

MINUTES OF THE MEETING OF JANUARY 20, 1993

TIME: 12:00 PM to 2:55 PM
DATE: Wednesday, January 20, 1993
PLACE: Canal Commission Office
Prallsville Mills, Stockton, NJ



DELAWARE AND RARITAN
CANAL COMMISSION

ATTENDING:

COMMISSIONERS: Messrs. Barker, Kirkland, Jessen, Jones,
Pauley, Torpey, Zaikov

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

GUESTS: Paul Stern, D&R Canal State Park
Bill Moss, Canal Society of New Jersey
Robert V. Kiser, Princeton Township
Edward Buss, NJ Water Supply Authority
Fred Brown, D&R Canal Watch
Fred M. Porter, Princeton Township
Rick Collier, Princeton Township Planning Board
Ellen Souter, Princeton Township Committee Woman
Gordon Keith, Port Mercer Civic Association
John A. Thonet, Thonet Associates
Joe Bird
Sam Surtees, West Windsor Township
Eugene Gross, NJ Water Supply Authority
Bill Krane, T&M Realty
Gregg Chase, NJ Water Supply Authority
Leo Laaksonen, Mercer County
Deborah Herzog, Yorkshire Village
Kevin Moore, Jamieson, Moore, Peskin
Deborah Poritz, Jamieson Moore, Peskin
Jack Shaw, PPA
Richard Moralle, T&M Associates
Gary Dahms, T&M Associates
William F. King III, NLA
Frank J. Petrino, Wynmoor Associates

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 acknowledged the presence of two representatives from the Princeton Township Council, Ms. Souter and Mr. Brown.

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

MINUTES

Mr. Pauley moved the approval of the minutes of December 16, 1992; Mr. Jones seconded the motion and it passed unanimously.

ELECTION OF VICE-CHAIRMAN AND TREASURER

Mr. Jones moved that Mr. Jessen serve as Vice-Chairman of the Canal Commission in 1993; Mr. Pauley seconded the motion. Mr. Jones then moved to close the nominations; Mr. Pauley seconded the motion and it passed unanimously.

Mr. Jessen moved the nomination of Mr. Jones for Treasurer in 1993. Mr. Pauley seconded the motion; Mr. Jessen then moved closing the nominations for Treasurer. Mr. Pauley seconded the motion and it too passed unanimously.

LEASES AND PERMITS

Mr. Amon presented a lease renewal by the owner of Faherty's Pub in Hopewell Township; the owner wishes to continue to use 222 square feet of park property for access to the back of his building for \$75 per year. Mr. Amon then presented a lease renewal for land adjacent to the Lambertville Flea Market on the east side of Route 29. Mr. Jessen moved approval of the two lease renewals; Mr. Torpey seconded the motion, and it passed unanimously.

REVIEW ZONE ACTIONS

Mr. Amon presented a waiver request in the "A" Zone (Fox's Den). The applicant proposes to convert a house and carriage house in Lambertville into antique shops; Mr. Amon stated that there would be no impact on the Canal Park. Mr. Jessen moved approval of the waiver, Mr. Pauley seconded the motion, and it passed unanimously.

Mr. Dobbs presented six "B" Zone projects:

- 92-2023 - Lancaster Dress Company - Lawrence Township.
retail building and parking on 3+ acres with 49%
impervious coverage.
- 92-2068 - Varsity Construction - North Brunswick Township.
retail building and parking on 2+ acres with 50%
impervious coverage.
- 92-2054 - Crestmont Hills Phase II - Hillsborough Township.
102 clustered single family houses on 23+ acres with
31% impervious coverage.
- 89-1777 - Hilton Realty - Montgomery Township.
2 senior citizen housing buildings, retail building,
retail building addition, and expanded parking on
19+ acres with an increase in impervious coverage
from 16% to 67%.

- 89-1840 - Hi-Ridge - Montgomery Township.
12 single family houses on 37 acres with 9%
impervious coverage.
- 92-2061 - Bright Meadow Estates - Monroe Township.
28 single family houses on 26+ acres with 29%
impervious surface.

Mr. Dobbs stated that the Commission's requirements for stormwater management had been met in all six applications. Mr. Pauley moved approval of the six "B" Zone projects; Mr. Jessen seconded the motion, and it passed unanimously.

Mr. Dobbs then presented an application for a waiver within the "B" Zone; the applicant is proposing to construct a restaurant and parking on a site in West Windsor Township that would be entirely within the 100-year floodplain. Mr. Thonet, environmental consultant for the applicant, stated that the proposed construction would not adversely impact the existing wooded stream corridor that runs through the property (Duck Pond Run), and that a detention basin behind the proposed building would replace an existing oldfield that had been previously filled. Mr. Amon stated that more information was needed before the Commission could vote on this request and suggested that he and Mr. Dobbs visit the site.

Mr. Zaikov joined the meeting at 12:30.

Mr. Torpey moved tabling the waiver request until more information could be provided and Commission staff could visit the site. Mr. Pauley seconded the motion and it passed unanimously.

ANNUAL REPORT

Mr. Amon asked the Commissioners for their comments on the draft Annual Report. Mr. Pauley suggested including the pedestrian bridge that was installed by PSE&G at Griggstown. Mr. Jessen moved approval of the draft with the proviso that Commissioners' recommendations be included; Mr. Pauley seconded the motion and it passed unanimously.

LAMBERTVILLE EASEMENT

Mr. Amon presented a request for an easement on Canal Park property in Lambertville for the purpose of establishing access to a private residence between Swan and Mt. Hope Streets. Mr. Amon stated that a public hearing had been held and that no one has objected to the selling of this easement. Mr. Zaikov moved approval of the easement, Mr. Torpey seconded the motion, and it passed unanimously.

WSA PROJECT AT CHERRY TREE LANE

Mr. Amon said that a spillway near Cherry Tree Lane in Lawrence Township requires repairs because water is getting underneath the spillway. The Water Supply Authority proposes to determine where the leaks are, drill holes in the concrete structure, and fill the leaks with bentonite. They will also repair any damage done to the canal banks upon completion. Mr. Jessen moved approval of the project, Mr. Barker seconded the motion, and it passed unanimously.

REVIEW OF PORT MERCER TRAFFIC PATTERN

Mr. Amon stated that the Commission's subcommittee for this issue had met twice since the last Commission meeting, and that the applicants asked to make a presentation before the Commission showing the solution they had arrived at after reviewing the alternatives.

Mr. Dahms then discussed the various alternatives for intersection design at Nassau Park Boulevard and Province Line Road, based on the Port Mercer bridge remaining open. Mr. Jessen asked about the feasibility of closing the Port Mercer bridge and building a third bridge. Mr. Amon stated that a new bridge north of the Port Mercer bridge had met with resistance from Princeton and West Windsor Townships, and Mercer County.

Ms. Souter said that the Princeton Regional Planning Board passed a resolution in December of 1991 stating that they would never agree to a new road and bridge attaching to Quaker Road. The Princeton position, as explained by Ms. Souter, Mr. Kiser, and Mr. Collier, is that the intersection of Quaker Road and Princeton Pike cannot safely handle more cars, nor can it be improved because of historic structures and the proximity of the Stony Brook. Ms. Souter indicated that she would not have an objection to making Quaker Road a long cul-de-sac, but there is no official Princeton position on that question.

Mr. Jessen suggested that the second bridge (to be built south of the existing bridge) could handle the traffic; Mr. Laaksonen disagreed. Mr. Pauley suggested expanding the Princeton Pike/Province Line Road intersection in Lawrence Township in order to protect the surrounding historic areas. Mr. Laaksonen stated that the intersection was in a residential area and that it was not appropriate to have a major graded intersection there.

Mr. Amon asked Ms. Blasi to what extent must the Commission be concerned with the problems of neighboring municipalities. Ms. Blasi responded by saying that the Commission must act not only by reviewing individual applications, but in a planning capacity, and cited an example in the Master Plan in which a new bridge and residential development was anticipated and planning recommendations were made accordingly. She stated that with the

changes going on in the area (more commercial development), the Commission should consider amending the Master Plan for consideration of a general policy for this area.

Mr. Amon stated that no matter what alternative is selected, at least one or more constituencies will be adversely affected. Mr. Zaikov asked Mr. Pauley (a subcommittee member) what was best for the canal. Mr. Pauley said that the subcommittee had not considered closing the Port Mercer bridge in its deliberations thus far, but he felt that closing it was the best alternative for the Canal Park. Mr. Zaikov stated that the subcommittee should continue to review the alternatives and present their solution to the Commission.

Mr. Kirkland agreed that the subcommittee should reconvene and return to the Commission in February with a recommendation.

Mr. Laaksonen stated that the option of expanding the intersection at Princeton Pike and Province Line Road was not available, and that a third bridge north of Port Mercer is not acceptable to Princeton Township or West Windsor Township.

Mr. Moore stated that this issue was holding up the developer's approval process and urged the Commission to make a decision now and consider the alternative that Mr. Dahms presented.

EXECUTIVE DIRECTOR'S REPORT

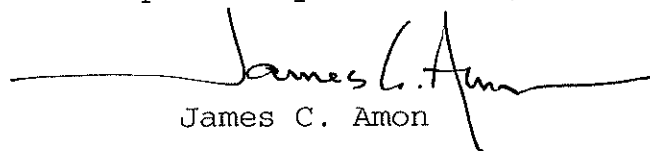
Mr. Torpey announced that the Somerset County Park Commission has embarked upon a greenway acquisition program along the Raritan River from the confluence dam area to Bound Brook. This project will be funded by a County open space tax that was initiated two years ago and has generated 11 million dollars.

CANAL PARK SUPERINTENDENTS'S REPORT

Mr. Stern stated that shrubs in Lambertville had been moved in anticipation of the path construction. Rangers have been attending emergency management training, and have been working with local police in attempting to apprehend a burglar who has broken into over 90 cars, including 20 in the Canal Park.

The meeting adjourned at 2:55 PM.

Respectfully submitted,


James C. Amon