



MINUTES OF THE MEETING OF 21 JULY 1981

TIME: 12:00 noon to 3:10 p.m.
PLACE: The Canal House
25 Calhoun Street
Trenton, New Jersey
DATE: Tuesday, 21 July 1981

ATTENDING:

COMMISSIONERS: Messrs. Kirkland, Holland, Jessen, Sayen, Bridges,
Torpey and Jones

STAFF: Mr. Amon, Mrs. Perilli, Mr. Kropp

DAG: Ms. Lessne

GUESTS: Mel Myers, Mike Galley, Don Kroeck, WSFE
Paul Stern, Parks
Abe Shaikh
Nick DeNichilo, Carroll Oliva, Killam & Associates

Mr. Kirkland called the meeting to order and stated that all applicable provisions of the Open Public Meeting Law of 1976 had been properly met for the meeting of 21 July 1981.

It was moved by Mr. Jones and seconded by Mr. Jessen to approve the minutes of the meeting of 24 June 1981 as submitted. The motion was carried unanimously.

Review Zone Projects

The following projects were presented for Commission approval:

- 81-0081 Indian Path (housing development)
- 81-0083 Mercer Medical Center (parking lot)

It was moved by Mr. Jessen to approve the projects as submitted. The motion was seconded by Mr. Jones and carried unanimously.

CN 402
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EXECUTIVE	COMMISSIONERS						
DIRECTOR	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	

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
Brendan Byrne, Governor Jerry F. English, Commissioner

Leases and Permits

It was moved by Mr. Jessen and seconded by Mr. Sayen to approve the following leases as submitted:

Louis Herald lease
D. H. Apgar lease
Scudders Falls Outing Club lease
Lewis & Gladys Brewer lease

The motion was passed with no dissenting votes.

A motion was made by Mr. Jones to approve acquisition of the year-round homes at Scudders Falls if the owners are willing to sell. The motion was seconded by Mayor Holland and carried unanimously.

Mr. Bridges informed the Commission that the Joint Appropriations Committee has appropriated an additional \$2 million to keep eleven parks open. He assured the Commission that changes in maintenance of the canal will soon be apparent.

Expansion of Parking Lot -- WSFE Field Office on Rt. 1

Mike Galley presented plans to expand the parking lot at the Route 1 field office explaining that it is becoming increasingly difficult to get gas deliveries because the inadequate parking lot requires truck drivers to back out onto Route 1. The proposed expansion calls for paving for an exit. The motion to approve the proposed plans -- with landscaped buffer between the lot and the canal added -- was made by Mr. Jessen, seconded by Mr. Sayen, and carried unanimously.

Black River and Western Railroad

Mr. Amon explained that the Black River and Western Railroad is requesting permission to restore a trestle that crosses over the canal in Lambertville in order to haul trap rock from the Lambertville quarry. A permit will be prepared by the WSFE with specifications relating to the method used to repair the bridge structure. Mr. Jones moved to approve the proposed restoration and to authorize Mr. Amon to approve the permit prepared by WSFE. The motion was seconded by Mr. Jessen and carried without dissent.

(Mayor Holland left the meeting at 1:15.)

Mr. Sayen informed the Commission that the owner of the Railroad Hotel in Princeton Basin is now willing to negotiate a sale. The Historical

Society of Princeton has lost interest in purchasing the structure, and Mr. Sayen suggested that Green Acres acquire it. Mr. Jessen recommended that Green Acres buy the hotel and rent it to the Historical Society. It was moved by Mr. Jones and seconded by Mr. Sayen to request that Green Acres investigate the possibility of acquiring the hotel. The motion was carried unanimously.

10 Mile Lock Pumping Station

Mr. Kroeck introduced Mr. Nick DeNichilo, an engineer from Killam & Associates, who explained the plan for the pumping station, and Mr. Carroll Oliva, an architect who described tentative plans for the structure.

Mr. Oliva's vision is of a 5-story concrete building with no windows and only two doors (one a corrugated roll-up door big enough to admit a large truck) situated between the canal and the Raritan River. Mr. Oliva emphasized the subjective nature of beauty but assured the Commission that his plans could be adjusted in many ways to accommodate their own tastes. He pointed out, for instance, that concrete blocks come in three different colors, or that some other material could be used for the skin of the building.

Several issues were raised by the Commission. Mr. Kirkland questioned the location of the building, pointing out that last month we were told that it might be across the street from the canal. Mr. Jessen questioned the need for such a tall building, pointing out that the pumps could be lifted through the roof. He also suggested that the engineers investigate the practicality of a screw-type pump. A third point raised by Mr. Jessen was the advisability of withdrawing water below the confluence of the two rivers, thereby losing the opportunity to withdraw from whichever river had cleaner water. Mr. Sayen urged the project to include landscaping that would soften the building's impact on the canal. Mr. Jones suggested that the access bridge be eliminated and that access be obtained by crossing at Alma White College and then using the towpath.

Mr. Amon strongly objected to several aspects of the project. He was opposed to its location and dissatisfied with the lack of specific information about the cost of another location. He suggested that this building is totally in violation of the Commission's adopted Regulations for the Review Zone and the Design Guide. Mr. Oliva had not been aware of these documents and was given copies.

The subject concluded with an understanding that future consultation with the Commission would occur before the project would reach final design stages.

(Mr. Torpey left the meeting at 2:15.)

Executive Director's Report

Mr. Kirkland read a memo he sent to Mr. DiDonanto of the Division of Building and Construction, requesting that Mr. Amon be allowed to sit on the selection

board for the selection of a design firm to plan for development sites along the canal. Mr. Kirkland said he will contact Mr. DiDonato to get a response to this request.

The meeting was adjourned at 3:10 p.m.