

MINUTES OF THE MEETING OF 19 APRIL 1989

TIME: 12:15 - 3:15 pm  
DATE: Wednesday, 19 April 1989  
PLACE: Muletender's Barracks  
Griggstown, New Jersey

ATTENDING:

COMMISSIONERS: Messers. Guidotti, Holland, Kirkland,  
Jessen, Jones, Torpey; Mrs. Nash

STAFF: Messrs. Dobbs and Amon  
Deputy Attorney General Steven Brower

GUESTS: Jeffrey Freireich, Lawrenceville Assoc.  
William Brach Esq.  
Barbara Thomsen, D & R Canal Watch  
Abigail Barrows, D & R Canal Watch  
Lea Kahn, Lawrence Ledger  
John Kraml, Parks and Forestry  
Nels Lauritzen, Laurie Rubber Co.  
John Auciello, D & R Canal State Park  
Ursula Buchanan, D & R Canal Coalition  
Deborah Herzog, Yorkshire Village  
Harvey Yesowitz, Harlyn Associates  
Marvin Reed, Princeton Borough Council  
Ken Alper, Mercer County Planning Div.  
Harry Heher, Province Line Region Prep Assoc.  
Ruth Berren  
Michael Darrie  
Arch. C. Davis III, Princeton Borough Traffic  
and Transportation  
Kay and Larry Pitt, Canal Society of NJ  
Bernard Cedar, Lawrence Township Community  
Development Director  
Paul Stern, D & R Canal State Park  
Charlotte Wengel, Blackwell's Mills Canal  
House Association  
Jim Moise  
Dolly Minis, D & R Canal Watch  
Eugene Gross, NJ WSA  
Edward G. Keith, Jr., Port Mercer resident  
Bob Rodgers, Orth-Rodgers & Assoc., Inc.  
Sam Herzog, Yorkshire Village  
Indrek Ojamaa, Parks and Forestry  
Donald Martin  
Mary Jane Post, Franklin Township Historic  
Preservation Committee

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

#### MINUTES

Mr. Jessen moved approval of the minutes of the meeting of 15 March 1989. Mrs. Nash seconded the motion and it passed unanimously.

#### LEASES AND PERMITS

Superintendent Paul Stern presented one permit application: a selective thinning of trees on Canal Park property in front of the residence of Mr. Angus Hodge, Rt. 29, in Hopewell Twp. Mr. Stern stated that most of the large trees would remain and that a forester has marked the trees to be cut. Any remaining material will be required to be reduced to within 4" above the ground. Mr. Amon stated that this request fits within the Commission's policy and that the staff would recommend occasional clearings of vistas. Mr. Jessen moved approval, Mr. Jones seconded the motion and it passed unanimously.

#### REVIEW ZONE PROJECTS

Mr. Amon presented five A Zone projects:

- #88-1472 - Jockey Building
- #86-1190A - Raritan Pointe
- #84-0426 - Allen's Oil Company
- #89-1768 - Laurie Rubber Company
- #89-1761 - Easton Ave./World Fair Dr. deceleration lane

The Raritan Pointe project would be a gazebo in Lambertville and Mr. Amon felt that it would add to the relationship of the housing development next to the Canal Park. The Laurie Rubber factory is a group of industrial buildings in East Millstone that are in poor repair; the applicant proposes to demolish all but 2. The Franklin Township Historic Preservation Committee voted 3-2 for approval, and proposed the erection of a monument in its place. Staff recommendation is for approval conditioned upon complete removal of building materials and Commission approval of a landscape and grading plan.

Mr. Amon stated that the Jockey Building, Allen Oil Company, and deceleration Lane in Somerset would not have harmful visual impact on the Canal Park and recommended approval. Mr. Jessen moved approval of all five; Mr. Jones seconded the motion and it passed unanimously.

Mr. Dobbs presented eight B Zone projects:

- 88-1722A - Friendship Village
- 89-1730 - Willow Hill Square

87-0779C - Whittingham Drive Phase II  
89-1718A - Center Point at 8A  
88-1716 - Image Homes  
88-1650 - Freedman Truck Center  
89-1734 - Lambert Hills P.R.D.  
89-1744 - Capitol Plaza  
88-1629 - Simsbury West

Mr. Dobbs stated that all of these projects meet the Canal Commission's storm water management standards and are therefore recommended for approval. Mr. Jessen moved approval of all but Capitol Plaza; Mr. Jones seconded the motion and it passed unanimously. Mr. Jones then moved approval of Capitol Plaza, Mr. Kirkland seconded the motion and it passed unanimously with Mr. Jessen abstaining.

Mr. Kirkland expressed appreciation on behalf of the Commissioners to Mrs. Rightmire and Mrs. Terhune of the Griggstown Historical Society for the use of the Muletender's Barracks for the meeting.

#### PORT MERCER CROSSING

Mr. Amon presented a summary of the issues relating to the Port Mercer Crossing. With the use of maps, he gave the Commission's proposal, the existing situation, and Lawrence Township's proposal.

Mr. Kirland introduced the discussion by stating that the Commission's first responsibility was to protect the Canal Park from encroachment. He also stressed the historic nature of Port Mercer--a town that had not essentially changed from when George Washington's army used Quaker Road.

Discussion from public officials was invited; Mr. Reed of Princeton Borough Council stated that the closing of the Port Mercer bridge would overburden Princeton Pike, and in turn, Alexander Street.

Mr. Alper of Mercer County Planning Division agreed with Lawrence Township officials but would consider closing the bridge at Quaker Road if a new 3-lane bridge were built.

Lawrence Township's traffic consultant reviewed the township's proposal (a second bridge) stating that traffic would be reduced by 50% at Port Mercer.

Mr. Jones proposed either making Quaker Road one way (north), or building a 3-lane bridge with one lane adjusting for morning and evening traffic. Mr. Cedar (Lawrence Township) stated that there was too much evening traffic and that the former proposal would not be favored by Lawrence. Mr. Jessen proposed a third bridge north of Port Mercer, but Mr. Amon stated that West

Windsor would not approve it.

Mr. Herzog, developer of the proposed Yorkshire Village, would be willing to build the bridge, and donate the surplus funds (the difference between the two bridge proposals) for landscaping.

Deputy Attorney General Brower suggested to the Commission that it would have to be known who owned the new bridge before it was built.

The Commissioners opened their own discussion with Mr. Kirkland stating that it appeared that municipalities have allowed overdevelopment which in turn means bridges and roads are over capacity. He felt that closing the bridge would best protect the Canal Park.

Mr. Torpey felt there was an absence of vision, and that it appeared that West Windsor (in regard to a 3rd bridge) was only looking after their own interest. Mr. Jones stated that the Lawrence Township proposal seemed like a coherent plan and that a third bridge would have to be built eventually anyway. He moved to accept the Lawrence Township Plan A (Map 3), a second bridge at Province Line Road, as a conceptual review. Mayor Holland amended the motion with the condition that the Commission would require a 3rd bridge if the proposed development, Nassau Park, in West Windsor goes through.

Mrs. Nash stated that she was disappointed with the leadership of Mercer County and Lawrence Township, and that they were doing nothing to direct traffic toward I 295.

The motion passed 4-3 in favor of Lawrence Township's plan. Voting in favor were Commissioners Holland, Jessen, Jones and Torpey; voting against were Commissioners Guidotti, Kirkland and Nash.

#### LAURIE RUBBER ADDENDUM

Mary Jane Post of the Franklin Township Historic Preservation Committee described the Laurie Rubber Factory situation in more detail, proposing a memorial and videotaped history of the factory.

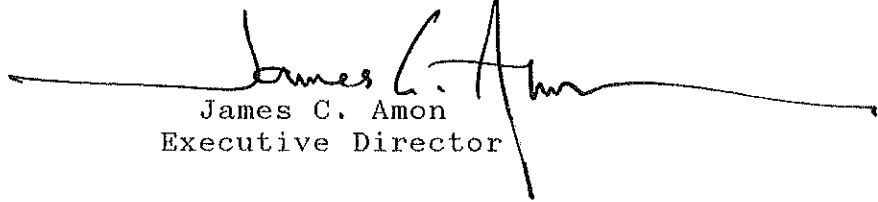
#### EXECUTIVE DIRECTOR'S REPORT

Mr. Amon stated that the Canal Commission would be entering a team in the 1989 World Series of Birding Birdathon, a fund-raising event sponsored by New Jersey Audubon, and invited the Commissioners and public to make a pledge; the pledges going toward team expenses, and enhancing bird habitat along the canal.

ADJOURNMENT

The meeting was adjourned at 3:15, with some of the Commissioners and staff visiting the two maintenance facilities/barns of the Canal Park at Blackwell's Mills.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James C. Amon", is written over a horizontal line. The signature is stylized and cursive.

James C. Amon  
Executive Director