

MINUTES OF THE MEETING OF 21 SEPTEMBER 1989

TIME: 12:00 NOON - 1:50 PM
DATE: Thursday, 21 September 1989
PLACE: Holcombe-Jimison Farm
Lambertville, New Jersey

ATTENDING:

COMMISSIONERS: Messrs. Guidotti, Kirkland, Jones,
Pauley, Zaikov; Mrs. Nash

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

GUESTS: Bill McKelvey, Canal Society of
New Jersey/American Canal Society
Barbara Thomsen, D & R Canal Watch
John Kraml, Division of Parks & Forestry
Eugene G. Gross, Water Supply Authority
Robert Larason, Hunterdon County Cultural
and Heritage Commission, Holcombe-Jimison
Farm
Ken Myers, Hunterdon County Cultural and
Heritage Commission, Holcombe-Jimison
Farm
Robert von Zumbusch

Mr. Kirkland opened the meeting by stating that all applicable provisions of the Open Public Meeting Law of 1976 had been met.

MINUTES

Mr. Pauley moved approval of the minutes from the meeting of 16 August 1989. Mr. Jones seconded the motion and it passed unanimously.

LEASES

Mr. Amon commented on three lease renewals. One was a park in East Millstone that Franklin Township leases from the state for \$1 per year. The second is for rental of the Carnegie Road Bridgetender's house, and the third is for property near Crosswick Creek, an area distant from the Canal Park, but administratively assigned to the park.

Mr. Amon recommended approval of all leases. Mrs. Nash moved approval; Mr. Guidotti seconded the motion and it passed unanimously.

REVIEW ZONE PROJECTS

Mr. Amon presented the following A Zone projects:

- 88-1571A - Stony Brook Regional Sewerage Authority Improvements
- 87-1449A - North Brunswick Water Treatment Plant
- 86-0998 - Kimber Petroleum

The Stony Brook sewage treatment plant project consists of modifications to the existing plant to improve performance and operability. According to Mr. Amon there will be no visual or drainage impact on the canal. The North Brunswick Water Treatment Plant (Franklin Township), destroyed by fire last spring, will be rebuilt. Mr. Amon recommended continuing the hedgerow, using native plants--however, the water plant will still be visible. Kimber Petroleum will construct a new retail store and kiosks. Mr. Amon stated that the new structures will not have a visual impact on the Canal Park, and recommended approval.

Mr. Jones moved approval; Mr. Pauley seconded the motion and it passed unanimously.

Mr. Dobbs presented the following B Zone projects:

- 89-1503A - Ewing Center
- 89-1771 - Garden State Convention Center
- 89-1756 - Belmont Technology Center
- 89-1015D - 83-M Building
- 89-19=809 - Hunter's Crossing
- 89-1704B - Forsgate Industrial Complex Parcel S-119
- 89-1784 - Interchange Plaza 104
- 88-1622 - Lawrence Court
- 89-1732 - Adath Congregation, Phase I
- 89-1736 - Haleluk & Sica
- 87-1504 - Meadowlands Restaurant
- 84-0296 - Westminster Mews

Ewing Center is an enlargement of a supermarket. The Garden State Convention Center is a conversion of an existing building with five acres of new parking. The Belmont Technology Center is a new two-story office/warehouse. The 83-M Building is a new one-story office/warehouse. Hunter's Crossing consists of 18 houses with 50 ft. conservation easements on five lots to provide for water quality which cannot be directed to a detention basin. Forsgate S-119 is a new one-story office/warehouse. Interchange Plaza 104, a three-story office building, drains to an existing detention basin that will be upgraded. Lawrence Court consists of 215 senior citizen housing units in five three-story buildings. Adath Congregation will be a two-story synagogue with

attached auditorium. Haleluk & Sica is a one-story automobile specialty center. Meadowlands Restaurant is a one-story restaurant, and Westminster Mews consists of 336 garden apartments, 216 townhouses and a recreational building on 69 acres.

Mr. Dobbs stated that provisions for water quality and storm water protection have been met for all projects; he recommended approval. Mr. Pauley moved approval of the B Zone projects; Mrs. Nash seconded the motion, and it passed unanimously.

Mr. Amon stated that Somerset County Parks Department is planning to make changes to a project (a maintenance building) which was approved in May of 1988. They wish to make the building smaller, and add tanks that have received DEP permits. The building's surface will remain stucco, painted tan. Mr. Amon recommended the Commission pass a resolution stating that the May 1988 Certificate of Agreement stand. Mr. Zaikov motioned approval of a resolution to extend the May 1988 Certificate of Approval to include the previously discussed changes. Mrs. Nash seconded the motion and it passed unanimously.

WATER SUPPLY AUTHORITY PROJECT

Mr. Eugene Gross of the Water Supply Authority stated that the project under consideration will be postponed for the Commission's review until next month.

Mr. Amon acknowledged the excellent field operations during the recent rainstorms which prevented any major problems from occurring. He stated that the vigilant overseeing of the opening of waste gates had contributed to that end. Mr. Kirkland then stated that the Commission also deserved credit because its storm water regulations have doubtless had a good effect.

DISCUSSION OF PRIORITIES FOR ACQUISITION AND DEVELOPMENT

Mr. Amon started the discussion by stating that it was important for Green Acres to know the Commission's number one priority in acquisitions for the Canal Park. He then went on to discuss and compare three acquisition projects.

1. Griggstown Buffer. This project includes approximately 60 acres, downstream from the Griggstown Causeway, and is comprised of farmland between the canal and Canal Road. Mr. Kirkland asked Mr. Amon if the money for acquisition could come from that portion delegated to Farmland Preservation. Mrs. Nash stated that this project probably would not qualify because it is too small.

2. Kingston/Millstone River Valley. This project contains 95 acres and is currently owned by Trap Rock, who is using the land currently as a buffer for their quarry operations. At some point in the future, when the quarry can no longer be used, Trap Rock may want to develop this land. Mr. Amon stated, however, that the land is presently not threatened, and therefore would not consider it a first priority acquisition.

3. Port Mercer Conservation Area. This project includes over 1000 acres of natural land, some of it already in public ownership. Part of this land includes one of the most important bird habitats in the state, the Rogers Wildlife Refuge. It was also noted that the land is adjacent to the Princeton battlefield and White Farm, two extremely important historic sites. Mr. Amon would like to see this land preserved for passive recreation and natural uses--land that is in the center of an area of the highest intensity of development in the state.

Mrs. Nash discussed the parcel owned by DKM who is currently suing Lawrence Township over their zoning ordinance. Mrs. Nash is hopeful that the Township will win.

Mr. Guidotti discussed how the money from Green Acres would be appropriated, and the ranking system that would be used.

Mr. Kirkland stated that he would like to have Mr. Amon present when Green Acres starts to make their decisions.

Mr. Jones moved approval of ranking the three parcels in the following order: 1) Port Mercer, 2)Griggstown, 3)Kingston.

Mrs. Nash seconded the motion.

Mr. Pauley stated that although he supports the motion, he would encourage the joining of forces (municipal, county, etc.) to help save the land; he felt more comfortable with the Canal Park owning land closer to the canal.

The motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

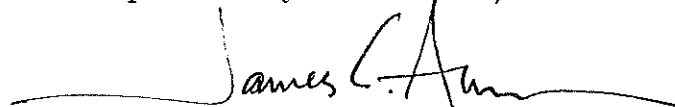
Mr. Amon announced that a benefit concert to help restore the Prallsville Linseed Oil Mill would be given October 15 at the mill.

Mr. Kirkland suggested that the Commissioners do something to acknowledge Mayor Holland's contributions to the Canal Commission; he agreed to call Mrs. Holland to arrange a visit.

ADJOURNMENT

The meeting adjourned at 1:45 P.M.

Respectfully submitted,



James C. Amon
Executive Director