

MINUTES OF THE MEETING OF 15 FEBRUARY 1989:

TIME: 12:15 - 2:40 pm  
DATE: Wednesday, 15 February 1989  
PLACE: Canal Commission's Office  
Stockton, New Jersey



DELAWARE AND RARITAN  
CANAL COMMISSION

ATTENDING:

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

STAFF: Messrs. Dobbs and Amon  
Gregory Romano, Deputy Attorney General

GUESTS: Abigail Barrows, D & R Canal Coalition  
Ursula Buchanan, D & R Canal Coalition  
Charlotte Wengel, Blackwells Mills Canal Association  
Larry and Kay Pitt, Canal Society of N.J.  
John Kraml, Jr., Division of Parks and Forestry  
Milton Levin, Lawrence Historical Society  
Babs Thomsen, D & R Canal Watch  
Paul Stern, D & R Canal State Park  
Indrek Ojamaa, DEP, Parks & Forestry

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

MINUTES

Mrs. Nash moved approval of the minutes of the meeting of 18 January 1989. Mr. Jessen seconded the motion and it passed unanimously.

REVIEW ZONE PROJECTS

Mr. Amon presented one A Zone project:  
89-1742 - Mr. & Mrs. Scheetz Residence

He said that it was for a dormer on a house in Lambertville and would not have a harmful impact on the Canal Park. Mrs. Nash moved approval of this project. Mr. Pauley seconded the resolution and it passed unanimously.

Mr. Dobbs presented eight B Zone projects:  
88-1643 - Marion Korzenko  
88-1696 - Hopewell Village Square  
88-1432 - Bennetts Lane Estates  
88-1704A - Forsgate Industrial Complex - S-128  
87-1518 - Ewing Industrial Park  
88-1708 - Franklin Township Public Safety Building

PRALLSVILLE MILLS

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**EXECUTIVE**  
**DIRECTOR**  
James C. Amon

**COMMISSIONERS**  
Benjamin B. Kirkland  
*Chairman*

Martin D. Jessen  
*Vice-Chairman*

Donald B. Jones  
*Treasurer*

Stuart R. Zaikov  
Arthur J. Holland

Christopher J. Daggett  
R. William Pauley

Winona D. Nash  
Frank J. Torpey

87-1454 - Ellsworth's Center  
88-1616 - North Hills Estates

Mr. Dobbs stated that all of these projects met the Commission's storm water management standards and he recommended Commission approval for all of them. Mrs. Nash moved approval of all eight projects. Mr. Jessen seconded the motion and it passed unanimously.

#### REVIEW ZONE REGULATIONS

Mr. Amon stated that each Commissioner had received a copy of the revised Stream Corridor Protection Rule, Traffic Impact Rule, and Hardship Waiver Rule. He said that these drafts were essentially identical to the drafts approved by the Commission in May, 1988, but they have been put in proper legal form. He said that a final editing is needed for typographical errors and other minor problems and that Commissioner Daggett still must give his final approval.

What is asked of the Commission at this time, according to Mr. Amon, is to approve these regulations for publication in the New Jersey Register. That should occur in late March or early April. There would then be a 60 day public response period followed by approval of the rules (with any additional changes found to be necessary) by both the Commission and Commissioner Daggett. Mr. Amon stated that final adoption is tentatively scheduled for August.

Mr. Jessen expressed his disagreement with the Stream Corridor Rule because he believes it unfairly takes property owner's rights from them. Several other Commissioners suggested editorial changes that they believed would clarify the intent. Mr. Kirkland then called for a resolution and Mr. Pauley moved approval of these draft rules for publication. Mr. Torpey seconded the motion. Mrs. Nash and Messrs. Kirkland, Torpey, Pauley and Marshall voted for the resolution. Mr. Jessen voted no.

#### BLACKWELL'S MILLS MAINTENANCE BUILDINGS

Frank Brown and Marjorie Rothberg from the firm of Cody Eckert & Associates presented plans and a model of a proposed new maintenance complex for the Canal Park headquarters at Blackwell's Mills. Mr. Marshall suggested that it might be helpful to the Commissioners to have some background before hearing about the proposed new buildings. He asked Mr. Stern to describe the existing facilities.

Mr. Stern stated that he has two barns at present that are used for storage of equipment, for a workshop, and for his maintenance crew as a headquarters. He stated that these barns are totally inadequate. They are in extremely bad repair, they do not provide the kinds of spaces he needs, and they are in violation of virtually any kind of code that might apply to their use.

Mr. Amon pointed out, however, that these barns are part of the 19th century farmstead that is used as the Park headquarters and the Commissioners should be aware that approval of the new facility would surely mean the destruction of the historic structures because there would not be enough money to build new buildings and repair the old ones.

Mr. Brown then reviewed the details of his plan.

Mr. Jessen urged them to consider an alternative to underground gas tanks.

Mrs. Buchanan expressed her view that these new buildings were in violation of the character of Blackwell's Mills. She urged repair and utilization of the historic barns.

The Commissioners did not take any formal action but expressed their general support for the plan with the following considerations:

1. The employee parking lot might be moved to a less conspicuous site.
2. A more steeply pitched roof with a greater overhang would improve the design.
3. White window surrounds would improve the barn-like character of the buildings.
4. Greater irregularity would also improve the barn-like character. This would be good in regard to the window size and location.
5. Consideration might be given to adding cupolas to each of the buildings.

#### NJ DEPARTMENT OF TRANSPORTATION PROJECTS

Mr. Amon stated that a memo had been sent to each Commissioner which outlines four DOT projects that will have an impact on the Canal Park. He said that he wants to be sure the Commission can influence these projects at the proper time instead of being presented with finished projects for approval after it is too late to have an influence.

The four projects are:

1. Scudders Mills Extention
2. Somerset Expressway Alternatives
3. Lamberton Road Connection
4. Route 92A

The Commissioners expressed the desire to have a better relationship with the DOT. Mr. Jessen suggested that the Commission seek a person at the DOT who can be a contact for the Commission, and keep the Commission in touch

with the project managers. Mr. Marshall suggested that Mr. Amon contact Jim Hall, in the Department of Environmental Protection, since Mr. Hall prepares material for Commissioner Daggett, who has regular meetings with DOT Commissioner Gluck.

It was also agreed that Mr. Amon should arrange a meeting with someone from the DOT and someone from the Mercer County Improvement Authority (who are building the incinerator). This meeting should be informal, with all Commissioners invited. Mr. Kirkland suggested that Mr. Amon make sure that the meeting is scheduled to accommodate Mr. Jessen, whose contribution is particularly valuable on these matters.

#### EXECUTIVE DIRECTOR'S REPORT

Mr. Amon stated that when the Advisory Group was formed it was agreed that it would be on a one year trial basis. Mr. Amon said that he has received a great amount of advice from them on the Review Zone Regulations, the Master Plan, and on a number of specific issues. He feels that it is working very well. Mr. Torpey moved a resolution expressing the Commission's appreciation for the time and valuable information given to the Commission by the members of the Advisory Group. Mr. Kirkland seconded the motion and it passed unanimously.

Mr. Amon also stated that a representative of Yorkshire Village had asked to meet with him and with any members of the Commission in order to discuss the road crossing the canal. Several Commissioners said that as far as they are concerned that issue is resolved. They did not object to Mr. Amon's meeting with the Yorkshire people but they did not wish to join him.

Mrs. Nash suggested that Mr. Amon check with the Mercer County Planner because it has been recently reported that they are planning to improve Provinceline Road from the canal to Princeton Pike.

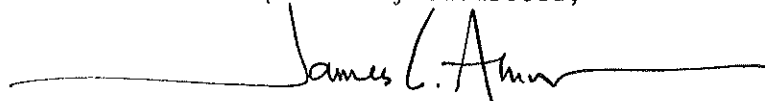
#### CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern reported that his staff has been concentrating on fixing or replacing signs, and other "permanent fixtures" in the park.

#### ADJOURNMENT

The meeting was adjourned at 2:40 p.m.

Respectfully submitted,



James C. Amon  
Executive Director