

MINUTES OF THE MEETING OF 16 DECEMBER 1992

TIME: 12:10 PM to 2:15 PM  
DATE: Wednesday, December 16, 1992  
PLACE: Canal Commission Office  
Prallsville Mills, Stockton, NJ



ATTENDING:

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

STAFF: Mr. Amon, Mr. Dobbs, Ms. Holms  
Ms. Carol Blasi, Deputy Attorney General

GUESTS: Paul Stern, D&R Canal State Park  
Erik Jetzt, Isles, D&R Canal Watch  
Debbie Schaeffer, Mansion Hill Estates  
Edward Buss, NJ Water Supply Authority  
Fred Brown, D&R Canal Watch  
Kay & Larry Pitt, Canal Society of NJ  
Robert B. Britton, Jr., Ewing Twp. Historical  
Preservation Commission  
Gordon Keith, Port Mercer Civic Association

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

Mr. Pauley moved the approval of the minutes of November 18, 1992; Mr. Torpey seconded the motion and it passed unanimously.

REVIEW ZONE ACTIONS

Mr. Dobbs presented two "B" Zone projects:

- 92-2027 - West Ridge; Hillsborough Township, Somerset County.  
29 single family houses on 214+ acres with 14% impervious coverage. 20+ acres are being dedicated to Somerset County and 150+ acres to Hillsborough Township.
- 88-1709 - Montgomery Hills; Montgomery Twp., Somerset County.  
346 townhouses, 35 Mt. Laurel apartments, and 60 senior citizen rental units on 68+ acres with 31% impervious coverage. There will be 37 acres of open space.

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EXECUTIVE  
DIRECTOR  
James C. Amon

COMMISSIONERS  
Benjamin B. Kirkland  
Chairman

Martin D. Jessen  
Vice-Chairman

Donald B. Jones  
Treasurer

Stuart R. Zaikov  
R. William Pauley

Scott A. Weiner  
Frank J. Torpey

Winona D. Nash  
Douglas H. Palmer

Mr. Dobbs stated that the Commission's stormwater management requirements had been met in both cases.

Mr. Dobbs then reviewed a request by the developer Hovnanian to exchange land parcels within a previously-approved project. The applicant would now like to remove a 10,170 square-foot property from the area that had been in the stream corridor when the project (Klockner Farms in Lawrence Township) was approved. In its place, Hovnanian is proposing that a 16,130 square-foot piece of land in an adjacent development known as Society Hill at Hopewell be included in the stream corridor. Mr. Dobbs recommended approval of the exchange, because the lands have an equivalent effect upon the stream corridor.

Mr. Jessen moved the approval of the two "B" Zone projects; Mrs. Nash seconded the motion, and it passed unanimously. Mrs. Nash then moved the approval of the exchange of restricted lands, by releasing the mitigation area for development, and extending stream corridor protection to the new parcel that the applicant has proposed. Mr. Jessen seconded the motion, and it passed without dissent.

#### MANSION HILL INTERPRETIVE DISPLAY

Mr. Amon showed the Commissioners mock-ups of an interpretive display that will be constructed in the Canal Park in Ewing Township. As compensation for failure to comply with the original terms of a site plan approval, the developer of the housing project known as Mansion Hill Estates has agreed to sponsor this interpretive display. The signs will describe the history of quarries that had been active at the location, the history of the community, the history of the canal, and present uses of the canal.

Mr. Marshall left the meeting at 12:30 PM.

Mr. Jessen suggested that a provision be made to acquire the original artwork for future displays at other locations in the park.

Mr. Britton of the Ewing Township Historical Preservation Commission reviewed two of the signs and felt that with minor grammatical revisions they would be satisfactory.

Mr. Amon stated that he would talk to the artist about having an extra set of plates, about retaining the original artwork, and having a negative prepared which could be used for reproduction in other ways.

Mr. Jones moved the resolution recommending that the State Park Service accept the panels with minor editorial changes. Mr. Pauley seconded the motion and it passed unanimously.

## WATER SUPPLY AUTHORITY PROJECT: REPAIR OF METTLAR'S BROOK CULVERT

Mr. Amon reviewed the proposal to repair an historic culvert; Mettlar's Brook in Franklin Township, Somerset County, flows under the canal through a stone-arched culvert built in 1834. The headwalls are being forced out, and loose material is inside the culvert. The Water Supply Authority proposes to rebuild the headwalls, repoint stones, remove silt, and repair the wooden floor if necessary.

Mr. Jessen suggested that date stones be placed in the headwalls at either end with the original date of construction and the date of restoration. He moved approval of the Mettlar's Brook Culvert repair with the above recommendation; Mr. Torpey seconded the motion, and it passed unanimously.

## REPORT FROM NASSAU PARK SUBCOMMITTEE AND DISCUSSION

Mr. Pauley reviewed discussion that took place between the Commission's Nassau Park subcommittee and representatives of the Nassau Park project. He concluded from traffic consultants' reports that traffic would be bad at all hours. He said that as a result of meeting with the Commission's subcommittee, the applicant agreed to look further at the road alternative proposed by the Port Mercer residents and to look at an alternative that would make Quakerbridge Road look like a park entrance road. He said that the discussion was based on the premise that the present Port Mercer bridge across the canal would remain open.

Mr. Jessen questioned why that premise should be considered a given, and suggested that the Commissioners consider other alternatives. Mrs. Nash replied that in 1989 the Commission voted to keep the existing bridge open as part of a conceptual approval for the former Yorkshire Village application. She stated, however, that since that time, Yorkshire Village (renamed Port Mercer Village) has been required to downgrade its proposal from 900 units to 500 units because of wetland delineations, and that they will have to completely revise their site plan. Mr. Amon said that he suggested that representatives of Port Mercer Village be involved in the discussions, but that Nassau Park representatives were not in favor of this suggestion. Mrs. Nash stated that she still feels the Nassau Park application should not be approved until a complete regional traffic plan has been accepted.

Mr. Jessen stated that if the Port Mercer bridge stays open, the demise of Port Mercer will be certain.

Mr. Amon stated that Lawrence Township prefers to keep intense development on the west side of Route 1, which means that the Canal Park would get the brunt of the impact of this development.

Mr. Jessen recommended closing the Port Mercer bridge and constructing a wider bridge south of Port Mercer.

Mr. Amon suggested that the Commission notify the municipalities involved in order to tell them that the Commission is reconsidering the two-bridge concept.

#### EXECUTIVE DIRECTOR'S REPORT

Mr. Amon asked the Commissioners if they would like to continue the same schedule of Commission meetings for 1993 as in 1992 (the third Wednesday of each month at 12:00 noon). Mr. Jessen moved the approval of maintaining the same schedule and time for Commission meetings; Mr. Pauley seconded the motion, and it passed unanimously.

#### CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern asked that the Commission consider the installation of a gate at Province Line Road in the park for proper access when reviewing the Nassau Park road plans. He also suggested that the Commission request that the City of Trenton send a representative to Commission meetings in the future. He said that the Blackwell's Mills Canal House had a successful annual canoe race, that the Scudder's Falls parking lot was now open, and that the Hanover Street house was being secured. He said that the biggest event in the park as a result of the storm was the unsuccessful rescue of the park's two "wild" cows by the Griggstown Volunteer Firemen; in their attempt to reach the cows, they damaged two gates and badly rutted almost a mile of tow path.

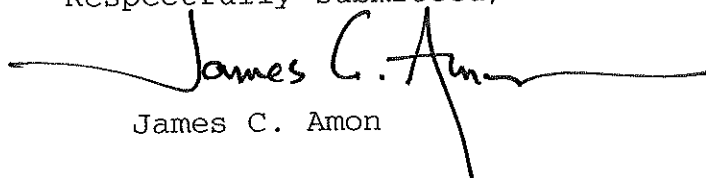
#### PUBLIC FORUM

Mr. Buss announced that the Water Supply Authority has discovered a leak in the canal near Zarephath; the problem is being addressed.

Mr. Jetzt asked whether there were any plans for a Route 1 crossing to connect the Canal Park. Mr. Amon said that the crossing was a high priority for the Commission but would be very difficult to carry out.

The meeting adjourned at 2:15 PM.

Respectfully submitted,

A handwritten signature in black ink that reads "James C. Amon". The signature is written in a cursive style with a long horizontal flourish extending to the right.

James C. Amon