

MINUTES OF THE MEETING OF JANUARY 26, 1994

TIME: 12:10 PM to 2:30 PM  
DATE: Wednesday, January 26, 1994  
PLACE: Canal Commission Office  
Prallsville Mills, Stockton, NJ



DELAWARE AND RARITAN  
CANAL COMMISSION

ATTENDING:

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

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

GUESTS: Paul Stern, D&R Canal State Park  
Joe Bird  
Frank J. Petrino, Wyndmoor Associates  
Gary C. Dahms, T&M Associates  
Kevin Moore, Jamieson, Moore, Peskin & Spicer  
Richard O'Connor, PE, PP, Berson Ackermann  
Leo Laaksonen, Mercer County Planning Dept.  
Doug McMurrain, Hendon/Wal-Mart  
A. Gregory Chase, NJ Water Supply Authority  
Deborah Herzog, Yorkshire Village  
Richard Grocholski, Somerset Cty. Engineering  
Donald Scott, Keller & Kirkpatrick  
Richard J. Byrne, Concrete Resurfacing of NJ  
Elliott Shanley, Concrete Resurfacing of NJ

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

Mrs. Nash moved the approval of the minutes of December 15;  
Mr. Jessen seconded the motion and it passed unanimously.

REVIEW ZONE ACTIONS: PROVINCE LINE ROAD AND BRIDGE

Mr. Dahms presented stormwater management plans for the realigned road and new bridge. He stated that the swales would detain runoff, and that these swales were larger than those presented at the last Commission meeting. He also said that check dams would be

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

Donald B. Jones  
Treasurer

Stuart R. Zaikov  
R. William Pauley

Frank J. Torpey

Winona D. Nash  
Douglas H. Palmer

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY  
Christine Todd Whitman, Governor

installed within the swales for the purposes of holding back more frequent storms, and addressing water quality. Mr. Dahms also explained the two phases of the project--Phase II being the widening of the road, should Yorkshire be developed.

Mr. Jessen expressed concern about the check dams; Mr. Dahms said the flow will be slow enough that the turf would not erode. Mr. Jessen felt they should be made of concrete.

Mr. Dahms also reviewed the bridge design.

Mr. Petrino (representing Yorkshire) stated that many of the concerns that Mr. O'Conner (Yorkshire's engineer) had have since been addressed. He then referred to a list of thirteen items that he felt should still be a part of any Commission approval so that Yorkshire's development would not be compromised.

Ms. Blasi reviewed a jurisdictional question. Previously, Wyndmoor representatives stated that as owners of the land that the bridge and road is to built upon, they must approve of the project that is before the Commission. Ms. Blasi stated that there is nothing in the Commission's regulations or legislation that would prevent the Commission from considering this application.

Mr. Amon reviewed a draft resolution with conditions as part of the approval that the staff has recommended. He said that he did not include any of the items in the list provided by Yorkshire representatives, because they did not impact the Canal Park.

Mr. Jessen moved approval of the realigned Province Line Road and new bridge over the canal at Port Mercer, with the conditions as outlined in Schedule A; Mrs. Nash seconded the motion, and it passed unanimously.

#### WESTON CAUSEWAY AND MILLSTONE RIVER BRIDGE

Mr. Amon explained that Somerset County is proposing to rebuild the bridge over the Millstone River on the Weston Causeway, plus widen and raise the causeway itself. Mr. Grocholski and Mr. Scott described the project. Mr. Grocholski said that the bridge is in very bad condition and needs to be replaced; and that due to chronic flooding problems, the road will be raised and the bridge will be enlarged to allow for excess water to pass through. A 40-foot width on the bridge and causeway would narrow to 30 feet as the causeway nears the canal bridge. Mr. Scott said that retaining walls would be installed along the road banks to minimize disturbance of wetlands. Landscaping including evergreens such as holly, plus deciduous shrubs and trees such as shadblow and red maple, will be planted.

Guide rail on the road and approach to the bridge would be made of "W"-shaped weathering steel; the bridge rail would be boxed steel

rail, painted light brown. Bridge piers would be concrete poured in form liners to resemble stone, stained with colors of stones indigenous to the area.

Mr. Grocholski then presented a design for steel-backed timber guide rail that could be used along the causeway. Several Commission members expressed a preference for this choice of guide rail. Mr. Jones moved approval of the steel-backed timber guide rail to be used instead of the weathered steel (presented as "sketch SK-2"); Mr. Pauley seconded the motion and it passed unanimously. Mr. Jessen then moved approval of the bridge and causeway project; Mr. Pauley seconded the motion and it passed unanimously.

#### RESPONSE DOCUMENT FOR REVIEW ZONE REGULATIONS

The Commissioners discussed a change in the proposed regulations about the length of time before a general development plan approval expires; Ms. Blasi said that the proposed rule of three to ten years was too arbitrary. Mr. Amon suggested that the approval's time limit be 10 years, equivalent to two "sunset" periods for the Commission's regulations. Mr. Jones moved approval of the ten year time limit; Mr. Jessen seconded the motion, and it passed unanimously.

#### OTHER REVIEW ZONE ACTIONS

Mr. Dobbs presented three "B" review zone projects:

- 89-1738 Heritage Estates - Hillsborough Twp.  
115 single family houses and day care center on 91+ acres with 20% impervious coverage; 29 acres open space.
- 92-2075 Forest Hills at Montgomery - Montgomery Twp.  
29 single family houses on 46+ acres with 26% impervious coverage.
- 93-2131 Yorkshire Woods - Montgomery Twp.  
176 single family houses on 100+ acres with 18% impervious surface; 52% open space includes 18 acres of wetlands.

Mr. Dobbs said that the Commission's standards for stormwater management and water quality for all three projects had been met and recommended approval. Mr. Jones moved approval of the "B" Zone projects; Mr. Jessen seconded the motion and it passed unanimously.

Mr. Amon then presented two "A" Zone projects:

- 94-2145 Lambertville Sewerage Tanks - Lambertville  
3 above-ground fuel storage tanks, one holding 500 gallons and two holding 1,000 gallons each.

Mr. Amon said that although the tanks will be visible from the Canal Park they will be placed behind fences and will be inconspicuous.

94-2142 Titusville Amoco - Hopewell Township  
new canopy over gas pump island.

Mr. Amon stated that the station is across Route 29 from the park and is visible from the park; the canopy will have an internally-lit sign on both ends but not on the side facing the canal.

Mr. Jones moved approval of the two "A" Zone projects; Mr. Jessen seconded the motion and it passed unanimously.

#### ELECTION OF VICE-CHAIRMAN AND TREASURER

Mrs. Nash moved that Mr. Jessen serve as Vice-Chairman of the Canal Commission in 1994 and that Mr. Jones serve as Treasurer in 1994. Mr. Pauley seconded the motion and it passed unanimously.

#### ANNUAL REPORT

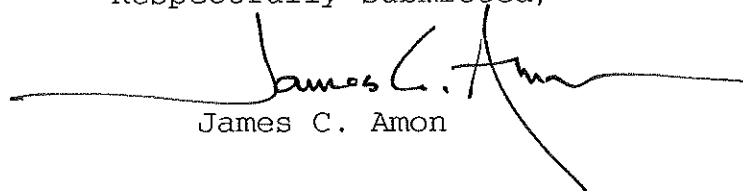
The Commission commended Mr. Amon on the draft annual report and suggested some minor changes. Mr. Jones then moved approval of the draft annual report with those changes; Mr. Jessen seconded the motion and it passed without dissent.

#### CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern reported that the three canal houses were almost completed. He said that ice and snow removal plus repairs were keeping the park staff very busy. He asked the Commissioners' general opinion on whether to demolish the Five-Mile Lock House or to repair and lease it. He said that it was not an original canal house. After some discussion, the Commissioners' consensus was that the house should not be demolished.

The meeting adjourned at 2:30 PM.

Respectfully submitted,

  
James C. Amon