



**DELAWARE AND RARITAN
CANAL COMMISSION**

MINUTES OF THE MEETING OF 13 SEPTEMBER 1983

TIME: 12:30 p.m. to 2:40 p.m.
PLACE: Canal House, 25 Calhoun Street, Trenton
DATE: Tuesday, 13 September 1983.

ATTENDING:

COMMISSIONERS: Messrs. Kirkland, Jones, Zaikov, Sayen
and Jessen

STAFF: Messrs. Amon and Carr, and Mrs. Greenwald

GUESTS: Mr. M. Galley, N.J. Water Supply Authority
Messrs. Stern and Barker, State Park Service
Mr. L. Pitt, Canal Society
Mr. W. McKelvey, Canal Society
Mrs. U. Buchanan, Mrs. A Barrows, Mrs. B.
Davidson, D & R Canal Coalition
Mr. D. Apgar, Scudder's Falls
Messrs. Brown and Johannsen, Trenton Co-Generation
Messrs. Apacelli, Mizur and Goeke, Mansion Hill
Farms

Mr. Kirkland opened the meeting and stated that all applicable provisions of the Open Public Meeting Law of 1974 had been properly met.

The minutes of the meeting of 9 August 1983 were unanimously approved in a motion made by Mr. Zaikov and seconded by Mr. Jessen.

REVIEW ZONE PROJECTS

Mr. Amon distributed a letter to the Commissioners regarding two projects within the Commission's review zone which had begun construction without obtaining a DRCC Certificate of Approval. After some discussion Mr. Kirkland felt that the Mayors of the Municipalities should be notified. Mr. Jessen suggested that an annual letter be sent to each municipality in the review zone reminding it of the DRCC regulations.

CN 402 25 CALHOUN STREET TRENTON, NEW JERSEY 08625 609-292-2101

**EXECUTIVE
DIRECTOR**
James C. Amon

COMMISSIONERS
Benjamin B. Kirkland
Chairman

Martin D. Jessen
Vice-Chairman

Donald B. Jones
Treasurer

Robert E. Hughey
Bruce A. Hamilton

Stuart Zaikov
Arthur J. Holland

James C. Sayen
Frank J. Torpey

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
Thomas H. Kean, *Governor* Robert E. Hughey, *Commissioner*

Mr. Zaikov moved that Steven Gray, DAG, should be empowered to pursue whatever legal action up to and including a stop work order. Following Mr. Sayen's second the motion unanimously carried.

Mr. Amon and Mr. Carr recommended the following review projects for the Commission's approval:

83-0201	R.C.T. Developers
83-0211	Bonner Properties - (Quail Crest)
83-0212	J.T.J. Associates
83-0213	Hillsborough Arco Inc.
83-0214	Mountain View Office Park
83-0215	Linpro Company - (Phase I - Office Research Park)
83-0216	Calton Homes - (Montgomery Woods)
83-0217	LaRoche Inc.
83-0218	Frank E. Taplan - (Windsor Center)

Following a motion made by Mr. Jessen and seconded by Mr. Sayen, the motion carried unanimously.

DEPARTMENT OF TRANSPORTATION LETTER - SOMERSET EXPRESSWAY

Mr. Amon distributed a draft of a letter that would be sent by the Commission to Commissioner Sheridan of the Department of Transportation in reference to the proposed Somerset Expressway. Following discussion, the letter was amended and everyone agreed on its contents. Mr. Amon was asked to sign the letter in Mr. Kirkland's absence.

TRENTON CO-GENERATION PLANT

Mr. Bjorn Johannsen and Mr. Keven Brown informed the Commissioners of a proposed project which would help heat several large buildings in Trenton. This project would include a pipe crossing the canal and buried along it between Perdicaris Place and the railroad bridge west of Prospect Street. It was noted that a permit for crossing the canal would be needed and that an easement on the land along it would be granted. Mr. Galley will draw up the permit and then the Commissioners would have to take action at a subsequent meeting. Conceptual approval for the project was moved by Mr. Zaikov and unanimously approved following Mr. Sayen's second.

GRIGGSTOWN CAUSEWAY

This will be tabled until a subsequent meeting.

FRANKLIN TOWNSHIP MASTER PLAN

Mr. Amon told the Commissioners that so much development is occurring in Franklin Township that he believes it would be beneficial for the Commission to meet with the Township Planning Board so that large-scale planning can be discussed. He reported that he has talked with Bruce Hamilton (Chairman of the Planning Board) and Dr. Hamilton said he could arrange a joint work session. Mr. Amon

said that he would obtain copies of the Franklin Township Master Plan for distribution.

ACQUISITION OF "HOG FARM" LAND

Mr. Amon informed the Commissioners of a piece of land in Ewing Township which is state-owned (part of what is known as the "hog farm"). The land is next to the canal and would be worth acquiring as part of the State Park. Following some discussion Mr. Jessen moved that the Division of Parks examine the possibility of acquiring a portion of the hog farm to become part of the Canal Park. Mr. Zaikov seconded the motion and it carried unanimously.

MANSION HILL FARMS PROJECT - EWING TOWNSHIP

Mr. Amon introduced Mr. Joseph Mizur, prospective applicant, his attorney Mr. Apacelli, and his engineer Mr. Goeke. Mr. Mizur wants to build thirteen luxury homes on an abandoned quarry next to the canal at Wilburtha Road. The property presently contains seven buildings that once housed quarry workers - three of which are immediately next to the canal. Mr. Amon has stated that since these houses were built in the early 19th century, and the three facing the canal are included on the National Register as part of the Canal Historic District, the subdivision should be designed to preserve them. Mr. Mizur, on the other hand, is willing to save one of them as well as two of the other four that are further from the canal. Ewing Township reportedly wants all seven torn down. Mr. Jones reported that the houses are in terrible condition. The Commission informally agreed with Mr. Mizur's proposal.

NO LONGER A QUORUM - 2:40 p.m.

SCUDDER'S FALLS

Mr. Donald Apgar, a resident at Scudder's Falls, questioned the Commissioners on the policies that pertain to summer/winter residents at Scudder's Falls. He and several others have recently received eviction notices. It was noted that the Commission had no action to take on this policy and Mr. Apgar was advised to get in touch with the Division of Green Acres and the Bureau of Parks.

CANAL PARK SUPERVISOR'S REPORT

Because of the lack of a quorum Mr. Stern's Monthly Report will be heard at the next Commission meeting.