

MINUTES OF THE MEETING OF OCTOBER 19, 1994

TIME: 12:15 PM to 3:00 PM
DATE: Wednesday, October 19, 1994
PLACE: Canal Commission Office
Prallsville Mills, Stockton, NJ



DELAWARE AND RARITAN
CANAL COMMISSION

ATTENDING:

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

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

GUESTS: Lewis Coutts
Bill Moss, Canal Society of NJ
Eugene Gross, NJ Water Supply Authority
Paul Stern, D&R Canal State Park
Kay & Larry Pitt, Canal Society of New Jersey
Jean Brandis, Star-Ledger
Ros Copleman
Bernice Rogone
Gregg Chase, NJ Water Supply Authority
Robert von Zumbusch
James Dzedziak, Frederic R. Harris Inc.
Robert J. Cunningham, NJ DOT
Robert L. Davies, NJ DOT
Gordon Keith, Port Mercer Civic Association
Michael Crowley, Frederic R. Harris Inc.

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 September 21;
Mr. Jessen seconded the motion and it passed unanimously.

LEASES AND PERMITS

Mr. Amon presented a permit application that involves replacing an underground fuel tank at the Canal State Park headquarters in Belle Mead with an above ground exterior fuel tank. The new tank would be further from the canal, out of view from the park office

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EXECUTIVE
DIRECTOR
James C. Amon

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Treasurer

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Frank J. Torpey

Winona D. Nash
Douglas H. Palmer

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
Christine Todd Whitman, Governor Robert C. Shinn, Jr. Commissioner

building, and designed in accordance with DEP specifications. Mr. Amon recommended approval. Mr. Jessen approved the permit application with the proviso that all necessary precautions be taken; Mrs. Nash seconded the approval and it passed unanimously.

REVIEW ZONE ACTIONS

Mr. Amon presented three "A" Zone applications:

- 94-2148 - Metal Litho International - Lawrence Twp.;
a proposed new parking area that is blocked from view from the Canal Park by the building; stormwater runoff will drain to an existing retention basin.
- 94-2140 - Juzwiak House - Franklin Twp., Somerset County;
new single family residence; portions will be visible from the Canal Park but there is another house between the proposed house and the park; landscaping will partially screen the structure.
- 94-2188 - Ruzicka Addition - Stockton;
addition to existing house that is either not visible from the park or just barely visible; other structures and landscaping screen it from the park.

Mr. Amon said that the three "A" Zone projects would not harmfully impact the Canal Park and recommended approval. Mr. Jessen moved approval of the "A" Zone applications, Mr. Torpey seconded the motion, and it passed unanimously.

Mr. Amon then presented a "B" Zone project application for re-approval:

- 87-1467 - Matzel & Mumford Subdivision - South Brunswick Twp.;
40 single family houses on 43+ acres with 13% impervious coverage.

Mr. Amon stated that with regard to applications for re-approval, their previous approvals would not expire until December 31, 1994 because of the Permit Extension Act. He suggested that this re-approval become effective January 1, 1995. Mr. Weyl recommended that the approval be effective as of today's date. Mr. Jessen moved the re-approval of the Matzel & Mumford Subdivision with the approval being effective as of October 19, 1994. Mrs. Nash seconded the motion and it passed unanimously.

Mr. Amon then presented two "B" Zone applications for approval:

- 94-2183 - Monroe Manor - Monroe Township;
690 residential units on 181 acres; six detention basins will manage stormwater runoff.
- 94-2150 - Mt. Carmel Church - Franklin Twp., Somerset County;
new church and parking on 5.8 acres with 1.1 acres of impervious surface; stormwater management will be a combination of grassy swales and underground detention.

Mr. Amon said that according to Ms. Adapon, the Commission's reviewing engineer, both projects were in compliance with the Commission's standards for stormwater management and water quality, and recommended approval. Mr. Jessen moved approval of the two "B" Zone projects; Mr. Torpey seconded the motion and it passed unanimously.

Mr. Amon presented a final "B" Zone application for approval:

- 94-2173 - Cranbury Care Center - Monroe Twp.;
2-story nursing home on 7.76 acres with 37.2% impervious coverage; one detention pond is designed to manage stormwater runoff.

Mr. Amon stated that the Commission's staff recommends approval. Mr. Lewis Coutts said that the outlet of the stormwater pipe for this project is either adjacent or on his property, and he is concerned about flooding and silting in the area. He said that the plans do not indicate the inlet pipe to the pond which has been silted for over ten years; he said the applicants did not contact all of the adjoining property owners, and that they are not taking into consideration the present severity of flooding in the area. He said that the drainage of Applegarth Road was not dealt with in the site plans. He also said that a field above the site will silt the retention basin.

Mr. Amon said that Ms. Adapon carefully examined Mr. Coutts' considerations because she felt that many of them are genuine issues. Mr. Amon and she concluded, however, that the Canal Commission was not capable of addressing these issues, according to the Commission's statute. Mr. Amon said that the road runoff being piped directly to the stream may increase bank erosion, but the Commission's regulations stipulate only that developers manage runoff from their site. He also agreed with Mr. Coutts that the runoff from the field may fill the detention basin with silt. He said that the Commission requires applicants to record maintenance agreements for detention basins thereby helping to ensure that detention basins will be maintained, but the Commission cannot deny a project because of suspicions that the applicant may not abide by the agreement. Should the applicant not maintain the basin, the

Commission has the authority to enforce appropriate maintenance. The staff concluded that although the consequences of this project to Clear Brook may be harmful, the Commission's regulations do not permit addressing these possible consequences.

After further discussion about the submitted plans being possibly inaccurate, Mr. Jones moved approval of the Cranbury Care Center; Mr. Torpey seconded the motion, and it passed unanimously.

DISCUSSION OF NEW ROAD NETWORK ASSOCIATED WITH ROUTE ONE BETWEEN ALEXANDER AND HARRISON

Representatives from the Department of Transportation and Frederic R. Harris, Inc. presented five alternatives to improve traffic flow along Route One in West Windsor Township. All of the alternatives involve eliminating three traffic signals on Route One and building new roads between Alexander and Harrison Roads for local traffic use. The Commission was asked to give non-binding comments on the various alternatives.

The alternative that the Commissioners preferred was that which was the least intrusive on the Canal Park. Mr. Amon agreed and gave further reasons why this alternative was preferable. He said that the existing Harrison Street intersection and canal towpath is dangerous for towpath users; the proposed scheme would possibly require a narrow roadway intersecting the towpath with greater sight distance than presently exists. He also said that the existing parking lot at Washington Street could be improved with this alternative. He said that although increased traffic noise was a factor in all of the alternatives, the noise would be least intrusive in this alternative.

TEMPORARY REPAIR OF LOCKATONG SPILLWAY

Mr. Amon explained that due to last winter's icing and last spring's high flow, much of the stone in the Lockatong Spillway has been washed away. He said that the front lip is still there. The Water Supply Authority proposes to winch stones back into the structure as a temporary measure. He said that the eventual permanent repair would be to reconstruct the existing concrete/stone structure, embedding the cap stones in mortar. Mr. Jessen moved approval of the temporary repair, Mr. Jones seconded the motion, and it passed unanimously.

CANAL BOAT RIDE

The discussion was mainly about the location of a future boat ride. Mr. Amon said that the proposed location in Lambertville that was recommended in the HISTORIC AND RECREATIONAL DEVELOPMENT PLAN (1984) was problematic because it was too close to the sewage plant which often emitted unpleasant odors. Mr. von Zumbusch said that three criteria should be met in regard to a canal boat ride:

passage through a lock, a functioning bridge, and a requisite length. He said that Lambertville was the only location that had the potential to meet these criteria.

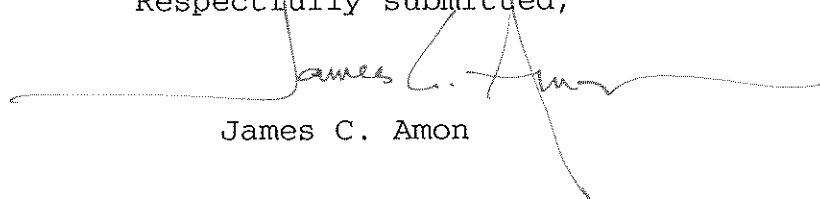
Mr. Amon suggested that Kingston could also meet them.

Mr. von Zumbusch disagreed, saying that it was constrained by bridges, there wasn't adequate parking, and there may not be high receptivity by local residents.

CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern said that the past month was one of the busiest in the Canal Park; several group walks took place. He said that as part of a new policy, the camp sites on Bull's Island would close on November 1st. He spoke of several repair and maintenance projects.

Respectfully submitted,

A handwritten signature in cursive script that reads "James C. Amon". The signature is written in dark ink and is positioned above a horizontal line that spans the width of the signature.

James C. Amon