

MINUTES OF THE MEETING OF OCTOBER 20, 1993

TIME: 12:10 PM to 2:25 PM  
DATE: Wednesday, October 20, 1993  
PLACE: Canal Commission Office  
Prallsville Mills, Stockton, NJ



DELAWARE AND RARITAN  
**CANAL COMMISSION**

ATTENDING:

COMMISSIONERS: Messrs. Barker, Jessen, Jones, Kirkland, Pauley, Torpey; Mrs. Nash, Ms. Shaddow (representative for Mayor Palmer)

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

GUESTS: Ann P. Conlon, Court Reporter  
Joe Bird  
Paul Stern, D&R Canal State Park  
Kay & Larry Pitt, Canal Society of NJ  
Fred Brown, D&R Canal Watch  
Kevin Coakley, Counsel, Nassau Office Park Inc.  
Bruce Katona, Gale & Wentworth  
Maren King, Hanna/Olin  
Gary Dahms, T&M Associates  
Michael J. Kraus, The Stubbins Associates  
Drew Kodjak, NJ Public Interest Research Group

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. Torpey moved the approval of the minutes of September 22; Mrs. Nash seconded the motion and it passed unanimously.

REVIEW ZONE ACTIONS

Mr. Amon presented three "A" Zone projects for approval:

- 93-2105 - Mobil Oil Expansion - Hamilton Twp., Mercer County. Expansion of existing oil depot; no visual impact on the Canal Park.

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EXECUTIVE  
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James C. Amon

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Benjamin B. Kirkland  
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Martin D. Jessen  
Vice-Chairman

Donald B. Jones  
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Stuart R. Zaikov  
R. William Pauley

Scott A. Weiner  
Frank J. Torpey

Winona D. Nash  
Douglas H. Palmer

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

93-2124 - NJ Savings Bank Flags - Franklin Twp., Somerset Cty.  
Installation of two flag poles--may be visible in winter.

93-2125 - Texas Eastern Remediation - Delaware Twp., Hunterdon County, Franklin Twp., Somerset County.  
Removal of PCB-contaminated soils at two sites in "A" Zone where pipeline is located; vegetation will not be disturbed.

Mrs. Nash moved approval of the three "A" Zone projects;  
Mr. Jessen seconded the motion and it passed unanimously.

Mrs. Nash then moved approval of the Executive Session minutes of September 22nd; Mr. Torpey seconded the motion and it passed unanimously.

Mr. Dobbs presented two "B" Zone projects for approval:

93-2093 - Maxon Restaurant - West Windsor Township.  
1-story restaurant and parking on 7+ acres with 21% impervious surface.

87-1240 - Mershon Chase & Smith Crossing at Brandon Farms - Hopewell Township.  
543 single family houses on 305 acres; 22% impervious surface, 26% open space; 2 streams with 100-foot buffers along tributaries to Shabakunk Creek.

Mr. Dobbs stated that Commission requirements for stormwater management and water quality had been met for the two projects and recommended approval. Mr. Jessen moved approval of the two "B" Zone projects; Mrs. Nash seconded the motion, and it passed unanimously.

Mr. Pauley joined the meeting at 12:16 PM.

#### REQUEST TO RECONSIDER YORKSHIRE VILLAGE APPLICATION

Mr. Amon said that representatives for Yorkshire Village (Wyndmoor) withdrew their request for reconsideration. He also told the Commissioners that Wyndmoor signed the Developers' Agreement for the new road and bridge.

#### REQUEST FOR REVIEW OF NASSAU OFFICE PARK'S GENERAL DEVELOPMENT PLAN APPROVAL

Mr. Coakley, counsel for Nassau Office Park, discussed the background of the general development plan application, which has been approved by West Windsor. Mr. Dahms discussed mitigation for traffic impact (providing a second bridge over the canal). He also presented the stormwater management plan, which involved 3 detention basins and 1 water quality basin, which would be

maintained by Wal-Mart until the office buildings were built, at which time a property owner's association would take over maintenance of the basins.

Mr. Dahms then discussed uses of the stream corridor buffer, which would include detention basins, walking trails, a recreation area, and picnic grove.

Mr. Kraus discussed visual impact of the buildings in the "A" Zone. He said that the setback to the nearest building was 630 feet; the four-story buildings in the "A" Zone would be 55-60 feet high. The building materials would have earthen tones--brick, sandstone, etc. He said that although the buildings have not been designed yet, these are some of the specific design guidelines that will be required as part of the General Development Plan.

Mrs. Nash expressed concern that there was no guarantee that the proposed community center would be built. Mr. Kraus replied that the approval does not link the center with the development.

Mr. Barker asked whether there was any guarantee that the trails would be properly maintained. Mr. Coakley replied that a deed restriction gives the township the right to ensure that the trails are maintained.

Ms. King discussed landscaping elements of the plan. She said that the paths could be wood chips or gravel, and referred to Mr. Amon's preference for gravel. Plantings would consist of native canopy and understory trees. Indigenous deciduous and evergreen trees and shrubs would be planted along the parking decks, and a mix of deciduous and evergreens would be planted on the berm. Ground cover in the open space areas would be maintained as meadows.

Mr. Pauley left the meeting at 1:25 PM.

Mr. Amon recommended that the Commission waive the requirement for submission of architectural renderings and more specific landscape plans that show the exact location of plantings, according to Subchapter 7:45-2.5 of the regulations. He recommended that the Commission declare the application complete.

Ms. Blasi suggested that it be made clear what the Commission would be reviewing when the applicant comes back with a more specific site plan. Mr. Amon replied that the only element that was lacking in detail was visual impact. Mr. Jones moved the approval of declaring the Nassau Office Park General Development Plan application as complete; Mrs. Nash seconded the motion. The motion passed without dissent.

Mr. Amon then recommended that the Commission approve the General Development Plan with three conditions: 1) trails shall be composed of crushed stone, 2) any development of the site which will require permits from West Windsor must receive Canal Commission approval, and 3) landscaping installed in the buffer

shall be done in conjunction with Phase IV of the General Development Plan. Mr. Jones moved the approval of the Nassau Office Park General Development Plan with the three conditions, Mr. Torpey seconded the motion and it passed unanimously.

WATER SUPPLY AUTHORITY PROJECT: REINFORCE BULL'S ISLAND'S RIVER BANK

Mr. Amon stated that the road for campsites in Bull's Island has eroded from flooding, and that as part of mitigation for closing the campsites to work on the wing dam, the State Park Service has required the Water Supply Authority to reinforce 450 feet of river bank. The Authority has proposed installing large rip-rap.

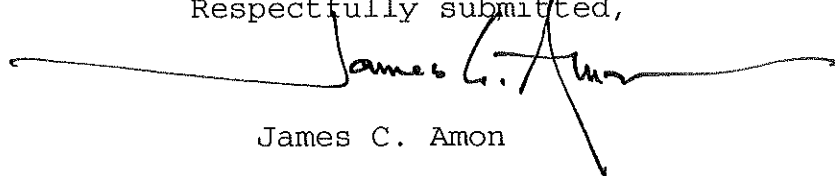
Mr. Amon felt that the large trap rocks would look unsightly, and suggested adding smaller stones, topsoil, and seeding it. Mrs. Nash moved concept approval of the armoring of the Bull's Island embankment with large stones, chinked with smaller stones, topsoil and seeding to encourage natural growth. Mr. Jessen seconded the motion and it passed unanimously. Mr. Jessen suggested using river cobblestones.

CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern stated that the New Jersey Youth Corps has been working at Bull's Island and may start repairs on the Kingston Locktender Station. Two new rangers have been hired. The New Jersey Recreation and Park Association has moved from the Griggstown Bridgetender's Station to the Muletender's Barracks; their rent will help generate displays in the museum. The Lambertville Station pedestrian bridge is complete, and contractors' bids for the multi-use path are due in two weeks. South Brunswick Township has submitted a plan for re-planting in the Cook Natural Area.

The meeting adjourned at 2:25 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James C. Amon", is written over a horizontal line. The signature is stylized and somewhat cursive.

James C. Amon