

MINUTES OF THE MEETING OF 17 OCTOBER 1990

TIME: 12:00 NOON - 1:45 PM  
DATE: Wednesday, 17 October 1990  
PLACE: D & R Canal Commission  
Prallsville Mills  
Stockton, NJ



DELAWARE AND RARITAN  
CANAL COMMISSION

ATTENDING:

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

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

GUESTS: Paul Stern, D & R Canal State Park  
Barbara Thomsen, D & R Canal Watch  
Joe Bird  
Kay and Larry Pitt, Canal Society of NJ  
William McKelvey, Canal Society of NJ  
Norm Mathis, Somerset Co. Engineering  
Joe Skupien, Somerset Co. Engineering

Mr. Kirkland opened the meeting and announced that this was a regular meeting of the D & R Canal Commission and that all provisions of the Open Public Meeting Law of 1976 had been met.

MINUTES

Two errors were noted in the Minutes of 19 September 1990: 1) the date, recorded as 15 August 1990, should be changed to 19 September 1990, and 2) regarding the "A" Zone project 88-1647--the Somerset County Park Commission Maintenance Building will actually be moved 175 feet closer to the canal, not 100 feet (p. 2). With those changes, Mr. Pauley moved approval of the minutes of both 31 August 1990 and 19 September 1990. Mr. Jessen seconded the motion, and it passed unanimously.

LEASES AND PERMITS

Mr. Amon presented four lease applications to the Commission. The first two are for a right-of-way in East Millstone across the canal that PSE&G leases for high-power lines, for \$800 per year. The third is for a quarter-acre of

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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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NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
James J. Florio, Governor Judith A. Yaskin, Commissioner

park property that abuts a homeowner's backyard in Hillsborough Township. The fourth is for the lease of a locktender's house in Griggstown, for \$4,050 per year. Mr. Guidotti moved approval of these leases, Mr. Pauley seconded the motion, and it passed unanimously.

#### REVIEW ZONE

Mr. Amon presented the following "A" Zone projects:

- 86-0988 - The Conservancy - Franklin Twp., Somerset Cty;
- 89-1781 - Highwood Conservancy - Franklin Twp., Somerset County; - both are subdivision applications.
- 90-1941 - Horvath Office - Franklin Twp., Somerset Cty.; installation of parking lot.
- 90-1937 - Canal Road Drainage & Guide Rail - Franklin Twp., Somerset County; drainage improvements along Weston Canal Road.
- 90-1946 - Bailey Fence - Hopewell Twp., Mercer County; 6-foot tall stockade fence.

The first two projects entail the construction of four new houses; in addition, 3 pieces of land will be permanently protected by conservation easements offered to the Commission and policed by the Highwood Conservancy, a neighborhood group. Mr. Amon said that Mr. Brower, Deputy Attorney General, suggested passing two separate resolutions--one which would approve the projects, and one that would accept the conservation easement "in form". Mrs. Nash recommended that an annual written report be required of the Highwood Conservancy as a condition of the easement. Mrs. Nash moved approval of the project applications, Mr. Jessen seconded the motion, and it passed unanimously. Mrs. Nash then moved to accept the conservation easements "in form", Mr. Guidotti seconded the motion, and it passed unanimously. The Horvath office parking lot is not visible from the park, and therefore will have no visual impact. The Bailey fence will be erected on the property line of the Canal Park, and will be left in its natural condition (unpainted).

The Somerset County Engineering Department has proposed installing a pipe in certain areas along Weston Canal Road and a gabion-reinforced ditch in others, for the purpose of increasing safety on the road. Mr. Amon reminded the Commissioners that they gave concept approval in May of 1990. He also recommended Cor-ten steel guard rails instead of galvanized, but the County stated that this was not possible. Mr. Jessen said that the galvanized rails would be safer and less expensive; Mr. Skupien concurred. Mr. Skupien also noted that the County proposed to use the existing rails, thereby eliminating a cost of \$20,000 to replace the rails with new ones. Mr. Pauley said that he did not think galvanized rails were intrusive if used for long stretches, but that Cor-ten rails were more appropriate for smaller

segments, in historic areas. Mr. Zaikov moved approval of the remaining "A" Zone project applications, Mr. Jessen seconded the motion, and it passed unanimously.

Mr. Dobbs presented four "B" Zone projects:

- 90-1920 - Forsgate Industrial Complex S-134  
South Brunswick Twp., Middlesex County  
74,205 sq. ft. 1-story warehouse on 9 acres  
with 55% impervious surface
- 90-1919 - Forsgate Industrial Complex S-132  
South Brunswick Twp., Middlesex County  
110,925 sq. ft. 1-story warehouse on 7+ acres  
with 54+% impervious surface
- 89-1851 - Lambertville Assembly of God Church  
West Amwell Twp., Hunterdon County  
28,000 sq. ft. 2-story church on 22 acres with  
11% impervious surface
- 89-1758 - Compressor Station 205 - Lawrence Twp.  
6 buildings, 2 pipelines, 200-foot tower on  
99+ acres with 4% impervious surface.

Mr. Dobbs stated that conditions for stormwater management and water quality protection had been met for all projects; he stated that in the case of the Compressor station, it would be built in the back of the property (on Cold Soil Road), next to the Stony Brook, but that there would be a 100-foot buffer along the 100-year flood line, as well as an agricultural easement on the remaining property. Mr. Jones moved to approve the "B" Zone projects, Mr. Pauley seconded the motion, and it passed unanimously.

Mr. Dobbs then brought up an issue for discussion regarding safeguards for stream corridor buffers. He stated that there was a possibility that after receiving approval for a major project, there was nothing in the regulations to stop a developer from then encroaching upon the stream corridor with a minor project. Mr. Jessen asked whether or not a corridor was protected by wetlands regulations; Mr. Amon answered that the buffer in some cases might not be wetlands.

Mr. Brower joined the meeting at 1:00 PM.

Mr. Brower stated that developers were sometimes reluctant to deed-restrict the stream corridor, because some municipal ordinances require subtracting deed-restricted acreage in figuring density limits, which would lower the value of the land. Mrs. Nash suggested the staff research each of the municipal ordinances regarding this issue. Mr. Pauley recommended preparing a staff report that presented the details of the issue.

## NJ DOT'S BRIDGE SAFETY PROPOSAL

Mr. Amon reviewed DOT's proposal regarding canal bridge safety. The Department recommends improving the safety of the current bridges at this time, and creating a design for safe bridges that would eventually replace the present bridges.

Mr. Amon felt that although the improvement proposal appeared to achieve the goal of safety, there was not much regard for aesthetics. He said he was presently awaiting documents from the Federal Highway Administration regarding bridge design standards for scenic roads. Because representatives from DOT did not attend the meeting, and because he was still waiting for the design documents, Mr. Amon recommended tabling the issue until November's meeting.

Mr. Pauley stated that he felt that there was potential for preserving the style of the historic bridges, and cited the Route 518 bridge over the Millstone River as an example, which used rectangular sections as opposed to the "W" style guide rails. He felt that there were attractive, economic, and safe alternatives that were more reasonable than that which was being proposed by DOT.

## EXECUTIVE DIRECTOR'S REPORT

Mr. Amon announced that Governor Florio had recommended the expenditure of a portion of the 1989 Green Acres Bond funds. Of this portion, \$2 million would be spent for state land acquisition in the area of Port Mercer, the Commission's first priority in land acquisitions. This would be added to seven and a half million dollars given to Princeton Township, to be applied toward the eventual purchase of land now owned by the Institute for Advanced Study. In addition, one million dollars has been designated toward eventual acquisition of the White Farm, a property integral to the Battle of Princeton. Mr. Amon also mentioned several other proposed acquisitions that would be a part of the D & R greenway.

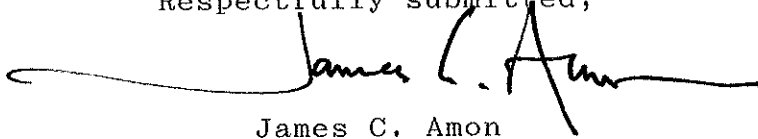
Mr. Amon said that archaeological work has begun on the Linseed Oil Mill at the Prallsville Mill.

## CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern said that the annual fields were being mowed, buildings were being winterized, access points were being pruned, and more severe pruning was taking place between Whitehead and Mulberry Roads. Prototypes for the Sierra Club sign holders had arrived.

The meeting adjourned at 1:45 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James C. Amon". The signature is fluid and cursive, with a long horizontal flourish extending to the left and another extending to the right.

James C. Amon  
Executive Director