

MINUTES OF THE MEETING OF JUNE 15, 1994

TIME: 12:20 PM to 1:20 PM
DATE: Wednesday, June 15, 1994
PLACE: Canal Commission Office
Prallsville Mills, Stockton, NJ



ATTENDING:

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

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

GUESTS: Paul Stern, D&R Canal State Park
Kay & Larry Pitt, Canal Society of New Jersey
Bill Moss, Canal Society of New Jersey
Fred Brown, D&R Canal Watch
Gregg Chase, NJ Water Supply Authority

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 May 18; Mr. Jessen seconded the motion and it passed unanimously.

LEASES AND PERMITS

Mr. Amon presented two leases; the first for a strip of land in Trenton near the Perdicaris Place waste gate, to be used as lawn for an office building. The cost of this lease is \$50 per year. The second application is for 220 square feet of park property behind Faherty's Pub in Hopewell Township, at a cost of \$75 per year. Mr. Pauley moved approval of the two leases, Mrs. Nash seconded the motion, and it passed unanimously.

REVIEW ZONE ACTIONS

Mr. Amon presented one "A" Zone application:

94-2169 - Wallach Residence; Hopewell Township.

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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	Robert C. Shinn, Jr. Frank J. Torpey	Winona D. Nash Douglas H. Palmer
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NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND ENERGY
Christine Todd Whitman, Governor Robert C. Shinn, Jr. Commissioner

Mr. Amon said the applicant proposes to make a major addition to an existing house. Although the house is part of the Titusville Historic District it does not have special historic or architectural merit, and the addition will be unseen or barely seen from the Canal Park. Mr. Amon recommended approval. Mr. Jessen moved approval of the Wallach residence application; Mrs. Nash seconded the motion, and it passed without dissent.

Mr. Amon then presented six "B" Zone applications:

- 89-1834 - Pike Run PRD Phase I; Montgomery Township.
662 apartments on 70 acres with 38% impervious surface. A conservation easement will be established for the Pike Run stream corridor.
- 89-1834A - Pike Run PRD Phase II; Montgomery Township.
27 two- and three-story buildings, 100 two-story townhouses, and 256 two-story houses on 164 acres with 28% impervious surface. A conservation easement will be established to comply with the stream corridor regulation.
- 90-1868A - American Cyanamid Greenhouse; West Windsor Twp.
greenhouse addition involving under one acre of new impervious surface, but part of a stormwater management master plan for the entire facility.
- 94-2156 - West Windsor Plainsboro Regional School District
New Elementary School; West Windsor Township.
59,500 sq. ft. 2-story building plus parking on 26+ acres with 16% impervious coverage.
- 94-1218F - Town & Country Phase V, Section I; Franklin
Township, Somerset County.
30 houses on 122+ acres with 48.75+ acres dedicated to the township for preservation and 13+ acres covered by conservation easements held jointly by Franklin and the homeowners' association; part of a large development whose stormwater management plan has previously been approved by the Commission.
- 92-2076 - Rutgers Community Chinese Church; Franklin
Township, Somerset County.
28,000 sq. ft. 2½-story church plus parking on 11+ acres with impervious surface increasing from 47% to 67%.

Mr. Amon stated that the above six projects met the Commission's standards for stormwater management and water quality, and recommended approval. Mr. Jessen moved approval of the six

projects; Mrs. Nash seconded the motion, and it passed unanimously.

Mr. Amon then presented a seventh "B" Zone application:

94-1764A - Molly Pitcher Service Area; Cranbury Township.
expansion of parking area adding 5.52 acres of new
impervious surface.

Mr. Amon said that an access road on this site is being proposed to be moved four feet which will put a small portion of the road within a stream corridor--the stream is a tributary to the Millstone River. He recommended the Commission waive strict compliance of the stream corridor preservation regulation because "the project will not have an adverse impact upon the stream corridor's present ability to function as a buffer for the stream's ecological health and as a natural area" (N.J.A.C. 7:45-10.4[a]1). The area of the corridor to be intruded upon is presently a grassy road edge. Mr. Jones moved waiving the project from strict compliance of the Stream Corridor Preservation regulation; Mrs. Nash seconded the motion and it passed unanimously. Mr. Jones then moved approval of the application; Mrs. Nash seconded the motion and it too passed without dissent.

EXECUTIVE DIRECTOR'S REPORT

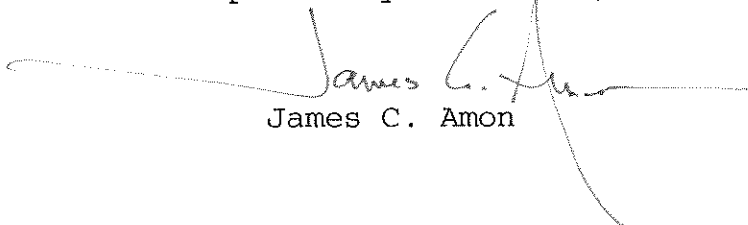
Mr. Amon announced that an exhibit of Clem Fiori's photographs, "The Vanishing New Jersey Landscape," is being held in the Grist Mill next door, and invited the Commissioners and public to view it.

PUBLIC FORUM

Mr. Moss commented on the success of the Canal Society of New Jersey's 25th anniversary celebration.

The meeting adjourned at 1:20 PM.

Respectfully submitted,



James C. Amon