

1- Minutes + Agenda  
1990

MINUTES OF THE MEETING OF 16 MAY 1990

TIME: 12:00 NOON - 1:50 PM  
DATE: Wednesday, 16 May 1990  
PLACE: D & R Canal Commission  
Prallsville Mills  
Stockton, NJ



DELAWARE AND RARITAN  
CANAL COMMISSION

ATTENDING:

- COMMISSIONERS: Messrs. Guidotti, Jessen, Jones, Kirkland, Pauley, Mrs. Nash
- STAFF: Messrs. Amon and Dobbs; Ms. Holms  
Deputy Attorney General Stephen Brower
- GUESTS: Bill Moss, Canal Society of New Jersey  
Barbara Thomsen, D & R Canal Watch  
Bill McKelvey, American Canal Society  
Tony Dilodovico, Schoor & Canger Group  
Marc S. Weinroth, Princeton South at Lawrenceville  
Frank J. Petrino, Princeton South at Lawrenceville, (attorney)  
John Kraml, Parks & Forestry  
Kay and Larry Pitt, Canal Society of NJ  
Robert von Zumbusch, Princeton  
Mark Platz, Donald H. Stires Assoc.  
Karyn Colombo, Courier News  
Norman S. Mathis, Jr., Somerset County Engineering Department  
Joseph J. Skupien, Somerset County Engineering Department  
Paul Stern, D & R Canal State Park  
Eugene Gross, Water Supply Authority

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

MINUTES

Mr. Jones moved approval of the minutes from the meeting of 18 April 1990; Mrs. Nash seconded the motion, and it passed unanimously.

LEASES AND PERMITS

Mr. Amon recommended approval of a lease in Titusville for the use of a bulkhead and back porch on park property, at a

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<b>EXECUTIVE DIRECTOR</b> James C. Amon	<b>COMMISSIONERS</b> Benjamin B. Kirkland <i>Chairman</i>	Martin D. Jessen <i>Vice-Chairman</i>	Donald B. Jones <i>Treasurer</i>	Stuart R. Zaikov R. William Pauley	Judith A. Yaskin Frank J. Torpey	Winona D. Nash
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cost of \$150 for the year. Mr. Jessen moved approval of the lease, Mrs. Nash seconded the motion, and it passed unanimously.

#### REVIEW ZONE PROJECTS

Mr. Amon presented four A Zone projects:

1. 90-1879 - Stony Brook Regional Sewerage Plant; improvements to sewerage treatment plant.
2. 90-1881 - Lambertville Storm Sewers.
3. 90-1882 - Wynn Outbuilding (Franklin Twp./Somerset Cty.);
4. 90-1880 - Grill Room Addition (Lambertville); restaurant remodeling.

Mr. Amon stated that for all the above applications, there will be no harmful visual impacts on the Canal Park. In the case of the Stony Brook Sewerage Plant, the improvements will not increase the plant's capacity; they will increase efficiency and reduce odor. The Lambertville storm sewers will connect to existing lines that empty into the canal.

Mr. Jessen moved approval of the A Zone projects; Mr. Pauley seconded the motion, and it passed unanimously.

Mr. Dobbs presented four B Zone projects:

1. 90-1876 - Planters View (Montgomery Twp.); 17 single family houses.
2. 88-1719 - Lovero (Hopewell Township); two 1-story office/warehouse buildings.
3. 86-0962 - Vantage Business Park - Building #2; (Franklin Twp./Somerset County); Application for re-certification of an office/warehouse.
4. 88-0265 - Windsor Hollow (East Windsor Township); Application for re-certification of 346 townhouses on 54 acres.

With regard to the first two projects, Mr. Dobbs stated that storm water management and water quality provisions have been met, and recommended approval. According to Mr. Dobbs, Vantage Business Park and Windsor Hollow were previously approved but did not meet the time limit for Approval, and therefore needed to come up before the Commission again. Because Windsor Hollow obtained preliminary municipal approval before the new stream corridor regulations went into effect, Mr. Dobbs stated that the project was exempt from those regulations. Mrs. Nash questioned the accuracy of this

and asked for a legal opinion before approving the project again. Mr. Jessen moved approval of the first three projects, excluding Windsor Hollow. Mrs. Nash seconded the motion and it passed without dissent. Mr. Jessen moved that the application for Windsor Hollow be tabled until the Commission could consult with legal counsel; Mrs. Nash seconded the motion, and it passed unanimously.

#### EXECUTIVE DIRECTOR'S REPORT

Mr. Amon announced that a fifth B Zone project, Princeton South at Lawrenceville, would be postponed until later in the meeting, after Deputy Attorney General Brower arrived.

Mr. Amon stated that he had been meeting with representatives of DOT about the Lambertson Road connector which is being designed to go over or near Lock #2 in Hamilton Township and Trenton. He recommended arranging a special meeting of the Commission in order to give the Commissioners an opportunity to interpret the definition of Canal Park boundaries. Mr. Pauley suggested the meeting start at the site. Mr. Von Zumbusch suggested a full set of maps of the area be available. The meeting was scheduled for 9:30 A.M., June 6, 1990; location to be announced.

Mr. Amon requested the Commission pass a resolution approving a 5% merit raise for Janice Holms, Administrative Assistant. Mr. Jones moved approval of the merit raise, Mr. Jessen seconded the motion, and it passed unanimously.

Mr. Brower arrived at 12:25, and recommended the Commission go into Executive Session for the purpose of obtaining legal counsel about the waiver provision in the stream corridor regulations, with regard to the project called Princeton South at Lawrenceville.

The Commission meeting reconvened at 12:55.

#### PRINCETON SOUTH AT LAWRENCEVILLE

This project was previously discussed at April's meeting, when the applicants stated that 1) the floodplain along the stream was between 600-1000' wide; and 2) although they reduced the size of the 100-foot buffer in some places to as little as 43 feet, the average size of the buffer came out to 96 feet. For these reasons, the applicant felt that the stream corridor being provided met the definition of the Commission's stream corridor, and therefore the applicant could be exempted from obtaining approval.

Mr. Kirkland opened the discussion by asking what would be built on the 100-foot buffer; the applicant responded that the only disturbance would be two detention basins, parking spaces and a roadway.

After extended discussion, Mr. Jessen moved the project be waived from the stream corridor regulation requirement. Mrs. Nash seconded the motion. Messrs. Guidotti, Kirkland, Jessen, Jones and Mrs. Nash voted in favor of the motion. Mr. Pauley voted against the motion, and the motion passed.

Mr. Jessen then moved approval of the project; Mr. Jones seconded the motion. Messrs. Guidotti, Kirkland, Jessen, Jones, and Mrs. Nash voted in favor of the motion; Mr. Pauley voted against, and the motion passed.

Mr. Kirkland left the meeting at 1:05.

#### SOMERSET COUNTY'S PROPOSED PROJECT FOR CANAL ROAD NEAR WESTON

Mr. Amon stated that there is a section along the Canal Park at Weston Canal Road in Somerset County, where there is only 30 feet between the canal and the road, made up mostly of a ditch and a berm which is covered with a dense thicket of shrubs and trees. This section is 1200' long. The Engineering Department of Somerset County is proposing to stabilize the ditch from further erosion by first extending a pipe for a short distance, and then installing 3" thick gabions, (3 feet in length). This would require clearing all trees on the road side of the ditch. Mr. Jessen asked why the pipe could not be extended for the whole distance. Mr. McKelvey stated that the gabions on the road side would cause the canal side to erode. Mr. Skupien responded that the pipe would be difficult to install, and that according to his statistics, the gabions would not cause the canal side to erode.

Mrs. Nash asked that if this solution was not successful, would the county put in gabions on the embankment side as well? Mr. Mathis said yes.

Mr. Pauley moved approval of the project, with the condition that the Somerset County Engineers re-check their figures so as to insure that the flow velocity would not increase erosion on the embankment side. He also stipulated that any new design must come again before the Commission, and that no trees be cut on park property. Mr. Jones seconded the motion, and it passed unanimously.

#### WSA - REHABILITATION OF THE RANDOLPH BROOK CULVERT

Mr. Amon stated that this project had previously received conceptual approval from the Commission. The Water Supply Authority is recommending that a steel-plated tube with concrete supports be installed inside the culvert, and that a portion of the headwall be rebuilt. According to archeologists hired by WSA, there will not be a harmful impact on the culvert's historic character. Mr. Stern asked

that the towpath be restored to its former state, and that any lay down areas be restored as well.

Mrs. Nash moved approval of the rehabilitaion with the condition that any portion of the Canal Park used for access and staging be restored to the satisfaction of the State Park and the Commission. Mr. Pauley seconded the motion, and it passed unanimously.

#### CANAL PARK SUPERINTENDENT'S REPORT

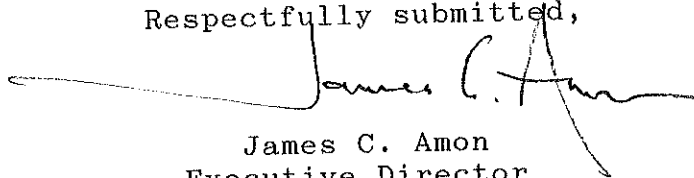
Mr. Stern reported that three citizens' groups picked up trash in the Canal Park on Earth Day; seasonals have been hired, and mowing has started.

Mr. Pauly said he was sorry to hear that construction of a new maintenance building for the headquarters at Blackwell's Mills has been indefinitely postponed.

Mrs. Nash asked whether Mr. Amon and Mr. Stern had visited the park near Mulberry and Whitehead Avenues. She stated that she was getting tired of listening to complaints about its unsightliness.

The meeting adjourned at 1:50 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James C. Amon". The signature is written in a cursive style with a long horizontal stroke extending to the left.

James C. Amon  
Executive Director