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

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. Petrinco, Wyndmoor Associates
          Gary C. Dahms, T&M Associates
          Kevin Moore, Jamieson, Moore, Peskin & Spicer
          Richard O'Connor, PE, FP, 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
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 had 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 be 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