

MINUTES OF THE MEETING OF 21 AUGUST 1991

TIME: 12:15 PM - 3:10 PM
DATE: Wednesday, 21 August 1991
PLACE: D & R Canal Commission Office
Prallsville Mills
Stockton, NJ



DELAWARE AND RARITAN
CANAL COMMISSION

ATTENDING:

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

STAFF: Messrs. Amon and Dobbs; Ms. Holms
Ms. Carol Blasi, Deputy Attorney General

GUESTS: Paul Stern, Div. Parks & Forestry
Joe Bird
Babs Thomsen, D & R Canal Watch
Bill Moss, Canal Society of NJ
Kay & Larry Pitt, Canal Society of NJ
Bill McKelvey, Friends of the NJ RR &
Transportation Museum
Gordon Keith, Port Mercer Civic Assoc.
A. Gregory Chase, NJ Water Supply Auth.

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. He mentioned two items of news--that Senator Lautenberg has introduced a bill that would appropriate \$2 million for improvements to Trenton's historic sites, including the D & R Canal State Park, and that a state bill has been introduced which would give the Department of Transportation full responsibility for bridges that cross the canal. He also talked about the new Federal definition for wetlands, stating that it was his understanding that the state's definition of what constituted wetlands was based on the federal one, so that New Jersey's wetlands would be affected by the new action.

MINUTES

Mr. Guidotti asked that the minutes of the meeting of 17 July 1991 be changed as follows: on page 5, Mr. Marshall stated that, regarding the New Jersey Coastal Heritage Trail, the National Park Service is encouraging the State to take over implementation and management of the Trail. Mrs. Nash moved approval of the minutes with the above-mentioned change, Mr. Guidotti seconded the motion, and it passed without dissent.

PRALLSVILLE MILLS P.O. BOX 539 STOCKTON, NJ 08559-0539 609-397-2000 FAX: 609-397-1081

EXECUTIVE
DIRECTOR
James C. Amon

COMMISSIONERS
Benjamin B. Kirkland
Chairman

Martin D. Jessen
Vice-Chairman

1
Donald B. Jones
Treasurer

Stuart R. Zaikov
R. William Pauley

Scott A. Weiner
Frank J. Torpey

Winona D. Nash
Douglas H. Palmer

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
James J. Florio, Governor Scott A. Weiner, Commissioner

LEASES

Mr. Amon reviewed applications for a lease approval and a lease modification: the first involved a piece of land behind the former bridgetender's house in Lambertville that provides access to an antique store. Mr. Amon stated that at some time in the future, the State would be interested in cancelling the lease and making use of the property, but until that time he recommended a one-year extension of the lease. The second involved a change of insurance coverage for the Carnegie Road Bridgetender's House; the new coverage requires the tenant to carry \$500,000 liability. The State would be an additional insurer. Mr. Guidotti said that this was a standard requirement. Mrs. Nash moved approval of the two lease applications, Mr. Pauley seconded the motion, and it passed unanimously.

REVIEW ZONE PROJECTS

Mr. Amon presented one "A" Zone project:

91-1990 - Alexander Street Improvements, Princeton Twp.

Mr. Amon stated that there will be a new sidewalk for a portion of the road plus minor widening at some locations. A new catch basin will continue to direct stormwater into the Stony Brook. The width and curve of the road in the vicinity of the Canal Park will remain the same, and construction will allow for continued access to the park from the east side. He recommended approval. Mr. Jessen moved approval of the project, Mr. Pauley seconded the motion, and it passed unanimously.

Mr. Dobbs announced that a seminar on nonpoint source pollution would be held at the Clinton Holiday Inn on September 24th. He then presented the following "B" Zone projects:

91-1999 - Windsor Center, East Windsor Twp.
three 1-story office buildings on 33+ acres
with 38% impervious coverage.

89-1825 - Tara Way, Hopewell Twp.
18 houses on 62+ acres with 8% impervious
surface.

91-1957 - St. Charles Borromeo Parish, Montgomery Twp.
4-story church with parking and access road on
18 acres with 14% impervious surface.

Mr. Dobbs reported that all of these projects were in compliance with the Commission's stormwater management regulations, and he recommended approval. Mr. Jessen moved approval of the "B" Zone projects, Mr. Guidotti seconded the motion, and it passed unanimously.

Mr. Amon then reviewed the status of a project in Franklin Township, the Laurie Rubber Company, that involved demolition of a building and landscaping. A revised landscape plan had come up for approval some months ago; the Commissioners requested that a written plan be submitted. Mr. Amon then presented the submitted plan--an allee of sweetgum trees 30 feet apart to be planted along the exterior of the property. It was suggested that the sweetgums alternate with another native species so that a blight would not destroy the entire allee. Mr. Stern suggested that a staking diagram and planting schedule be required. Mr. Jessen moved approval of the plan with the above-mentioned recommendations, Mr. Pauley seconded the motion, and it passed unanimously.

REVIEW OF STATUS OF MAJOR PROJECTS IMPACTING THE CANAL PARK

1. Hunterdon County Landfill - Mr. Amon said that the County Freeholders voted to abandon the plan to have a landfill on the "Racetrack" site (the headwaters of the Wickecheoke), suggesting that a recycling center be built there instead.
2. Wickecheoke Creek "Greenway" - The New Jersey Conservation Foundation has contacted 80 landowners along the Wickecheoke to interest them in participating in a program to preserve land along the creek; 20 are interested so far.
3. Path from Lambertville to Trenton - Although plans for the path are almost complete, the State is still lacking the \$500,000 required for construction.
4. Washington Rock - A former boy scout camp and significant piece of undeveloped land was the subject of a lawsuit between West Amwell and the Silvi Construction Company, the landowner. The owner wished to use the land for a quarry; the Township's decision to deny their zoning request was recently upheld in the State Appellate Court.
5. Kuser Mountain, Hopewell Township - Private, municipal, county and state efforts are being made to preserve this 1,700-acre property currently owned by Trap Rock.
6. Trenton - The cleanup along a section of the railroad right-of-way by state and city employees has been extremely successful. Isles, Inc., a non-profit organization, has

initiated two successful cleanup days along other portions of the Canal Park. The proposed Canal Road plan, created by the Capital City Redevelopment Corporation, has been modified but not yet finalized; several public meetings were held to review this proposed road. The Bank Street Parking Garage has been completed--PSE&G has agreed to make \$200,000 worth of landscaping improvements to a site adjacent to the parking garage, between Broad and Willow. Construction has started on I-295, and the Lamberton Road Connector is also proceeding. Plans for the incinerator at Duck Island are also moving slowly forward.

7. Port Mercer - The proposed development, Yorkshire Village (now called Port Mercer Village), has reached a standstill. Plans for the proposed Nassau Park development have been presented to the West Windsor Planning Board. Although there has been some increase in setback and more landscaping for a buffer, there is not yet complete agreement between the community and the developer. A lengthy discussion regarding the Commission's role in this matter ensued. Mrs. Nash suggested the Commission write a letter to the West Windsor Planning Board stating that the problem of traffic impact on the Port Mercer bridge must be resolved before the Commission would approve this project. Suggestions were made that copies be sent to the Department of Transportation, the County Planning Board, the County Freeholders, the County Executive and the developer. It was then suggested that the issue of setback be mentioned, and after more discussion about whether the setback issue be part of the previous letter or a new letter, it was decided that the traffic issue should be the sole subject of the letter. Ms. Blasi said that the Commission's authority was with municipalities, but that the county could be served notice on this issue. She also said that a general moratorium on projects related to this traffic problem would not be in keeping with the Commission's statute. Mrs. Nash moved approval of sending a letter to the West Windsor Planning Board stating that the Canal Commission will not approve the Nassau Park development until the traffic problem at the crossing of the canal is resolved. Mr. Pauley seconded the motion and it passed unanimously. Further discussion resulted in deciding not to write about setbacks or park enhancement at this time. Mrs. Nash then moved approval to send copies of the first letter along with individual letters to the County Executive, Planning Board Chairperson, and Freeholders, alerting them to the Commission's concerns about the traffic impact on this county road and the bridge. A copy of the letter to the county officials would be sent to the West Windsor Planning Board. Copies of both letters would be sent to the Nassau Park developers. Mr. Pauley seconded the motion and it

passed unanimously.

Ms. Blasi said that the Commission has the authority to require that a traffic study be undertaken, and that the Commission could have its own consultant review the study in order to be on record. Mr. Amon said he would find out whether West Windsor will require a traffic study.

The Commissioners discussed notifying the Department of Transportation expressing the Commissioner's concerns about this matter and to use the opportunity to work on this issue together.

8. The Woods at the Institute for Advanced Study, Princeton - This land is part of the Commission's #1 priority for acquisition; the D & R Greenway, Township and Green Acres are continuing to work together in an attempt to preserve it.

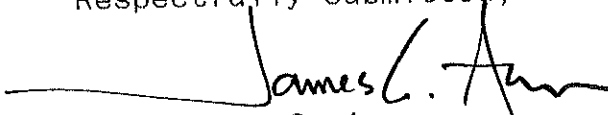
9. Proposed Route 92 ("Princeton Bypass") - Due to disagreements between the State and municipalities and a lack of funding, plans for this proposed road have been abandoned.

10. Trap Rock - Construction on the new road in Franklin Township and park improvements may start before 1992.

11. Hovnanian Development, Franklin Township - Although 900 acres in this project have been designated as open space, the allocation of how this land will be preserved has not yet been determined.

The meeting adjourned at 3:10 PM.

Respectfully submitted,


James C. Amon
Executive Director