidentally, I was nominated to the Council by the A.T.L. in 1949, but have publicly severed all official connection with them since their stand on the question of the new school debated the \$36,000 deferred local school tax listed in the 1951 budget. Prior to 1951, the school budget covered a fiscal year from July 1 to June 30, whereas the local budget is on a calendar year basis. In preparing the 1951 municipal budget, the original school budget presented was approximately \$132,000. This was a tremendous increase from their figure of 1950, which was \$73,375. In searching for ways to cushion the impact of this large increased school budget to the taxpayers, a plan was worked out, under the direction of the Auditor with the approval of the State whereby the amount to be raised by taxation was changed to the calendar year 1951.

The item was set up in the 1951 budget of \$36,000 as deferred local school tax, covering the school operation for the first six months of 1951. Another item of \$76,000 was included in the 1951 budget for the school charge in the last six months of 1951. A school total of \$112,000 was raised by taxation in 1951 and that total amount was paid to the Board of Education.

If the A.T.L. had troubled to check these school payments as listed in Exhibit A-21 of the same audit report from which they apparently obtained the figure of the surplus, this payment to the local district school was clearly listed and explains what became of the \$36,000 included in the 1951 budget. In other words to their question, "What has become of it?" the answer is that it was paid to the Board of Education. It was not put into surplus, as subsequent figures will show.

The purpose and effect of this change in the school budget year as far as tax purposes are concerned was to reduce the amount collected in taxes

in 1951 by approximately \$20,000, which produced a much lower tax rate than otherwise would have been the case.

The persons who wrote the notice apparently are confused or are trying to confuse the \$36,000 item in the 1951 budget with a previous item which was earmarked in the surplus account in the year 1950 covering surplus accumulations over prior years. Certainly no one would propose to utilize this hard accumulated surplus in one year to reduce current school expenditures.

Now for the surplus of \$65,614. The surplus account on December 31, 1950 was \$51,121. On December 31, 1951 it was \$65,614. (Obviously it was not increased by any \$36,000, such as the notice alleges, but by good collections and wise spending.) In an effort to keep the tax rate in 1952 as low as possible, it was decided to utilize \$13,000 of late surplus to offset current expenditures (The comparable figure in the 1951 budget was \$10,000.), which is very clearly stated in the 1952 budget. It was also decided to utilize \$28,000 of the previously accumulated surplus to achieve three capital projects. These would normally be covered by bond issues, which the Borough is not in a position to issue and for which we believe it is entirely proper to use an accumulated surplus.

The auditor, in concluding his report on the Borough operations for the year 1951, stated "The finances of the Borough are in excellent condition and the governing body may well look with pride to this sound position at the close of 1951."

These are the facts and I trust they will clear up some of the questions which A.T.L. notice has raised. If the League came out and said they were against spending money for various specific items in the budget— I think it would produce a good contest and permit the voters to judge candidates on fair issues. But to circulate misleading information and raise serious doubts of the sort their notices have aroused is, I believe, a disservice to the voters and to Allendale. Mayo A. Harvey

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