



DELAWARE AND RARITAN
CANAL COMMISSION

12 September 1988

MINUTES OF THE MEETING OF 17 AUGUST 1988:

TIME: 12:15 - 2:25 pm
DATE: Wednesday, 17 August 1988
PLACE: Canal Commission's Office
Stockton, New Jersey

ATTENDING:

COMMISSIONERS: Messrs. Kirkland, Marshall, Jones, Jessen, Pauley and Mrs. Nash

STAFF: Messrs. Amon, Dobbs and Mrs. Greenwald
George Cook, Deputy Attorney General

GUESTS: Paul Stern, D & R Canal State Park
Larry & Kay Pitt, Canal Society of New Jersey
John Kraml, Division of Parks & Forestry
A. Gregory Chase, NJ Water Supply Authority
Don Kroeck, NJ Water Supply Authority
Ursula Buchanan, D & R Canal Coalition
John Hlafter, Princeton University
George Olexa, Princeton University
Dolly Minis, D & R Canal Coalition
Joseph Hooks, Abbington-Ney Associates

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

MINUTES

Mrs. Nash moved to approve the minutes of the 20 July 1988 meeting. Her motion carried unanimously following Mr. Pauley's second.

REVIEW ZONE PROJECTS

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

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

EXECUTIVE DIRECTOR James C. Amon	COMMISSIONERS Benjamin B. Kirkland <i>Chairman</i>	Martin D. Jessen <i>Vice-Chairman</i>	Donald B. Jones <i>Treasurer</i>	Stuart R. Zaikov Arthur J. Holland	Richard T. Dewling John C. Bullitt	Winona D. Nash Frank J. Torpey
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NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
Thomas H. Kean, *Governor* Richard T. Dewling, *Commissioner*

n/a - Spooky Brook Pond Improvements
88-1149 - Hillsborough Municipal Complex
88-1603 - Katona Farms
88-1632 - The Orchards at Millstone
88-1639 - Montgomery Commons
88-1644 - CMS Industries
88-1675 - Mercer County Improvement Authority

Mrs. Nash moved approval of the above projects. Mr. Pauley seconded the motion. Mr. Jessen was out of the room when the projects were discussed so he abstained from the motion. The motion carried following yes votes from Messrs. Kirkland, Marshall, Jones, Pauley and Mrs. Nash.

Mr. Kirkland then introduced and welcomed Mr. Pauley as the newest member of the Commission. Mr. Pauley is replacing Mr. Bullitt.

PRINCETON UNIVERSITY'S FUTURE DEVELOPMENT PLANS

Mr. Jon Hlafter, from Princeton University, discussed the property between the canal and Route One, north of Alexander Street and south of Harrison Street. The University has owned this land for many years as a site for possible future expansion of their campus and they are concerned that the Commission's proposed regulations might make it difficult or impossible for them to use it for that purpose.

Mr. Hlafter showed the Commission a map of the property which, for the sake of this discussion, was "developed" with buildings in clusters exactly like those in their existing campus. The plan also included a road which was parallel to the canal and about 500 feet to the east of it. All campus buildings were shown to be to the east of this road.

Following lengthy discussion it was the general sense of the Commissioners to recognize that some of the prospective campus buildings could be within the 1,000 foot Canal Park "A" Zone without having a harmful impact on the park. It was suggested that a somewhat more specific plan would be helpful if the University wants a more specific response from the Commission. It was also generally agreed by the Commission that the proposed road could be a problem. The Commission urged that careful consideration be given to the location and character of the proposed perimeter road.

WAIVER CLAUSE FOR COMMISSION'S REGULATIONS

Mr. Amon distributed a proposed revision of the waiver clause in the Review Zone Regulations. He told the Commissioners that he had based this draft on the waiver clause used by the Pineland's Commission, and that the changes suggested at the July meeting had been incorporated into this document.

Mr. Amon felt that some sort of simple waiver should be granted to minor projects within the "A" Zone that clearly have no impact on the Canal Park. The presently proposed waiver provision would require such projects to go through a rigorous process to obtain a waiver. Mrs. Nash suggested "Certificates of Non-Impact", or something along that line.

Mr. Jessen moved approval of the waiver provision as presented and requested that the Executive Director prepare a draft of procedures and standards for projects with no impact on the Canal Park. His motion was seconded by Mr. Jones and unanimously carried.

ACCESS AREAS

Mr. Amon informed the Commissioners that plans have been prepared to improve two access areas along the Canal Park. One, at the South Bound Brook lock, needs to be tabled because residents of South Bound Brook had a number of problems with the design. The second, at the Millstone Aqueduct, has been reviewed by the Mayor of Plainsboro and approved by him.

Mr. Amon then recommended that the Commissioners approve the Millstone Aqueduct parking area plan with the following changes:

1. The "throat" of the access drive should be paved to facilitate cars leaving the site.
2. The stone with the historic marker should be moved to the bend in the path between the parking lot and the pedestrian bridge.
3. Trees should be planted along Mapleton Road inside the new guide rail. The recommended species for these trees is either sycamore or tulip poplar. No hybrids or non-native species may be used.

Following the above discussion Mr. Jessen moved approval of the Millstone Aqueduct parking area with the recommended changes. His motion carried unanimously following Mr. Jones' second.

GRIGGSTOWN WASTE GATE

Mr. Kroeck briefly reviewed the history of this project, concluding with the July approval by the Historic Sites Council of a modified version of the waste gate repair. The modified version is different from the plan that had been approved by the Canal Commission.

Mr. Amon explained that the version approved by the Canal Commission called for opening the channel and bridging it for towpath continuity. This would restore the historic appearance except, instead of a gate, the WSA would construct a concrete headwall with a steel sluice gate.

The Historic Sites Council did not like this plan because the concrete headwall would intrude upon the historic clay liner. Instead, they required patching the existing concrete headwall and leaving the channel filled with a buried concrete pipe.

Mr. Amon said that seemed to be a terrible perversion of historic values, that the historic "mud" to be lost was not as important as what would be gained by reopening the channel. He said that he testified to this effect at the Historic Sites Council meeting but they paid no attention to his testimony.

Mrs. Nash stated that she agreed with Mr. Amon and felt that the Council was overstepping its boundary.

Mr. Kirkland felt that maybe a temporary disapproval could be granted until someone with authority over both the Commission and the Council had the opportunity to review and recommend the proper way to handle this project. Mr. Chase and Mr. Kroeck said that the WSA was satisfied with the Historic Sites Council action and might not even go along with a Canal Commission decision to the contrary.

Following lengthy discussion, Mr. Jones moved approval of the less desirable solution as presented to the Commission, and that if other, more desirable alternatives are found, to go with them. Jr. Jessen seconded the motion which carried unanimously.

Mr. Jessen then moved to authorize Mr. Amon to send a letter to the Historic Sites Council presenting the Commission's dissatisfaction over their decision on the waste gate. This motion passed unanimously following Mrs. Nash's second.

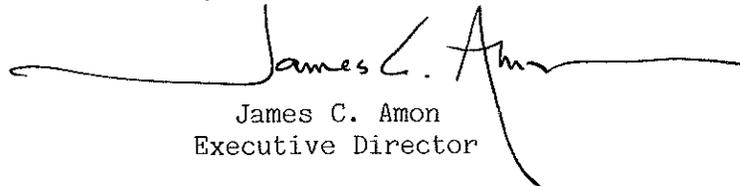
FORMER COMMISSIONER JAMES SAYEN

Mr. Kirkland informed the Commissioners and public that James Sayen had passed away recently. He stated that the Commission had lost a very good friend. Mr. Jones moved to pass a resolution which would indicate the Commission's recognition of Mr. Sayen's great contribution and its sorrow over his demise. Mr. Pauley seconded the motion and it carried unanimously.

ADJOURNMENTS

The meeting was adjourned at 2:25 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James C. Amon", with a long horizontal flourish extending to the left and a vertical line extending downwards from the end of the signature.

James C. Amon
Executive Director