

MINUTES OF THE MEETING OF NOVEMBER 16, 1994

TIME: 12:15 PM to 1:30 PM
DATE: Wednesday, November 16, 1994
PLACE: Canal Commission Office
Prallsville Mills, Stockton, NJ



ATTENDING:

COMMISSIONERS: Messrs. Jessen, Kirkland, Marshall, Pauley, Torpey, and Zaikov

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

GUESTS: Paul Stern, D&R Canal State Park
Kay & Larry Pitt, Canal Society of New Jersey
Gregg Chase, NJ Water Supply Authority
Robert Britton, Jr., Ewing Twp. Historic Preservation Commission
Joe Bird

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.

The Commissioners expressed their great sadness over the death of Commissioner Donald Jones, who passed away November 12th. They agreed to discuss an appropriate tribute at the December meeting.

MINUTES

Mr. Jessen moved the approval of the minutes of October 19;
Mr. Torpey seconded the motion and it passed unanimously.

Mr. Amon presented a request by representatives of the Department of Transportation. The Commission had previously approved construction of a restaurant on Route One in West Windsor; the approval was based on the provision that a conservation easement would be placed on a stream corridor on the property (Duck Pond Run). The Department of Transportation wishes to widen Route One; in order to do so, a sanitary sewer must be moved to a location within the stream corridor, and rip rap must be installed on a 20' x 40' section of Duck Pond Run's banks. Mr. Jessen moved approval of the two changes to the terms of the original easement; Mr. Zaikov seconded the motion, and it passed unanimously.

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

Scott A. Weiner
Frank J. Torpey

Winona D. Nash
Douglas H. Palmer

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

Mr. Marshall joined the meeting at 12:30 PM.

REVIEW ZONE ACTIONS

Mr. Amon presented three "B" Zone applications:

- 90-1901 - Plaza 31 - Pennington Borough;
a 2-story office building on 2+ acres with 44%
impervious coverage; originally approved in 1990,
the applicant is seeking re-approval.
- 87-0996 - Pleasant View Estates - Hillsborough Twp.;
181 single family homes on 148+ acres with 19%
impervious coverage; 26 acres will be preserved as
open space; an easement will be placed on a stream
corridor.
- 93-2139 - Rotor Clip Warehouse - Franklin Twp., Somerset
County;
a 36,000 square foot addition to an existing
warehouse plus parking on 14.5+ acres.

Mr. Amon stated that all three projects were in compliance with the Canal Commission's regulations. Mr. Jessen moved approval of the "B" Zone projects; Mr. Zaikov seconded the motion, and it passed unanimously.

Mr. Amon then presented three "A" Zone applications:

- 94-2194 - Jackson Residence Addition - Hopewell Township;
a house addition in the Titusville Historic
District, approximately 500 feet from the Canal
Park; the specifications for the addition are
consistent with the architecture of the buildings
in the historic district.
- 94-2190 - Harrison Subdivision - Ewing Township;
a subdivision of one lot with one house on it into
three lots, allowing for the development of two new
houses. The property is across the street from the
Canal Park.
- 94-2191 - Verna-Pokryska Residence - Ewing Township;
construction of new house (on one of the Harrison
Subdivision lots, above); it is approximately 300
feet from the Canal Park and will be similar to
other houses in the area.

Mr. Britton of the Ewing Township Historic Preservation Commission spoke of two historic stone posts on one of the newly-created lots in the Harrison Subdivision. He said that the applicant has agreed to have them moved when necessary. Mr. Amon expressed appreciation

to Mr. Britton for informing the Commission of the posts, emphasizing that the posts were not on the lot that is in the process of being developed. Mr. Jessen moved approval of the "A" Zone projects; Mr. Zaikov seconded the motion, and it passed unanimously.

Mr. Amon then presented two "A" Zone applications for waiver from review of visual impact:

Hartman Deck - Lambertville
Hansen Residence Addition - Franklin Twp.

In both cases, the proposed new construction will not be visible from the Canal Park. Mr. Zaikov moved approval of the two waiver applications; Mr. Torpey seconded the motion, and it passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

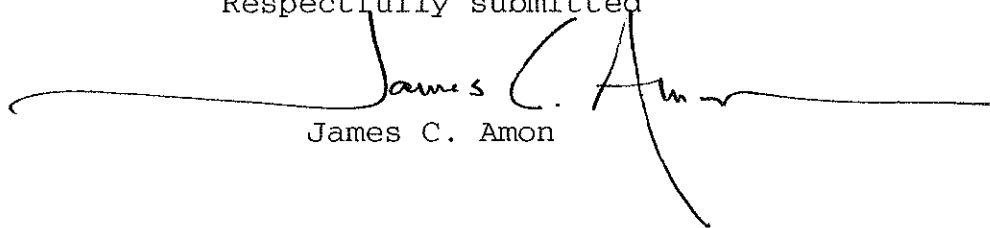
Mr. Amon spoke of the very successful tour of the D&R Canal sponsored by D&R Greenway, a non-profit land trust. He thought that it would be a good idea to conduct a similar tour for the Commissioners. Mr. Torpey agreed, adding that key decision-makers should be invited as well.

CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern announced that the first annual Standard Breed Pleasure Horse Association ride took place last month, as did the Franklin Township Rotary Club Walkathon. He also said that holes in the towpath between East Millstone and the Weston Causeway are being patched, and the annual field mowing is continuing.

The meeting adjourned at 1:15 PM.

Respectfully submitted

A handwritten signature in black ink, appearing to read "James C. Amon". The signature is written in a cursive style with a long horizontal line extending to the left and a large, sweeping flourish on the right side.

James C. Amon