

MINUTES OF THE MEETING OF 21 JUNE 1989

TIME: 12:00 NOON - 2:55 PM
DATE: Wednesday, 21 June 1989
PLACE: D & R Canal Commission
Prallsville Mills
Stockton, New Jersey

ATTENDING:

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

STAFF: Messrs. Amon and Dobbs; Ms. Micco
Deputy Attorney General Stephen Brower

GUESTS: Ursula Buchanan, D & R Canal Coalition
Abigail Barrows, D & R Canal Coalition
Ruth Berven
Anton Lemli, Blackwells Mills
Milton Levin, Lawrence Historical Society
Kay & Larry Pitt, Canal Society of NJ
Frederick T. Bogdan, New Jersey Department
of Transportation
Mike Martynenko, New Jersey Department of
Transportation
Babs Thomsen, D & R Canal Watch
Melanie McManus, Lambertville Beacon
Robert von Zumbusch, Princeton
Robert C. Bushar, Fellows, Read & Assoc.
Linda Barie, Fellows, Read & Assoc.
Steven J. Golembuski, Mercer County
Improvement Authority

Mr. Kirkland opened the meeting by stating that all applicable provisions of the Open Public Meeting Law of 1976 had been met. He then congratulated Mr. Jessen for his recognition as a civic volunteer in Metuchen.

MINUTES

Mrs. Nash moved approval of the minutes from the meeting of 17 May 1989. Mr. Jones seconded the motion and it passed unanimously.

LEASES AND PERMITS

Mr. Amon reported that two lease extensions were due for Commission review. One, to Kate Roebling, is in Trenton, next to the waste weir at Perdicaris Place. This property is maintained as lawn by Ms. Roebling, for which she pays \$50 per year. The second is for the operation of a canoe rental business by Joseph Bernard at the Kingston lock. Mr. Bernard

pays \$1000 per year for the use of Canal Park property.

Mr. Amon recommended approval of both leases. Mr. Jessen moved approval; Mr. Jones seconded the motion and it passed unanimously.

REVIEW ZONE PROJECTS

Mr. Amon presented the following A Zone projects:

- 88-1705 - Wittman Tract
- 89-1789 - Wolfson Day Care Center
- 89-1792 - Munoz Residence
- 89-1790 - Sampson Home
- 89-1793 - DuFour Residence
- 89-1795 - Earth House
- 89-1794 - Kaminski Residence

Mr. Amon reviewed each project and stated that none would have a harmful impact on the Canal Park. He recommended approval of all seven projects. Mr. Jessen moved approval of the A Zone projects. Mr. Pauley seconded the motion and it passed unanimously.

Mr. Dobbs presented the following B Zone projects to the Commission:

- 89-1783 - Queenship of Mary Church
- 88-1525 - Hillsborough Center
- 89-1740 - Princeton Corporate Plaza
- 89-1759 - Opossum Road houses

Mr. Dobbs stated that all four of these projects meet the Commission's standards for storm water management. He recommended their approval. Mr. Jessen moved approval of all four B Zone projects. Mrs. Nash seconded the motion and it passed unanimously.

NJ DOT PLANS FOR DUCK ISLAND ROAD

Mr. Amon displayed several maps to help explain a complex problem relating to the siting of a road on Duck Island that will connect proposed Route 129 with Lamberton Road. This road is to be built very near the buried canal lock #2, which is in the Canal Park despite being completely buried by debris.

The presence of an abandoned sewage sludge lagoon in the area makes it difficult to move the proposed road right-of-way further from the lock.

Mr. Amon stated that the Canal Park Development Plan calls for the rehabilitation of the Duck Island portion of the canal from the outlet lock through lock #2. It is,

therefore, desirable to keep the road as far from the lock as possible.

Mr. Fred Bogdan, from the NJDOT, explained that his design for the road now misses the lock by approximately forty feet.

Mr. Pauley suggested that if the DOT would put the road between the lagoon and the sewage plant it would be a great savings because it would be a shorter road.

Mr. Jessen discussed the need to excavate the buried section of the canal. Mr. Bogdan insisted that it was completely beyond the scope of his project to do any excavating between locks #1 and #2.

Considerable coordination of agencies would be needed because the City of Trenton owns the sludge lagoon, the Mercer County Improvement Authority wishes to purchase the lagoon and clear it for use as an ash landfill. The NJDOT is trying to get its road built in time to service the proposed county incinerator.

Mr. Robert von Zumbusch, who was the project manager for the Canal Park Development Plan, explained the importance of holding on to the opportunity to develop the Canal Park through lock #2.

Mr. Jessen suggested moving the road closer to the lagoon.

Mr. Bogden said that the DOT was being put in the middle. They are trying to fit between different agencies and their special concerns.

Mr. Amon explained that a final decision cannot be made at this time, but it would be important to give the DOT a sense of where the Commission stands.

Mr. Pauley said that he cannot support the plan as it presently stands until it has been conclusively demonstrated that no alternative exists.

Mr. Jessen said that the Commission must be reasonable and give up some of what it wants in order to allow the DOT to go ahead.

Mrs. Nash suggested that the DOT look further into the possibility of moving the road further from the lock. It is, she said, impossible to know what is possible based upon the information that has been presented.

Mr. Kirkland said that the issue should be tabled. He said that the Commission has given an indication of its position

and summarized it as follows:

1. The lock should be located in the field through excavations of the area.
2. The DOT should investigate moving the road further south, off of the old canal bed and onto the area indicated as a railroad easement.

MERCER COUNTY INCINERATOR

Mr. Amon reviewed the plans that have been submitted by Mercer County Improvement Authority for the incinerator and recycling center. He described their plan for a buffer area across the back of the property that will be developed as a successional park. Ms. Linda Barie, with the MCIA consulting firm, then gave a number of details for the plan.

There was a discussion by Mr. Zaikov and Mr. Jessen to have the canal opened by the MCIA instead of having the expensive landscape buffer installed.

Mr. Kirkland said that the Commission cannot require the county to excavate the canal.

Mr. Jessen said that he does not believe the Commission should require a buffer since the canal is presently covered with fill.

Mr. von Zumbusch argued that it would be wise to have the buffer now because it will take time for it to grow and then it will be there when this portion of the Canal Park is opened.

Mr. Jessen said that it was a waste of money to require a buffer because the people of New Jersey don't care about the canal.

Mr. Kirkland moved that the landscape plan be approved. Mr. Jones seconded the motion.

Mr. Jessen said that it is far too ambitious.

Mr. Zaikov said that Robert's Rules do not permit the chairman to make a motion.

The motion carried unanimously.

CANAL ROAD BRIDGE OVER TEN MILE RUN

Mr. Kirkland stated that he must leave before this subject could be discussed but he feels strongly that Canal Road is of vital importance and the bridge proposed by Somerset County would be destructive of the Canal Park.

Mr. Amon said that his recommendation is to support Franklin Township mayor and council, who have gone on record in support of a new bridge that is similar in design and dimensions with the old bridge.

After extensive discussion Mr. Jones moved that the Commission reject the design proposed by the county. Mrs. Nash seconded the motion and it passed unanimously.

BLACKWELLS MILLS MAINTENANCE STRUCTURES

Mr. Amon reviewed the background on this issue, pointing out that on 15 February 1989 the Commission expressed general support for the proposed new structures but there has been considerable concern about the historic barns that are presently used for storage and workshops. He said that if their primary use is removed from them there is no prospect that they will be kept in good repair. The approval of the new buildings, therefore, will be the equivalent of approving the demolition of the old buildings.

Mr. Marshall said that the complete, new maintenance facility is essential for the operation of the Canal Park and to build less than the complete facility would be a disservice to Paul Stern. He questioned the authority of the Commission to become involved in what he sees as a park management decision.

Mr. Jessen said that the old barns will be used as storage and he feels that they will be kept in repair because they will be needed.

Mr. Marshall said that they would try to keep the barns repaired to the best of the ability of the State Park Service.

Considerable discussion followed about the siting of the new structures, which would be fully visible from the Canal Park. There was general sentiment in favor of reassessing the proposed siting.

During the course of the discussion Mr. Zaikov, Mr. Torpey, and Mr. Marshall left the meeting. A quorum was therefore lost, and the meeting ended at 2:55 p.m.