



MINUTES OF THE MEETING OF 17 JUNE 1980

TIME: 12:00 noon to 4:00 p.m.  
PLACE: The Canal House  
25 Calhoun Street  
Trenton, New Jersey  
DATE: Tuesday, 17 June 1980

ATTENDING:

COMMISSIONERS: Messrs. Kirkland, Sayen, Jessen, Jones, Holland, Hamilton

DAG: Mr. Gray

STAFF: Mrs. Perilli

GUESTS: General Whipple, consultant  
Mr. Galley, WSFE  
Mr. Guidotti, Mr. Kraml, Mr. Barker, Division of Parks and Forestry  
Mr. Bartolino, Chairman, Lawrence Twp Planning Board  
Mr. Coppola, consultant to Lawrence Township  
Mrs. Tanner  
Mr. Gibson, Mr. Bauer, Preservation Architects

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Mr. Kirkland called the meeting to order and stated that the Open Public Meeting Law had been properly met for the meeting of 17 June 1980.

It was moved by Mr. Sayen and seconded by Mr. Jessen to approve the minutes of the meeting of 20 May 1980 as submitted. The motion was carried unanimously.

Lawrence Township Zoning Proposal

Mr. Kirkland introduced Mr. Bartolino, Chairman of the Lawrence Township Planning Board and Mr. Coppola, planning consultant for Lawrence Township, who explained to the Commission Lawrence Township's plan for dual zoning at Port Mercer. Mr. Coppola explained that the land in question, located between the canal and Mercer Mall, was originally zoned as 3-acre residential which Lawrence Township feels should allow alternatives because of the pressure for development in the area.

Lawrence Township has devised a planning alternative called Planned Unit Development

P.O. BOX 1390 25 CALHOUN STREET TRENTON, NEW JERSEY 08625 609-292-2101

<b>EXECUTIVE</b>	<b>COMMISSIONERS</b>							
<b>DIRECTOR</b>	Benjamin B. Kirkland	Martin D. Jessen	Donald B. Jones	Jerry F. English	Joseph H. Burns	James C. Sayen		
James C. Amon	Chairman	Vice-Chairman	Treasurer	Bruce A. Hamilton	Arthur J. Holland	Frank J. Torpey		

(PUD) which is a mixture of residential and commercial in mid-rise structures up to 100' high with no more than 15% of the land covered with impervious surfaces. All structures would be beyond the 250' buffer suggested by the Commission and it would be possible to orient the buildings close to Mercer Mall so that from the canal there would be a natural visual buffer. The alternative to this proposal would be a continuation of commercial from Route 1.

A developer who has acquired much of the land wants to build a typical garden apartment complex with eight units per acre, but the planning board is opposed.

The concern was expressed regarding drainage into the canal; General Whipple stated that detention facilities would be required.

It was the general opinion of the Commission that this type of clustering (PUD) is preferred if the area is to be developed.

Mr. Coppola requested that, after further investigation of the proposal, the Commission write a letter to the Lawrence Township Planning Board expressing the Commission's views.

The Commission thanked the representatives from Lawrence Township for their presentation.

#### Leases

It was moved by Mr. Jones and seconded by Mr. Sayen to approve the GAF lease as submitted. The motion was carried with no dissenting votes.

#### Division of Parks and Forestry Presentation

Mr. Guidotti and Mr. Kraml, who represent the Division of Parks and Forestry, addressed the Commission on the status of canal park improvement projects and future plans for the park.

Mr. Guidotti prefaced the presentation with the announcement that the Joint Appropriations Committee has passed a resolution for six additional positions for canal park maintenance: two rangers and four maintenance positions.

Mr. Sayen mentioned Mr. Graham's plan for a cooperative effort with municipalities for clean-up maintenance along the canal; Mr. Guidotti stated that the Division of Parks is continuing to pursue this.

Mr. Guidotti stated that the 1982 preliminary operating budget would request 22 additional people (minus the six just approved by the Joint Appropriations Committee), support equipment, materials and supplies.

He then introduced Mr. Kraml who spoke on the capital budget.

The Commissioners had questions regarding the status of canal park projects up to fiscal year 1980. The status of these projects is covered in a memo to the Commission dated 9 June 1980.

Mr. Kraml explained the proposed projects up to fiscal year 1984:

FY81: \$100,000 allocated for the establishment of a development plan complementary to the D & R Canal State Park master plan which will identify and justify projects for FY82-84 program.

FY82-84: Prospective projects to be designed when planning document is complete:

1. Maintenance facility at Bull's Island
2. Historic restoration at Lambertville Outlet Lock
3. Comfort stations and overnight facilities at Belle Mountain
4. Development of multi-use trail from Washington Crossing Park to Belle Mountain along railroad right-of-way
5. Parking and boat launch facilities at Scudders Falls
6. Sanitary facilities, parking and canoe docks at the Millstone Aqueduct
7. Day use area and overnight facilities at Weston Causeway
8. Griggstown -- historic restoration
9. Provide security at the locks

The problem of obtaining a Coast Guard permit for the bridge at the Meadows Foundation was discussed. Mr. Guidotti explained that the application had been returned to Parks by the Coast Guard and would be resubmitted to the Coast Guard within the next two weeks. It was suggested that Parks notify Mr. Amon when the permit request is resubmitted and the Commission will ask a congressman to write the Coast Guard to expedite processing of the application.

Mr. Kirkland remarked that priorities for park development should come from the master plan and that it was the general opinion of the Commission that the highest priority is to tie the park together.

Mayor Holland moved to establish the following order of priorities for canal park development: 1) opening and maintaining towpath along the entire length of the canal; 2) historic preservation of canal houses; and 3) development of access nodes. The motion was seconded by Mr. Jessen and carried unanimously.

Mr. Guidotti assured the Commission that a representative from Parks will attend each meeting.

#### Stony Brook Sewerage Authority Permit Request

Mr. Galley showed the Commission a map of the Stony Brook Sewerage Authority's pipeline crossing of the canal at Alexander Road in Princeton and explained that the sewerage authority is requesting permission for access along the towpath to the crossing and they propose to improve the towpath.

There exists an agreement which allows use of the land for the crossing and they are suggesting that the agreement be amended to allow the sewerage authority access from Alexander Road for maintenance purposes.

No action was taken at this time.

#### Review Zone Action

General Whipple explained that guidance was requested on two projects:

World's Fair Estates: This plan received preliminary approval quite some time ago, but, because the developers wanted to change the location of the detention basin, they had to re-process the plan through the municipality and subsequently through the Canal Commission for review.

The procedure has been that if a project has received preliminary municipal approval prior to the adoption of the Canal Commission's review zone regulations, the project is exempt from Canal Commission review.

General Whipple stated that Mr. Amon was in favor of waiving the review process in this instance.

Dr. Hamilton disagreed, stating that the Commission should be involved in this project to preserve the water quality of the canal.

Mr. Jones moved not to waive the requirements for water quality. The motion was seconded by Mr. Jessen and carried with no dissenting votes.

Deer Haven Farm: General Whipple informed the Commission that Somerset County recommended that the detention requirements be waived for this project, and he pointed out that this was in violation of the county's own ordinance.

The reasons given by the county for the waiver request are:

- "1) The time of concentration of the Millstone River is much longer than the stream traversing the site. So it would appear to be better to allow the stream to release the majority of its runoff before the Millstone River is at its crest. The stream channel between the site and the Millstone River is deep and would not affect personal property immediately downstream.
- 2) The existing property is exclusively farmed and severely eroded. The developed site with one acre residential lots would not greatly increase the existing runoff."

It was moved by Mr. Jones and seconded by Mr. Sayen to have General Whipple and Mr. Amon contact Somerset County for further explanation of the request for waiver and to remind the county that this would be in violation of the county's regulations. The motion was carried unanimously.

General Whipple pointed out that his contract has expired, and, although the new contract was submitted five months ago, it has not been approved as yet. Mr. Kirkland said he would speak with Mr. Amon and he will help follow up to see if the situation can be remedied.

#### Historic Preservation Presentation

Mr. David Gibson delivered a presentation on the progress of the historic survey project. He explained that an inventory of the canal and historic structures in nine communities is being documented, and that the Titusville entry is completed and has been submitted to the Office of Historic Preservation. He remarked that the survey project has been instrumental in promoting local interest groups and has raised public awareness.

Mr. Gibson commented on a problem with the Lambertville survey. He explained that the survey was only to include a portion of Lambertville and that Hunterdon County was conducting a survey of the rest of Lambertville. The Hunterdon County survey has been found to have many errors in dates; Mr. Gibson would like to be able to survey the entire town, but the problem of funding would have to be worked out.

Each local group will receive a copy of all data along with model ordinances to provide guidance.

The Commission thanked Mr. Gibson for his informative and interesting presentation.

The meeting was adjourned at 4:00 p.m.