



MINUTES OF THE MEETING 20 NOVEMBER 1978

TIME: 12:00 noon - 3:30 p.m.
PLACE: The Canal House, 25 Calhoun Street
Trenton, N.J.
DATE: Monday, 20 November 1978

ATTENDING

- COMMISSIONERS: Mr. Kirkland, Mr. Burns, Mr. Jones, Mr. Torpey, Mr. Sayen, Mr. Sinclair, Mr. Hamilton, Mayor Holland.
STAFF: Mr. Amon, Mrs. Max
DEP: Mr. Galley, Bureau of Water Facility Operations
DAG: Mr. Gray
GUESTS: Mrs. Linker, Mercer #208
2 representatives from Van Cleef Engineering Co.
Joseph Mason, architect
Mr. Staph, Mr. Field, developers of Nassau Woods Project

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Chairman Kirkland called 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 20 November 1978.

It was moved by Mr. Sayen and seconded by Mr. Jones to accept the minutes of the 3 October meeting as presented. The motion was carried unanimously.

OLD BUSINESS

1. Port Mercer

Mr. Amon stated that he, Mr. Burns, Mr. Jones, and Mr. Galley met with representatives from the D.B.C. at the Port Mercer site and

- EXECUTIVE DIRECTOR: James C. Amon
COMMISSIONERS: Benjamin B. Kirkland (Chairman), Martin D. Jessen (Vice-Chairman), Donald B. Jones (Treasurer), Daniel J. O'Hern, Bruce A. Hamilton, Joseph H. Burns, Arthur J. Holland, James C. Sayen, Frank J. Torpey
NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION: Brendan Byrne (Governor), Daniel J. O'Hern (Commissioner)

pointed out areas where the specifications had not been fulfilled. After the on-site meeting, Mr. Amon and Mr. Galley returned to Mr. Di Donato's office for a conference. It was Mr. Di Donato's opinion that the State could not legally require the contractor to return to complete the project because the contract had been signed off by state agencies. Mr. Di Donato said he would contact the developer and attempt to get the work done. Mr. Galley said he has cleared the area for the contractor and has marked approximately 70 stumps for removal. To date, no additional work has been done by the contractor.

Mr. Sinclair suggested that Mr. Amon write to Commissioner O'Hern documenting the case and asking for an investigation so that this situation does not reoccur.

## 2. Parking Lot at West Windsor

The Stony Brook Sewer Authority has plans to cross the canal from Alexander Road in Princeton to West Windsor. At the same time that this is accomplished, the Sewer Authority would be willing to construct a parking lot on state-owned land. Mr. Amon recommended granting conceptual approval on specifications for a 20-car parking lot. The Sewer Authority will return with detailed plans for the sewer crossing and parking lot and, at that time, request a permit for an easement.

It was moved by Mr. Sayen and seconded by Mr. Jones to grant conceptual approval for the parking lot as described by Mr. Amon. The motion was carried without dissent.

## 3. Franklin Township

Mr. Hamilton reported on 2 projects that he has monitored:

a. Franklin Township Sewer Authority/Bonner Associates  
The property has been poorly regraded and a large amount of trash and debris has been left on site. The Bonner Company has seeded the area and this should hold the regraded ground until spring. However, Mr. Hamilton felt that the area should be regraded in the spring and that the Bonner Company should be apprised of this now.

Mr. Amon was directed to contact the Bonner Company to inform them of the Commission's desire that the area be completely regraded in the spring.

b. Diner at JFK Boulevard and Easton Avenue  
The building is now finished but the owners have placed propane tanks and a chain-link fence with barbed wire on the property, all of which is visible from the Canal Park. They have also failed to plant screening vegetation. Mr. Amon

said he would write to the Franklin Planning Board asking them to enforce the permit which contained the condition that a vegetative screen be planted between the diner and the Canal Park.

#### LEASES AND PERMITS

Mr. Amon recommended two leases for approval:

- a. .3 acres of land in Lawrence Township to be used by P.S.E. & G. for a sub-station.
- b. 10 acres in Griggstown which will be farmed by Lester Terhune.

Mr. Hamilton moved to approve both leases. The motion was seconded by Mr. Torpey and carried unanimously.

#### NASSAU WOODS

Mr. Field, developer of Nassau Woods, was introduced to the Commission and reviewed the history of the project since it was first begun in 1969. He stated that originally it had been his intention to tie the Nassau Woods sewerage lines to those of the Stony Brook Regional Sewerage Authority; this has not been possible due to peculiarities in the Authority's by-laws. Because of this, it is now necessary for him to request permission to build his own sewerage plant.

Mr. Galley stated that no action can be taken by the Canal Commission at this time because an easement document must first be executed between Nassau Woods and BWFO. After this agreement has been reached, the permit will be brought before the Commission for action. The Commissioners discussed the issue of having 2 sewage plants within close proximity and having overlapping functions and decided to ask Mr. Sinclair to investigate the possibility of the D.E.P. making arrangements to join the Nassau Woods sewage lines to the Stony Brook plant. The Commissioners passed a resolution stating that it is in the best interest of the Canal Park to avoid unnecessary crossings of the canal.

#### GAS STATION AT BATTLE MONUMENT

Mr. Amon said that the City of Trenton is in favor of moving the gas station from its present site to another location. This would allow an unbroken park area from the North 25 project to the Canal Park. It also would eliminate chemical run-off from the station into the canal. However, since the gas station does a thriving business, the owners have resisted relocation efforts.

Mayor Holland commented that removal of this gas station would

result in an attractive park area for Trenton residents. He, personally, has been searching for a satisfactory substitute location for the station.

It was moved by Mr. Sayen and seconded by Mr. Sinclair to recommend the relocation of the gas station as being beneficial to the Canal Park.

#### REVIEW ZONE PUBLIC HEARING PROCESS

Mr. Amon announced a preliminary meeting for municipal and county engineers which will take place on November 27th at the Princeton Township Municipal Building. Mr. Sinclair said he would attend.

The Commissioners agreed to the following procedures for the public hearings:

1. A court reporter should be hired for the first hearing on December 4th.
2. The meeting should be opened with a 15-minute statement by the Executive Director.
3. Ideally, at least two Commissioners would be present at each meeting.

It was agreed that the schedule for the Commissioners would be as follows:

- December 4th - Commissioners Jones, Holland, Sayen, and Kirkland.
- December 7th - Commissioners Kirkland, Hamilton, Torpey, Burns, and Jones.
- December 11th - Commissioners Kirkland, Jones, and Torpey.
- December 12th - Commissioner Burns
- December 14th - Commissioners Kirkland, Sinclair, Burns, Hamilton, and Jones.

#### CAPITAL IMPROVEMENTS IN THE CANAL PARK

Mr. Amon reported that last year the D.E.P. had requested \$3.3 million over a three year period for development of the Canal Park. That request was not fulfilled because the 1974 Green Acres Bond had no more funds for State Capital Improvement Projects. This year, however, the D.E.P. has asked for only \$.1 million

for each of the next two years (for design only) and \$ .6 million for design and construction in fiscal year 1982. Mr. Sinclair stated that this request was being changed and that the Commission would be informed of the new budget requests.

#### HISTORIC SURVEY

Mr. Kirkland said that in light of the memorandum recently received from Commissioner O'Hern, Mr. Amon should meet with Ms. Blood, Acting Chief of Historic Sites, to discuss the possibility of using an in-house historic preservationist and that he then should report the results of this meeting on 5 December.

M. Amon said that since the October Commission meeting, he had talked with the Director of the Hunterdon County Heritage and Cultural Commission about survey work being done by the Cultural Commission in Lambertville. Since some of the work planned by Mr. Gibson would overlap that of the Cultural Commission, an agreement could be reached that would allow the Canal Commission's survey to concentrate on the area bordering the Canal Park. This would cut the cost of the entire project by \$5,000.00.

Mr. Sinclair felt that if someone from Historic Sites were hired for the job, an opportunity would be created for harmony between that office and the Canal Commission. It would also cost less.

#### DECEMBER 5 COMMISSION MEETING

Mr. Jones has made it possible for the Commission to hold its December meeting in a restored building on the canal in Lambertville. The Commissioners very much liked the idea and thought it a good opportunity to invite some citizens in order to awaken public interest in clean-up jobs, etc., in the Canal Park.

The meeting adjourned at 3:30 p.m.