



DELAWARE AND RARITAN  
CANAL COMMISSION

MINUTES OF THE MEETING OF 16 MARCH 1988:

TIME: 12:10 - 2:30 pm  
DATE: Wednesday, 16 March 1988  
PLACE: Port Mercer Canal House  
Lawrenceville, New Jersey

ATTENDING:

COMMISSIONERS: Messrs. Kirkland, Torpey, Jones, Jessen, Zaikov,  
and Mrs. Nash

STAFF: Messrs. Amon, Dobbs and Mrs. Greenwald  
Mrs. Dorothy M. Highland, Deputy Attorney General

GUESTS: William Pauley, Nominee for Commission  
Richard Famularo, N.J.W.S.A.  
A. Gregory Chase, N.J.W.S.A.  
Ken Ruben, West Windsor/Route One Associates  
Bennett Colesberry, West Windsor/Route One Associates  
Victor Burylo, D & R Canal State Park  
Paul Stern, D & R Canal State Park  
Larry & Kay Pitt, Canal Society of N.J.  
Ursula Buchanan, D & R Canal Coalition  
Dolly Minis, D & R Canal Coalition  
Mary Tanner, Lawrence Twp. Conservation Foundation

Mr. Kirkland opened the meeting and stated that all applicable provisions of the Open Public Meeting Law of 1976 had been properly met.

MINUTES

Mr. Jessen made a motion to approve the minutes from the meeting of 17 February 1988. Mr. Torpey seconded the motion and it passed unanimously.

PRALLSVILLE MILLS      P.O. BOX 539      STOCKTON, NJ 08559-0539      609-397-2000

<b>EXECUTIVE</b>	<b>COMMISSIONERS</b>						
<b>DIRECTOR</b>	Benjamin B. Kirkland	Martin D. Jessen	Donald B. Jones	Stuart R. Zaikov	Richard T. Dewling	Winona D. Nash	
James C. Amon	<i>Chairman</i>	<i>Vice-Chairman</i>	<i>Treasurer</i>	Arthur J. Holland	John C. Bullitt	Frank J. Torpey	

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Thomas H. Kean, *Governor*      Richard T. Dewling, *Commissioner*

LEASES AND PERMITS

Mr. Amon presented one lease and two special use permits to the Commissioners. The lease is with Public Opinion Survey, Inc., for the right to use the bridge over the Prallsville Lock for access to a house. The permits are for the Calhoun and Hanover Street Canal Houses. Mr. Amon recommended approval of all three. Mr. Jessen moved that they be approved. Mr. Torpey seconded the motion and it passed unanimously.

REVIEW ZONE ACTIONS

Mr. Amon reported that he had one A Zone project which he recommended for waiver. It is for the Braude Realty project, which is located West of U.S. Route One and will have neither a visual nor a drainage impact on the Canal Park. Mr. Jessen moved that the project be waived; Mr. Jones seconded the motion, and it carried unanimously.

Mr. Amon presented the following A Zone projects to the Commissioners with his recommendation for approval:

- 87-1510 - George Rude
- 88-1623 - Holcombe-Jimison Homestead, Inc.
- 87-1400 - Princeton Estates @ Kingston
- 87-1218C - Town & Country, Phase 2

Mr. Amon stated that he was very pleased with the land that the Town & Country project had dedicated as permanent open space.

Mr. Jessen moved approval of the above projects. This motion carried unanimously following Mr. Jones' second.

Mr. Dobbs presented the following B zone projects to the Commissioners with his recommendation for approval.

- 88-1573 - Alfiere Corporate Center
- 87-1333 - Eagles Chase
- 88-1602 - Forsgate Industrial Complex
- 88-0691A - Clearbrook, Section 18
- 86-1260 - Saxon Ridge
- 87-1563 - Disbrow Hill Estates
- 87-1526 - Pensud Company, Building 6
- 85-0837 - 518 Business Park
- 86-1152 - Society Hill @ Hopewell
- 86-0779A - Wittingham, Section 2
- 88-1480 - Cedar Brook Corporate Center

CONDITION: Separate approval applications must be made for remaining sites 1-3, 5-8. This is for subdivision only plus Lot 4 known as Phase I.

- 87-1565 - Country Hills
- 87-1429 - Food for Thought @ South Brunswick

86-1098 - Windsor Green  
84-0336C - Society Hill @ Somerset 5 & 6  
88-1571 - Stony Brook Regional Sewerage Authority

Following a motion by Mr. Zaikov, and a second by Mr. Jones the above projects were unanimously approved, with the exception of Mr. Jessen who abstained.

#### RESPONSE TO DUCK ISLAND PLAN

Mr. Amon said that Mercer County Freeholders Kramer and Prunetti had written to the Commission asking for our encouragement to continue looking into the idea of a commercial development between the proposed incinerator and the canal. Mr. Kirkland directed Mr. Amon to write to them making the following points:

- . We are in favor of development that enhances the Canal Park.
- . We are unsure of the exact location of the Canal Park boundary so we would have to be shown that the project would not use Canal Park land.
- . We wish to cooperate with them.

#### DISCUSSION OF ANNUAL REPORT

Mr. Zaikov said that he believed our annual report should be as brief as possible so that it is more likely to be read. Mr. Kirkland said that he agreed that it is a problem to get people to read these things but he felt that everything in the report was needed. Mr. Torpey suggested that we extract the essence of the report into a brief summary that would accompany the report. That idea was generally agreed upon.

#### RESPONSE TO DRAFT STATE MASTER PLAN

Mr. Amon reviewed his response to the draft State Master Plan and said that he believes that it is built upon a planning technique that is biased against saving land in Central New Jersey. Mr. Torpey moved and Mr. Jones seconded a resolution that authorized Mr. Amon to send his comments to the State Planning Commission.

#### ACTIONS ON DEVELOPMENT PLAN

Mr. Kirkland reported that he had just learned that the Governor and his cabinet may hold their April meeting in the Canal Commission's office. This was widely seen as a benefit to the Canal Park.

Mr. Amon distributed copies of Assembly Bill 2642, which calls for the allocation of \$2 million for the development of the Canal Park.

He said that he had recently met with Senators Stockman and Zimmer who agreed to jointly sponsor the same bill in the Senate.

Mrs. Buchanan asked about efforts to obtain funds for land acquisition. Mr. Amon and Mr. Kirkland readily agreed that this is a great priority. Mr. Torpey asked if his committee on the park's development should include this issue. Mr. Kirkland said that it should.

#### CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern reported that his crew has been clearing brush and doing general repair work. He said that most of the work on the Griggstown Muletender's Barracks has been completed.

#### EXECUTIVE DIRECTOR'S REPORT

Mr. Amon distributed copies of the State Park Department's Progress Report.

Mr. Amon then reported that a project called Yorkshire Village, which is to be sited next to the Port Mercer Canal House, is in the preliminary stages of review. He said that he has advised the applicant and Lawrence Township that it is being proposed too close to the Canal Park and that the pattern -- which lines very large buildings parallel to the canal -- is particularly intrusive. The applicant and the Township would like to have some guidance from the Commission on this matter and Mr. Amon had arranged a van to take the Commissioners along the canal at Canal Pointe, a somewhat similar project.

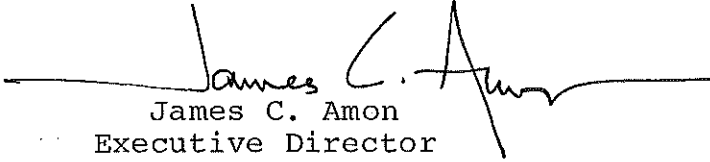
Mr. Jessen said that the impact of a building is affected by its architectural style and by the way it is aligned with the canal, as well as by its proximity. Mr. Jones said that a variance from the Commission's regulations (which require 250 foot set backs from the Canal Park) should not be given lightly. He said that the applicant should demonstrate that there would be no harmful impact and that to comply would be a great hardship. Mrs. Buchanan and Mrs. Tanner both urged the Commission to consider the importance of a set back and the importance of preserving the wetlands.

Mrs. Nash and Messrs. Kirkland, Jones, Torpey, Zaikov and Pauley accompanied Mr. Amon and Mr. Dobbs to the Canal Pointe site. It was generally agreed amongst the Commissioners that Canal Pointe, which is further back from the canal than is proposed by Yorkshire, is too close. It was also agreed that it is very important that the buildings not be lined up along the canal and that there be generous space between the buildings.

ADJOURNMENT

The meeting was adjourned at 2:30 pm.

Respectfully submitted,

  
James C. Amon  
Executive Director

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