



**Minutes of the Special Meeting
Delaware and Raritan Canal Commission
April 3, 2019**

TIME: 2:10 p.m.
DATE: April 3, 2019
PLACE: DRCC Office, Stockton, New Jersey

ATTENDING COMMISSIONERS:

Vice-Chairman John Loos, Director Olivia Glenn, and Commissioner Phillip Lubitz attended in person. Commissioners Bruce Stout, Mary Leck and Julia Allen attended via telephone.

STAFF: Executive Director John Hutchison and Ms. Colleen Christie Maloney. Mr. Joseph Ruggeri and Deputy Attorney General Melissa Abatemarco attended via telephone.

GUESTS: Mr. Robert Barth, D&R Canal Watch; Mr. Mohammed El-Hawwat, MEH Consulting Eng.; Mr. Teddy Gadeh, Somerset Realty Properties.

Vice-Chairman Loos announced that this was a special meeting of the Delaware and Raritan Canal Commission and that the provisions of the "Senator Byron Baer Open Public Meetings Act" (OPMA) had been complied with in the scheduling of the meeting.

Review Zone Project: DRCC# 18-3604A 415 Weston Canal Road -- Proposed Warehouse

Vice-Chairman Loos asked Director Hutchison to brief the Commission on the project, which had been denied without prejudice at the March 20, 2019 Commission meeting.

Director Hutchison reported that the applicant was requested in a letter dated March 29, 2019 to revise the landscape plan associated with the project to provide greater visual screening of the proposed warehouse building from the view of the Delaware and Raritan Canal State Park than what had been previously proposed. The Director noted that the applicant had consulted with the DEP Division of Parks and Forestry and the Delaware and Raritan Canal State Park Naturalist to select appropriate plantings for a revised landscaping plan.

The applicant subsequently submitted a new landscaping plan that proposed to plant 32 American Holly trees, seven feet in height, along the warehouse building. It is expected that the trees, planted at a ratio of 1 male to 3 females, would mature to 30 feet or greater in height and could spread to a width of

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between 18 and 40 feet. The applicant also agreed to a proposed condition that the Holly trees shall have an 80% survivability rate at 3 years; and that a ratio of 1 male American Holly shall be planted for every 3 female trees to ensure production of berries on female trees; and that the applicant shall notify Commission Staff on the date of planting of the trees; and, three years after planting, shall provide photographs of the site showing size, condition, and survivability rate of the trees.

Director Hutchison reported that the applicant agreed to combine the adjoining lots, Lots 8.04 and 8.10 so that all stream corridor mitigation areas would be within the new lot, to be known as Lot 8.13. In addition, the Commission conditioned the approval on the applicant placing Commission stream corridor easement signage at the corners of the easement area and 250-foot intervals along the easement boundary.

The Commissioners discussed the revised landscaping plan and noted that it was a significant improvement over the prior iteration of the plan. They further found that with the proposed conditions set forth in the revised staff report, the landscaping plan would add to the existing vegetation and thereby provide adequate winter screening sufficient to protect the Delaware and Raritan Canal State Park's visual environment, thereby complying with the requirements of N.J.A.C. 7:45-10.4(a)4.

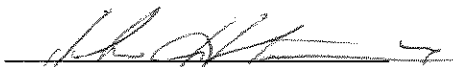
Vice Chairman Loos asked for a motion on the project. Commissioner Lubitz moved to approve the project with the conditions noted in the staff report. Commissioner Stout seconded the motion. The vice-chairman called for further comment from the Commission and the public. Hearing none, he called for a vote. The motion was approved unanimously.

Adjournment

There being no other business, Vice-Chairman Loos entertained a motion to adjourn. Commissioner Lubitz moved to adjourn, which motion was seconded by Commissioner Stout. The motion was approved unanimously.

The meeting adjourned at 2:30 p.m.

Respectfully submitted,


John Hutchison, Secretary