



Strathmore

OBSERVER

Vol. I No. I

A PUBLICATION OF THE STRATHMORE CIVIC ASSOCIATION

NOVEMBER, 1963

Final Hearing Set in Recreation-15%-Issue

"You are hereby notified to appear. . . November 21, 1963, at the Municipal Building, and that the Township Committee will grant no further adjournment of this hearing to any of the interested parties."

The above was received by all interested parties - Levitt and Sons, Inc., and eight residents of Strathmore - in the so-called 15 percent recreation areas issue. The residents petitioned the Township Committee last July 20 regarding their alleged grievance. Three previously scheduled hearing dates were postponed due to requests of varying nature from the disputing parties.

The Strathmore Civic Association Recreation Committee and Zoning Committee, working together on this matter, hope for a satisfactory conclusion next Thursday. Herbert J. Parker, chairman of the zoning committee, said, "It is obvious that the community needs additional facilities for recreational activities. The only way we will get them is if Levitt can be forced to live up to the Planned Community Ordinance and give the township what is legally required."

For new residents who may be unfamiliar with this issue, Mr. Parker explained that Strathmore was built under a special ordinance which permits small lots (the area is actually zoned for 100' x 150' lots), narrow streets, and other land specifications, in return for building a "planned community." One requirement of the ordinance is that 15 per cent of the total area of the development be set aside for recreational, religious, community service, municipal and general open areas.

"Levitt contends he has satisfied this requirement," said Mr. Parker. "However, we believe that 88.9 acres included in his calculations do not satisfy the requirements of the ordinance. The questionable areas are drainage creeks, 50 acres; the Bath & Tennis Club, 7.7 acres; the Strathmore Elementary School site, 11.6 acres; and, the shopping center, 19.6 acres."

The Matawan Township Planning Board has accepted Levitt's calculations. Under state law, however, the township committee has the power to reverse the board's action. At the November 21 public hearing, the eight Strathmore residents will argue that the committee should do just that. If their plea is successful, it would be considered a powerful force to require Levitt to provide the additional facilities.

Education Census, Budget Election

A census which reportedly would present a picture of local school needs for the next five years and, if projected, for perhaps even a longer period, is being prepared by the Civic Association Education Committee.

Mrs. Lois Forman, chairman of the census project, has asked all residents of the community to co-operate with the census taker when he calls at their homes.

Nov. 25 Meeting News

The next meeting of the Strathmore Civic Association will highlight a discussion of the proposed Bayshore Community Hospital, according to Robert J. Chesterman, president of the association.

The hospital, to be located on Beers St., south of Bethany Rd., is in neighboring Holmdel Township. Its planned site is within one mile of Strathmore.

Another feature of the meeting will be a discussion of the 15 per cent recreation areas - hearing, slated November 21 at the Matawan Township Municipal Building. Further details on this issue are contained in an article on this page.

Mr. Chesterman said the association meeting will be at 8 p.m. November 20, in the auditorium of the Matawan Regional High School on Atlantic Ave.

James Snyder, education committee chairman, said the Matawan Regional School District Board of Education is now in the process of setting up the school budget. The board will meet in closed sessions every Monday evening until Christmas. During the

(Continued on Page 2)

New Service Station Controls Approved

The Matawan Township Committee passed by a 5 to 0 vote a new ordinance which puts a limit on service stations.

The ordinance was prompted by the news that building permits had been issued for seven new stations along Rt. 34. The township building inspector, Harold Behr, said he had no choice but to issue the permits since the applications were received and processed before the new ordinance was approved.

The ordinance prohibits all future service stations except those receiving a special "exception-use" permit. The special permits will only be granted to those stations located more than 1,500 feet from an existing station, and in business or industrial zones.

Present at the hearing was a representative of the petroleum industry, who argued against the limitations on zoning. He requested disapproval of the ordinance pending further negotiations with the Township Planning Board. Strathmore Civic Association Representatives argued that the ordinance be passed immediately and corrected at a later date by amendment, if necessary. The argument presented was that delay in passage could well result in more service stations being approved during the delay.

The Association Zoning Committee reported that it will study this ordinance further, bearing in mind that the ordinance may be made even more restrictive than it now stands.

Surveys For All Strathmore Lots

Local ordinances require that lots in any major subdivision be surveyed by the developer.

The Strathmore Civic Association Zoning Committee has brought this requirement to the attention of the Matawan Township Planning Board, particularly as it applies to Strathmore. The board agrees that Levitt and Sons, Inc., the involved builder, is obliged to do these surveys and has informed him regarding this.

According to Herbert J. Parker, committee chairman, "The biggest catch in the law is that the surveys are required after all finished grading. We intend to press this issue in order to get surveys for the major sections which have already been graded"

When personnel at the local sales office of the Levitt firm have been questioned about surveys they reportedly have said that Levitt will not do this work at any time. Because of this stand, Mr. Parker said he does not expect success without strong backing from the Planning Board and the Township Committee.

THE STRATHMORE OBSERVER

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Matawan Township to Get Master Plan

The Matawan Township Planning Board has selected the firm of E. Eugene Cross and Associates, New Brunswick, to prepare a master plan for the township. Only details of the contract remain to be settled.

The Strathmore Civic Association has strongly advocated this step. Last March, a special committee was appointed by George C. Hill, formerly temporary president of the association, to investigate the desirability of a master plan. The committee, under chairman Edwin Pordy, studied all aspects of the subject and recommended immediate establishment of a master plan.

Since the committee's report, the association has pressed the Township Committee and the planning board for action in the belief the township will benefit from the move.

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Association Membership Reaches 1,000

"Total membership has reached the 1,000 mark and new enrollments are pick-up," announced Strathmore Civic Association Membership Committee chairman, Hans H. Froehlich. He added, "If we had a few more volunteers to contact all the residents who have expressed an interest in joining the Strathmore Civic Association, we could easily have 1,500 members by now. Asking people to join and support the Association requires no special sales ability—just the desire to do something a little extra for their community and a basic sense of pleasure in meeting new people."

Mr. Froehlich asked that volunteers wishing to serve on the membership committee contact him at 39 Ayrmont Lane or phone 566-7770. Volunteers are needed for Juniper Park, which is now opening up.

Section Chiefs have been appointed for Northland Park and for Cambridge Park. They are Ken Collins of 109 Andover Lane and Daniel Sutliff of 31 Cyprus Lane, respectively.

The association does not limit membership to owners of Levitt houses. In this regard, a cordial invitation has been extended to the remaining 38 families of Storyland to join the community group and actively participate in committee work.

Education Census, Budget Election

(Continued from Page 1)

period it meets, the education committee's budget sub-committee will study the budget needs closely, and be prepared to make recommendations to the board when the budget is presented at a public hearing.

Mr. Snyder added that now is the time for residents to register to vote on the school budget. The law requires that residents, in order to be eligible to vote, must have lived in the state for six months, in the county for three months and must be registered 40 days prior to election. The estimated deadline for registration is December 20.

Utilities Survey Report Nears Completion in Area

An updated survey of complaints from Strathmore residents regarding property and utilities is in the process of completion and will be made public in the near future. This announcement was made by Norton H. Berlin, chairman of the Strathmore Civic Association's Property and Utilities Committee.

Mr. Berlin also cited the recent report by the Matawan Township Water Study Committee as the "culmination of this committee's work." The report was made by four members of the property and utilities committee and three other citizens from other areas of the township. The seven were appointed to the study committee last May by Mayor John Marz, Jr.

Voters approved a Matawan Township

Voters Approve Charter Study

Charter Study Commission in the November 5 election. The vote was 2,160 for charter study and 457 against.

The Strathmore Civic Association vigorously supported the passage of the charter study proposal. Charter study provides a means whereby the present structure of the township government can be reviewed, under the Faulkner Act, to determine whether the existing form or another form of local government would best fulfill our requirements.

The association endorsed five candidates; four were elected—Ralph Dolan, Hans H. Froehlich, George C. Hill, Clarence B. Stultz. The fifth member is Mrs. Marylou Smith.

The association feels certain that the charter study commissioners will provide Matawan Township with a knowledgeable and impartial study.

Amendment To Civic Association By-Laws

At the "Candidates Night" meeting October 28, final approval was voted for an amendment to the Bylaws of the Civic Association, Article II, Section 3.

The amendment reads as follows:

"The net profits derived from Association functions and all monies collected in behalf of the Association by way of dues, subscriptions, donations and other similar means shall be deposited in the Treasury of the Association and shall be used to further the purposes of the Association."

The Bylaws, as originally written, called for all monies that were derived from such functions be deposited before expenses were deducted.

This meant that in order to keep within the Bylaws, approval for the expenses of such functions would have to be voted on at a general meeting. This was found to be unworkable.

Successful Civic Group

Recent charges by the Matawan Township Republican Club president that Strathmore Civic Association has turned into a political group are unfounded, and perhaps unfortunate for the GOP organization.

The Republican official already has been criticized roundly for his charges by fellow Republicans as well as Democrats, and it is unlikely that such remarks will be repeated.

If some of the active workers in the civic association happen, in their outside political activities, to be Democrats rather than Republicans, that is no fault of the association.

With more than 1,000 members, Strathmore Civic Association is probably the largest unit of its type in Monmouth County at present. In the space of about a year, here are some of its accomplishments:

Master planning—it has prodded the local Township Committee and Planning Board to get moving in this area, and it now appears, after years of talk, that the township will have a master plan.

Construction of Strathmore—it has acted as a "watchdog" over subdivision and construction of the development on minor and major points, and continues to do so.

Water—it has been responsible for formation of a special study committee which has recommended township purchase of Strathmore Water Co., which may result in cutting water rates by one-third.

Recreation—it has forced township officials to force the builder of Strathmore to provide the project with some recreational equipment and is attempting to obtain more land for recreation.

The association also has active committees on zoning, education, property, utilities, taxation, streets and public safety.

Perhaps the highest commendation for the group, however, lies in the fact that its interests are townwide, and have not been confined to Strathmore.

In the long run, its success will lie here.

Contrary to the charges, Strathmore's civic leaders have consistently put up barriers and safeguards to make certain the organization does not turn political—for once politics enters a civic group, it is dead.

This editorial appeared in the November 6, 1963, issue of the RED BANK REGISTER.

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Recreation Activities

Many and Varied

The Recreation and Program Committee worked hard and successfully to bring off the Civic Association's Halloween Dance, held at The Oaks, October 26.

Although many were not in costume, those who attended the dance made it a smash hit socially as well as financially, adding a net of \$248.66 to the association treasury. Adding to the festivities was a judging of costumes. Among the winners were Cleopatra (Hugh Dalzell), The Clown (Norman Wood), and a Hill-billy Shotgun Wedding (Ethel and George Hill, Cornelia and Joe Altier, Mary and Bill Weithas, Joe and Terry O'Shea, Mary Ann and Ricky Demereau, Grace and Patrick Fitzpatrick, Barbara and Gregg Brennan, Dick and Audrey Lloyd, Olga and Dave Young, Ed and Marge Healey and Phyllis and Bob Lennin).

Honorable mention was given to the Four Aces (Bob and Mary Ann McKee, and Don and Dorothy Fields). Don Fields also won the Door Prize.

The formation and organization of the "Candidates Night" program at the October association saw an excellent turnout — estimated 250-300 — and a good old-fashioned political "fight."

(Continued on Page 6)

The Parliamentarian's Corner

Why parliamentary procedure? This question is answered by the four fundamentals of parliamentary law. They are:

1. To facilitate action, not obstruct it.
2. To enable the assembly to express its will.
3. To give every member a fair hearing.

All parliamentary procedure is based on four fundamental principles:

1. Justice and courtesy for all.
2. Do only one thing at a time.
3. The majority rules.
4. The minority has a right to be heard.

Without some knowledge of parliamentary procedure, most persons shy away from participating in the business portion of general membership meetings — such as those conducted by the Strathmore Civic Association. When this happens, the association loses the benefit of their knowledge which eventually may, it is hoped, take form in the communication of opinions and thoughts. Thus, as a service to the membership, THE STRATHMORE OBSERVER will contain from time to time some of the most essential rules of parliamentary procedure.

At the outset, the most important motion to remember is, "I rise to a point of parliamentary inquiry." The exact phrasing is not critical. The motion is used when a person does not understand procedural matters. All business must stop until the question, or inquiry, is answered.

If any readers have questions regarding this point, or the general subject of parliamentary procedure, contact Frank Clement, secretary of the association and its parliamentarian. Mr. Clement's telephone is 566-7867.

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New Residents!!! Check for Defects

With only seven days allowed instead of 30 to advise Levitt of defects in the construction and finish of their homes, new arrivals in Strathmore are urged to check the following "punch list," compiled through experience by the "old residents."

EXTERIOR

- Caulking around all windows including bottom of sills.
- Caulking at sliding door including top and bottom.
- Broken or cracked asbestos siding — all well secured.
- Air space or opening at bottom of wall at foundation — should be air tight.
- Doors fit tightly with no air leaks at weatherstrip.
- All windows operate smoothly, stay open without continual slipping.
- Garage door when closed should be tight at the bottom with only hairline cracks at the sides.
- Holes through the siding for drier vent, water and gas lines should be as small as possible and should be well caulked.
- All wood trim properly painted, nail heads will show unpainted areas.

KITCHEN & LAUNDRY

- Check booklets on all appliances- be sure that no loose parts are missing.
- All appliances should be solidly set and be level (refrigerator should slope slightly for door to close itself)
- Cabinet doors and drawers open and close freely and should have rubber bumpers.
- Chips in sink.
- Scratches on cabinets.
- Counter top cracks or blisters-cracks between counter and backsplash.
- Wallpaper should be well applied, all edges tight and matched properly with no blisters or tears.

BATHROOMS

- Tile properly grouted, especially grouted well at tub and shower edges.
- Chips or cracks on fixtures.
- Chrome clothes hooks on bathroom doors.
- Loose or dripping faucets (water is expensive).
- Proper flushing of toilets; check for excessive noise, especially when tank is refilling. Also check for continuous leak when tank is full.
- Medicine cabinet doors slide properly - cracks or chips on mirrors, especially at handles.
- Glass shelves in cabinets.
- Wallpaper - see kitchen - also check at places where pipes pass thru walls for tears or burn marks and that the coverplates completely cover holes.
- Check formica as in kitchen.

GENERAL

- Observe walls and ceilings for proper finishing details, especially at corners. Note any scratches or blemishes; joint should not be obvious; paint should be uniform and clean.
- Floor tile should be well laid with tight joints. Where bubbles, bumps from dirt under tile, cracked or broken tile occur they should be repaired.
- Check for loose floor tile at exterior walls.
- Electric outlets should not be loose or crooked; check operation of all switches and outlets.
- Closet doors should operate smoothly and should shut securely. All shipping and erection marks should be removed and doors clean.

HEATING SYSTEM

- Ground floor manifold should have chrome air vent (screw operated).
- Floor in boiler enclosure should be clean (dirt will foul burner).
- Thermostat on boiler set for proper hot water use.

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Recreation Activities

(Continued from Page 4)

Future programs for the monthly association meetings will include presentations by guest speakers on topics such as Home Workshops, Little League, and Lawn and Garden care. The hope is to make these meetings as entertaining and informative as possible.

The athletic program is proceeding at a rapid pace. The Men's Softball League regular season ended in a tie between the teams captained by Bob Conover and Dave Culman. The play-off game was as thrilling and exciting as one would hope to see. A three-run ninth inning gave the Conover team a 4-1 victory.

Trophies will be presented to all members of the winning team at the November association meeting.

A men's touch football group has been started all those interested in participating are invited to the field behind the Strathmore Elementary School on Sundays at 10 a.m.

Plans are also in progress for separate boys' and mens' basketball for the winter months. Anyone interested can contact Robert Feldman at 566-7526.

The Adult Education program is concluding its second month. There are plans to expand the number of courses offered if enough interest is forthcoming from area residents.

Now that the election is over, an early date is expected for the meeting with Levitt and Sons, Inc., concerning the development and equipping of the seven Strathmore recreation areas. This is not the 15 per cent issue but those areas set aside in the "Planned Community" by Levitt for "active recreation." For several months, the recreation committee has tried to get township officials to set a date for a meeting with Levitt and other interested parties to determine Levitt's specific plans for these play areas.

The Recreation Committee is in urgent need of new members. Experience in the areas of athletics, childrens programs, theatricals, etc. would be helpful, but is in no way a requisite for membership. Anyone interested in this committee is asked to contact the chairman, Bob Feldman.

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	1ST WEEK	2ND WEEK	3RD WEEK	4TH WEEK
M O N D A Y	Township Committee Vets. of Foreign Wars	Bd. of Health Bayview Womens Assoc. Vets. Memorial Home Dist. 5 and 6 Democratic Club Fire Comm. Dist. 1	Township Committee Vets. of Foreign Wars Bd. of Education	Vets. Memorial Home Recreation Comm. Mat. Twp. Ladies Aux. First Aid Cub Scout Pack 237
T U E S D A Y	Mat. Twp. First Aid Sq. Mat. Lodge 192 F & AM Alter Rosary Soc. (K) Boy Scout Troop 66 Brownie Troop 36	Mat. Twp. Hose & Chem. Co. Boy Scout Troop 66 Brownie Troop 36 Strathmore Jewish Center (Bd. Mtg.)	Mat. Twp. First Aid Sq. Mat. Lodge 192 F & AM Boy Scout Troop 66 Brownie Troop 36	Mat. Twp. Hose & Chem. Co. Boy Scout Troop 66 Brownie Troop 36 Strathmore Jewish Center Sisterhood
W E D N E S D A Y	Mat. Grammar Sch. PTA Strathmore Parents Assoc. Girl Scout Troop 69 Knights of Columbus 3234	Sirius Chap. 123 Cub Scout Pack 66 Girl Scout Troop 69 Dist. 4, 5 and 6 Democratic Club Strathmore Civic Assoc. (Ex. Comm.)	Planning Board Baby Clinic Girl Scout Troop 69 Mat. Ladies Aux. Twp. Hose & Chem. Co. Knights of Col. Council 3234 Strathmore Civic Assoc.	Mat. Twp. Sewerage Auth. Sirius Chap. 123 Girl Scout Troop 69 Dem. Club. Dist. 1, 2 and 3 Zoning Bd. of Adjustment
T H U R S D A Y	Ladies Aux. Guad. Post 4745 Butler Lodge Mat. Twp. Taxpayers Assoc.	Rose of Sharon Chap. Eastern Star Strathmore Jewish Center Sisterhood (Bd. Mtg.)	Ladies Aux. Guad. Post 4745 Butler Lodge Strathmore Jewish Center	Mat. Reg. High Sch. PTA Rose of Sharon Chap. Eastern Star
F R I D A Y			Cub Scout Pack 80	Industrial Comm.

This is your newspaper's first effort to present a calendar of meetings in Matawan Township which you can use to plan your own group activities. Admittedly, the calendar as it now appears lacks completeness and, perhaps, total accuracy. To prevent any possible omissions and errors in the future, we hope those readers who are responsible for arranging their organizational affairs will call to make any corrections.

We also will run a monthly calendar of events which you can use to plan or announce your group functions. If you have any definite dates scheduled and wish to insure full attendance, please phone Mrs. Eleanor Schafer, 566-7847. This way we can set up a clearing house for activities and community programs of wide interest and prevent conflict of social functions.

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