



MINUTES OF THE MEETING OF 22 SEPTEMBER 1981

TIME: 12:00 noon to 2:35 p.m.  
PLACE: The Canal House  
25 Calhoun St.  
Trenton, New Jersey  
DATE: Tuesday, 22 September 1981

ATTENDING:

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

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

DAG: Mr. Engel

GUESTS: Paul Stern, Dick Barker, George Bloomer; Div of Parks  
Mel Myers, WSFE  
David Danton, architect

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Mr. Jessen 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 22 September 1981.

It was moved by Mr. Jones and seconded by Mr. Sayen to approve the minutes of the meeting of 18 August 1981 as presented. The motion was carried unanimously.

Review Zone Action

The following projects were submitted for Commission approval:

- 81-0056 Princeton Professional Park
- 81-0092 Hopewell Valley Plaza
- 81-0094 Hydrocarbon Research

It was moved by Mr. Jones to approve all the projects as presented. The motion was seconded by Mr. Sayen and carried without dissent.

Waiver Requests:

Three projects were presented to the Commission with staff recommendations to

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<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

waive review. They are as follows:

1. Hillsborough Township Pumping Station

This project would require review because it deals with sewerage treatment. However, because it is located in a Class II watershed, drainage does not enter the canal and therefore will not adversely affect the Canal Park.

2. Charlotte Newcombe Center at Princeton Theological Seminary

The proposed multi-purpose conference hall at the Princeton Theological Seminary would have very little drainage impact on the canal. Any future development will include a master detention basin. Mr. Jessen suggested that this be a wet basin and that the discharge from the present sewerage treatment plant, currently draining into the canal, be rerouted to the wet basin.

3. General Foods Research and Development

This project consists of a minor addition to an existing building and another building and parking lot, totalling an acre of additional impervious surface. Stormwater runoff drains to a field owned by General Foods.

It was moved by Mr. Jones to waive these projects as presented. Mr. Sayen seconded the motion and it was carried unanimously.

Mr. Amon will send a letter to the Princeton Theological Seminary regarding the master detention basin for any future development.

Leases

Mr. Sayen moved to approve the leases as submitted. The motion was seconded by Dr. Hamilton and carried unanimously.

Lambertville Railroad Station

Mr. David Danton, the architect representing the DeMarco Investment Group, presented the proposed plans for the restoration of the Lambertville Railroad Station. He explained that the railroad station would be renovated as a restaurant and lounge with the addition of two railroad cars to be converted to a kitchen, and a 45-room motel will be built perpendicular to the river, with all the rooms at a 45 degree angle to provide a view of the river from each room. Parking for 130 cars will be at a lower elevation than the restaurant and will not be seen from the road. There will be a landscaped buffer between the parking lot and the restaurant and also between the parking lot and the river. Mr. Danton requested the permission of the Commission to repair and maintain the canal at the site. Mr. Amon suggested that he read the Design Guide and meet at a later date with the Commissioners, Water Operations, and the Division of Parks to draw up a written agreement.

No formal approval was given, but the Commissioners expressed their enthusiasm about the project.

Bel-De1 Bike Trail

Mr. Amon introduced George Bloomer from the Division of Parks' Planning and Design Department, who attended the meeting to discuss the proper surface to be used for the bike trail between Washington's Crossing and Scudder's Falls. The trail's surface must be suitable for bicyclists, joggers, hikers, and maintenance vehicles.

Mr. Amon read from a memo from Bill Feldman, DOT's Bicycle and Pedestrian Advocate, who is opposed to paving the trails.

Mr. Bloomer informed the Commission that the Division of Parks suggests using an oil and stone surface. The alternative of using just stone was suggested, but, after some discussion, it was agreed that stone and oil would require the least amount of maintenance while providing a suitable surface for the trail. Mr. Bloomer distributed some photos of the trail at the Princeton Battleground Park, where the oil and stone mixture had been used, and he commented that the trail in this park is quite acceptable.

It was moved by Mayor Holland and seconded by Mr. Sayen to approve Park's recommendation of an oil and stone surface. The motion was carried unanimously.

(Mayor Holland left the meeting at 2:00. The following is an informal discussion due to the lack of a quorum.)

Executive Director's Report

Mr. Amon reported to the Commission on a project in Titusville, a deck being built by the owner, Mr. Bannerman, to support the foundation of his house. Although the deck extends into the Canal Park, Mr. Bannerman has not received the approval of either the Division of Parks or the Canal Commission.

Me1 Myers confirmed that there are structural problems with the house caused by erosion but he also stated that approval probably would not have been granted for the full six foot encroachment onto state property.

Mr. Barker stated that the Division of Parks is opposed to granting approval for this project and expressed Park's concern that this would set a precedent for similar projects along the canal.

Mr. Amon expressed the opinion that, since the project is well under way and not infringing on the flow of the canal, and will not restrict maintenance or public access, the project should be approved with the condition that a lease be drawn up and Mr. Bannerman be charged an annual fee for use of state property.

Mr. Jones recommended that a stiff rental fee be established and also the proviso that Mr. Bannerman remove the deck if the state so requests.

It was generally agreed among the Commissioners that this project should be approved with restrictions. Mr. Engel recommended that a letter be sent to Mr. Bannerman explaining the situation and directing him to cease further construction until formal action is taken. Mr. Amon stated that such a letter has already been sent.

The meeting was adjourned at 2:35.