

MINUTES OF THE MEETING OF 21 MARCH 1990

TIME: 12:00 NOON - 2:50 PM
DATE: Wednesday, 21 March 1990
PLACE: Plasma Physics Lab, Forrestal Center
Princeton, NJ



DELAWARE AND RARITAN
CANAL COMMISSION

ATTENDING:

COMMISSIONERS: Messrs. Guidotti, Jessen, Jones, Pauley,
Torpey

STAFF: Messr. Amon; Ms. Holms

GUESTS: Doug Messier, Princeton Packet
Steven Golembuski, MCIA
John Kraml, Parks and Forestry
Barbara Thomsen, D & R Canal Watch
Bill Moss, Canal Society of NJ
Bill McKelvey, American Canal Society
Laura Todd
Gunthar Rooda
Paul Burr, FUCSA
Donald Dusten, FUCSA
Kay and Larry Pitt, Canal Society of NJ
Paul Stern, D & R Canal State Park
Abigail Barrows, D & R Canal Coalition
Robert von Zumbusch
Richard Potter
K. R. Hansen
Katherine McGavern
David MacRae, D & R Canal Coalition
Mia MacRae, D & R Canal Coalition
David Abramson, D.V.A. Associates
Terry D. Pollin, DBC
John R. Boag
Dolly Minus, D & R Canal Watch
Eva Short, Princeton
Robin Treadwell, Belle Mead
Greg Chase, Water Supply Authority

Mr. Aaron Lemonick of the Plasma Physics Lab welcomed the Commissioners and talked briefly about the lab and its functions.

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

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**EXECUTIVE
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James C. Amon

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R. William Pauley

Judith A. Yaskin
Frank J. Torpey

Winona D. Nash

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION

James J. Florio, Governor Judith A. Yaskin, Commissioner

MINUTES

Mr. Jones moved approval of the minutes from the meeting of 21 February 1990. Mr. Pauley seconded the motion and it passed unanimously.

LEASES AND PERMITS

A development in Hillsborough called Millstone Estates has applied for a permit to use State Park property as part of a drainage plan. The area under consideration is further than 1000 feet from the canal (in the B Zone), and would use a very small amount of park land which is not envisioned for public use. Mr. Jones moved approval of a resolution authorizing Mr. Amon to sign a permit once the Division of Parks and Forestry has finished drawing up the document. Mr. Torpey seconded the motion and it passed unanimously.

REVIEW ZONE PROJECTS

Mr. Amon presented five A Zone projects:

1. 89-1852 - Bank Street Parking Garage (Trenton);
a seven-deck parking garage.

Mr. Amon reminded the Commissioners that at the Commission's December meeting, this project was denied approval "...with the recommendation that every effort be made to improve the undesirable impact that the building will have on the park." Subsequently, Superintendent Paul Stern and Mr. Amon visited the site and recommended that a row of sycamores be planted on the Canal side of Chauncey St.

Mr. Amon also stated that a citizens' group has filed suit against the State because they feel the project is incompatible with the Canal Park.

2. 89-1748 -Crowne at Five Points (Trenton);
a housing development to be built in three phases.

Mr. Amon recommended approval of this project with the following conditions:

- a barricade whose design shall be approved in advance by Mr. Amon and Superintendent Stern shall be erected next to the existing northern curb on Feeder Street prior to issuing any Certificates of Occupancy for units in Phase One.
- Sycamore trees shall be planted on 30-foot centers approximately 8' off of the existing northern curb line.
- any future widening of Feeder Street shall be done by widening toward the south; no existing Canal Park land shall be used for widening.

Mr. Jessen recommended that the name "Feeder Street" remain so, because of its reference to the canal.

3. 90-1862 - Lambertville Flea Market (West Amwell); rearrangement of parking and vendor booths.

Mr. Amon stated that the vendor stalls would increase by about 5%, and the parking by about 20%. There would be no additional paving. Railroad ties would be used to realign the stalls. Mr. Von Zumbusch recommended that a condition be added to the approval whereby an allee of trees be planted along Route 29 to act as a screen for the Canal Park. The Commissioners agreed to add this as a condition, with Mr. Amon approving the location, size and species of the trees.

4. 90-1871 - Hoffman Residence (Stockton); house addition.

Mr. Amon stated that the addition is complementary to the existing house and not intrusive on the Canal Park.

5. 89-1741 - Princeton Theological Pool (West Windsor Twp.); indoor swimming pool and parking yard.

One detention basin will provide for water quality and storm water protection. Mr. Von Zumbusch recommended making sure that a tree buffer would remain in place between the park and the Seminary. Mr. Guidotti stated that it would be possible to impose an easement that would require continual screening. Mr. Amon stated that the township already has a greenbelt ordinance in place, but he said that he would check to make sure that the local ordinance protects the trees.

Mr. Jones moved approval of the A Zone projects with their respective conditions; Mr. Guidotti seconded the motion, and it passed unanimously.

Mr. Amon then presented 2 B Zone projects:

1. 89-1844 - West Windsor Commerce Center; three 1-story commercial/office/flex buildings.
2. 90-1865 - Hightstown Coca Cola Phase I; one-story addition of 86,183 sq. ft. to existing facility with a total impervious coverage of 98% on a 15+ acre site.

Mr. Amon stated that water quality requirements had been met and recommended approval for both projects. Mr. Jones moved approval, Mr. Pauley seconded the motion and it passed unanimously.

MERCER COUNTY IMPROVEMENT AUTHORITY RESOURCE RECOVERY PLANT

Mr. Amon reviewed some of the plans for the facility that had been discussed at an earlier meeting, which will include a successional landscape park, and a 20-space parking lot with

a landscape buffer. He stated that the building itself (near the filled-in portion of the canal) will have a large impact on the Canal Park. After speaking with representatives from MCIA, he recommended a "mutually-shared understanding" that space on their property be left for a pipe to bring water from the Delaware River to the canal, in the event that this section of the canal may be restored some time in the future.

Mr. Stern stated that a contractor for the proposed I-295 wants access to the other side of Lamberton Road--he is presently planning on bringing fill material by a barge over from Bordentown. Mr. Stern suggested digging out the now filled-in portion of the canal and using it for this contractor's purposes. Mr. Von Zumbusch stated that the fill wouldn't be suitable for highway construction. He also felt that the MCIA agreement regarding the right-of-way for a pipe was too vague and suggested that it be a condition of the approval. Mr. Pauley moved approval of the project, with the understanding that the plans provide an easement suitable for accessing water from the Delaware River to the D & R Canal, for the purpose of watering the presently filled-in portion of the canal. Mr. Torpey seconded the motion and it passed unanimously.

WATER SUPPLY AUTHORITY PERMIT

Mr. Greg Chase of New Jersey Water Supply Authority discussed a permit application by the owner of the Saturn Chemical Plant site in Lawrence Township adjoining the Canal Park. The request is for installation of test wells on both sides of the towpath. Mr. Amon recommended approval, stating that it is in the interests of the Canal Park to know if there is groundwater contamination at this location. Mr. Guidotti moved approval, Mr. Jones seconded the motion, and it passed unanimously.

THREE CANAL HOUSES

Mr. Abramson of Abramson & Associates, an architectural firm, described restoration plans for three canal houses. The canal house at Zarephath, a masonry structure, will be restored as a 2-bedroom home. The Weston canal house, also masonry, is currently in total disrepair except for the roof. A drainage ditch which runs through the house will remain. It will be restored for commercial use because of its proximity to the road. The Carnegie house, which is wooden, is in better shape. One corner has suffered as a result of settlement and needs to be rebuilt.

Mr. Von Zumbusch suggested presenting the plans to the Franklin Township Historical Commission as a courtesy. It was also recommended that the basement wall in the Weston house be changed from wood to masonry. Mr. Guidotti moved

conceptual approval of the plans, Mr. Jones seconded the motion and it passed unanimously.

PUBLIC FORUM

Mr. Gunther Rooda asked the Commissioners why the canal has wooden railings when the canal is 12 feet deep, and what will they do to prevent inadvertent accidents in the future. He also asked whether the design of these bridges was within the Commission's jurisdiction.

Mr. Jessen replied that D.O.T. is in charge of designing the bridges, and that the Canal Commission approves the design.

Mrs. Todd asked that if steel guide rails were presented before the Commission as a design, would they approve it?

Mr. Amon answered that there was already a precedent for that in the case of the Harrison Street bridge, which is concrete and steel made to look like wood.

Mr. Rooda asked whether there were any plans to replace the wooden rails at the Alexander St. bridge. Mr. Jessen stated that there were no plans, because there was no money.

Mr. Rooda stated that if there had been steel rails, the accident at Alexander Road would not have happened. He added that safety should be the most important criteria. The death that occurred was a result of a poor choice of materials.

Mr. Amon spoke of a bill that was introduced to the Assembly, A 0016, which would remove any doubt about DOT's responsibility for the bridges that cross the canal.

Mr. Rooda stated that he understood that the design was the Commission's responsibility. Mr. Amon replied that the design comes from guidelines established by the DOT in the 1940's, and that the Commission has at times expressed pleasure of these guidelines.

Mr. Rooda replied that the Commission is promulgating a design that is not in tune with traffic in the 90's.

Mr. Pauley stated that wooden railings are still being built in Somerset County.

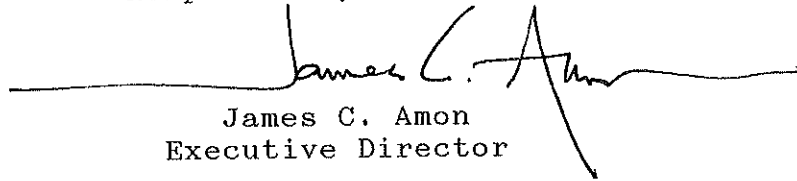
Mr. Torpey stated that Mr. Rooda has made some valid points, and that the Commission should communicate with DOT and ask that this issue be considered, and that they review existing structures.

Mr. Guidotti left at 2:25, and therefore a quorum no longer existed.

Katherine McGavern expressed deep concerns about the proposed Scudders Mills Extension onto Mapleton Road. She asked whether the Canal Commission would approve this project. Mr. Amon replied that the Commission could not make that decision until the application came up for review. He said that he has been working with representatives from DOT, and that he has encouraged DOT to come up with alternate plans. Mr. Torpey suggested that the public express their concerns to DOT.

The meeting adjourned at 2:50.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James C. Amon", is written over a horizontal line. The signature is stylized with a large, sweeping "A" and a long horizontal stroke extending to the right.

James C. Amon
Executive Director