



MINUTES OF THE MEETING ON 4 OCTOBER 1977

TIME: 12:00 noon - 4:45 p.m.
PLACE: The Canal House, 25 Calhoun Street
Trenton, N.J.
DATE: Tuesday, 4 October 1977

ATTENDING:

COMMISSIONERS: Mr. Kirkland, Mr. Sayen, Mr. Jessen, Mr. Burns,
Mr. Hamilton, Mr. Jones, Mayor Holland.

STAFF: Mr. Amon, Mrs. Max
DEP: Mr. Galley, Bureau of Water Facilities Operations
Mr. Pearl, Special Assistant to Deputy
Commissioner Wilson

DAG: Mr. Steven Gray

GUESTS: Mr. Carl Nordstrom, Franklin Township
Recreation Commission
Mr. David Gibson, Historic Consultant to the
Delaware and Raritan Canal Commission
Mr. John Hazen, Lambertville Beacon

Chairman Kirkland brought the meeting to order and stated that the requirements of the Open Public Meeting Law had been properly met for the meeting of the Delaware and Raritan Canal Commission on 4 October 1977.

The following amendments to the minutes of 12 September 1977 were recommended:

DAG: Mr. Steven Gray (Attending, p.1)

... Mr. Gray said that the State House Committee has to approve the sale of State land (Leases and Permits, p.2.)

EXECUTIVE	COMMISSIONERS					
DIRECTOR	Benjamin B. Kirkland	Martin D. Jessen	Donald B. Jones	Rocco D. Ricci	Joseph H. Burns	James C. Saven
James C. Amon	Chairman	Vice-Chairman	Treasurer	Bruce A. Hamilton	Arthur J. Holland	Frank J. Torpey

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Brendan Byrne, Governor Rocco D. Ricci, Acting Commissioner

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... This information would be put on the municipalities own tax maps. Mr. Gray stated that it was his informal opinion that the Delaware and Raritan Canal Commission must comply with State laws concerning competitive bidding. He added that he would investigate the situation to check if anyone from his office had formally indicated otherwise. Mr. Jessen made a motion ... (Review Zone Report, p.5)

It was moved by Mr. Sayen and seconded by Mr. Jones to approve the minutes of 12 September as amended. The motion was carried with no dissenting votes.

Leases and Permits

Discussion was held on the parcel of land leased by the Apex Lumber Company which the company would now like to purchase. At the 12 September meeting it was agreed upon by the Commissioners that in lieu of selling the property for a sum of money, the Apex Company be asked to provide a piece of property which could be added to the Canal Park. Mr. Gray's investigations show that precedence has been established for this type of land exchange, but that he advises the Commission to receive a formal opinion in writing. Mr. Jessen moved that the Commission request an opinion from the State Attorney General on transactions of this type. The motion was seconded by Mr. Hamilton and carried unanimously.

a. land leases

Mr. Amon briefly commented on leases numbered 1-5 (agenda item #a) and recommended their approval. With regard to the property leased by Ms. Kent, Mr. Amon suggested that approval be withheld until the area is cleaned of debris, a vegetation screen is planted, and investigations be made of 2 sewerage discharges into the canal. It was moved by Mr. Jessen and seconded by Mr. Jones that leases numbered 1-5 be approved and that Mr. Amon investigate lease number 6. The motion was carried with no dissenting votes.

b. Smith's Mill

Mr. Jones reported that a group of citizens is presently working on the restoration of the linseed oil building and that when this work is completed, they will proceed on the mill. All materials and labor will be provided by the citizens and a model of the mill which has been constructed by the old miller will serve as a guide for restoration. The Commissioners felt that while work of this sort should be encouraged, all preservation work should need the approval of and be under the ultimate control of the Commission. Mr. Jessen moved to approve the lease with

the insertion of a protective clause which will be drafted by Mr. Gray. The motion was seconded by Mr. Hamilton and carried unanimously.

c. Medical Center

Decision on the permit requested by the Medical Center was tabled due to the fact that the information was not received by Mr. Galley in time for him to adequately study the plans and give an opinion. Mr. Amon informed the Commission that the Medical Center engineer was willing to conform to proposed review zone regulations with regard to the construction of a detention basin. He also noted that they will plant a row of pyracantha as a visual screen. Mr. Galley stated that approval from the Bureau of Water Facilities Operations will be needed with regard to the amount of water which will enter the canal. Mr. Hamilton observed that pyracantha is not suitable as a free-standing plant screen; it requires the support of a fence. In addition, he recommended that trees be placed in the parking lot in order to reduce run-off. This can be done in such a fashion so that there will not be a loss of parking stalls. He agreed to advise the Medical Center engineers on this project.

Public Bidding Procedures

Mr. Amon called for discussion on bidding procedures for consultant work exceeding \$2500.00. Mr. Gray stated that it was his opinion that since State monies are being utilized, the Commission should comply with the Public Bidding Regulations. The statute itself exempts contracts under \$2500.00. Waivers may be obtained from the Department of the Treasury for contracts over \$2500.00 which deal with professional consultants -- the Treasury Department will decide what is and what is not professional. To be absolutely sure, Mr. Jones moved that a formal opinion be requested from the Attorney General as to bidding procedures the Commission follow both for contracts over and under \$2500.00 and professional and non-professional. This was seconded by Mr. Burns and carried with no dissenting votes.

Mr. Amon stated that he would like to proceed with a mapping project for the review zone, using State bidding statutes as guidelines. In the meanwhile, formal opinion will be requested and Mr. Amon will visit the Treasury office to obtain necessary details.

Design Vocabulary Book

The Design Vocabulary Book was given to the Commissioners on 12 September in order to be examined by them and discussed at the 4 October meeting. Mr. Jessen strongly objected to the definite contemporary flavor of the designs which he felt should be more in keeping with the Victorian ambiance of the canal. Mr. Jones and Mr. Hamilton demurred, preferring that the design remain functional, low-key, and relatively indestructible. Mr. Sayen agreed that these qualities were needed, but should co-exist with a classic design. Since opinions were so divergent, Mr. Kirkland directed Mr. Amon to further consult with Mr. Heinrich, Design Vocabulary Director, and tabled discussion until the next Commission meeting.

Mr. Amon read a letter from Mr. Jeffrey Hall, Project Co-Director, which stated that due to financial constraint, eliminated from the book was a review on related parks and information on plant maintenance. The letter ended with a request for an additional \$1800 to prepare these two items. Mr. Hamilton advocated the addition of the chapter on the care of vegetation.

It was agreed that Mr. Amon, Mr. Jessen, and Mr. Sayen would make arrangements to meet with the project directors to discuss alterations and additions to the Design Vocabulary book and state their proposals at the November meeting. It was also suggested that John Clarke, Trenton City Planner, be invited to participate in the discussions.

Hunterdon County Sanitary Landfill Sites

Mr. Kirkland explained that a committee in Hunterdon County would soon be selecting a site for sanitary landfill. As one of the two final proposed sites is located in the proposed review zone, Mr. Kirkland felt the Commission should be alerted. It was resolved that Mr. Amon would write a letter to Hunterdon County Planners expressing the Commission's concern on this issue.

Griggstown Canal Park Development

Mr. Kirkland introduced Mr. Carl Nordstrom of the Franklin Township Recreational Committee, who presented committee plans and showed slides of the area as it exists. The property involved is 1.82 acres between Canal Road and the Canal near the Griggstown Causeway. Plans include:

1. parking facilities for 36 cars.
2. railroad tie delineations for parking area.

3. the clearing of overgrown vegetation from a former canoe launch area.
4. creation of a small picnic area.
5. use of a dock for canoes.

Mr. Amon noted that flood plain approval would be needed to bring materials in for the parking area and equal approval from the Bureau of Water Facilities Operations and the Parks Division for the dock. It was suggested to Mr. Nordstrom that, since the Recreation Committee would not be providing sanitary facilities, the Committee should attempt to make arrangements with the Fire Department, which is located directly across the road from the proposed park. The Commissioners were unanimously in favor of the project as presented and stated that when Franklin Township was ready to ask for a permit, they should submit engineering plans.

Historic Sites Survey

Mr. David Gibson, historic consultant to the Delaware and Raritan Canal Commission, reported his findings on the historic landmarks along the canal and how these landmarks can be protected and enhanced through Historic Registers and the Commission Review Zone. In support of his findings, he showed slides of sample architecture seen on or near the canal. He stressed that this is the first preservation Commission in the United States which has review zone powers over a dozen or more municipalities -- a concept which will necessitate caution. Mr. Gibson then presented to the Commission a collection of approximately 700 photographs of historic buildings and areas, and several volumes of computer print-outs analyzing these landmarks as to condition, architectural style, historic importance, significance to the canal, etc. The slides and computer analysis are designed to be utilized easily and immediately by Mr. Amon and the Commissioners on any historic question which may arise.

Mr. Amon recommended that historic districts be established so that municipal groups will have an interest in working in conjunction with the Commission to introduce zoning laws which will preserve important landmarks. Mr. Gibson observed that registry of the canal should be revised to include historic sites.

Chairman Kirkland directed Mr. Amon to work with Mr. Gibson on the development of these ideas and present definite proposals to the Commission as soon as possible.

Mr. Gibson was complimented by the Commissioners on his outstanding report and presentation.

The meeting adjourned at 4:45 p.m.