

MINUTES OF THE MEETING OF JANUARY 30, 1995

TIME: 12:05 PM to 2:30 PM  
DATE: Monday, January 30, 1995  
PLACE: Canal Commission Office  
Prallsville Mills, Stockton, NJ



DELAWARE AND RARITAN  
CANAL COMMISSION

ATTENDING:

COMMISSIONERS: Messrs. Barker, Jessen, Kirkland, Pauley;  
Torpey; Mrs. Nash

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  
Joe Bird  
Fred Brown, D&R Canal Watch  
Jim Irish  
George Brobers, Schoor-DePalma  
Tony DiLodovico, Schoor-DePalma  
John Mallalieu, A.G. Lichtenstein & Assoc.,  
Inc.  
Michael Marks, A.G. Lichtenstein & Assoc., Inc.  
Rick Kreppel, A.G. Lichtenstein & Assoc., Inc.  
Christine M. Lewondoski, Princeton Twp.  
Historic Preservation Officer  
William Tucker, Ingersoll Rand  
Dan Saunders, DEP Historic Preservation Office  
Caroline Swartz, Hunterdon County Planning Bd.,  
D&R Canal Trans. Safety Study Commission  
Bruce Riegel, NJ DOT - Bridge Design  
Salim Bing, NJ DOT - Bridge Design  
Richard W. Gramlich, NJ DOT- Bridge Design  
Gordon Keith, Port Mercer Civic Association  
R.A. Pege, NJ DOT  
Nat B. Kasbekav, NJ DOT - Bridge Design

Mr. Kirkland opened the meeting and announced that this was a special 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 21;  
Mr. Pauley seconded the motion and it passed without dissent.

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

## ELECTION OF VICE CHAIRMAN AND TREASURER

Mrs. Nash moved that Mr. Jessen serve as Vice Chairman of the Canal Commission in 1995. Mr. Pauley seconded the motion and it passed unanimously. Mr. Torpey moved that Mrs. Nash serve as Treasurer of the Canal Commission in 1995; Mr. Pauley seconded the motion and it passed unanimously.

## REVIEW ZONE ACTIONS

Mr. Amon presented one "A" Zone application:

95-2200 - Todd's Cafe - Stockton

Mr. Amon said that the proposed cafe would be located approximately 800 feet from the canal, and that although it will be visible from the canal path, there will be a row of houses and Route 29 between it and the path. He recommended approval. Mrs. Nash moved approval of the "A" Zone application; Mr. Jessen seconded the motion and it passed unanimously.

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

- 89-1773 - Town Center Plaza - East Windsor Twp.  
1-story retail shopping center on 35+ acres with 55% impervious coverage.
- 85-0779A - Greenbriar at Whittingham, Village 2.2 - Monroe Township.  
494 single family units on 99.8 acres as part of a larger development.
- 94-2193 - The Way of the Cross Holy Temple - Ewing Twp.  
new church and parking lot on 2.76+ acres.
- 94-2182 - Princeton Nursing & Rehabilitation Center - South Brunswick Township.  
2-story nursing home with parking on 5.68 acres with 44.5% impervious coverage.
- 93-2126 - Russwyn Lane Development - Lawrence Township.  
9 single family houses on 5.6 acres with 25% impervious surface.

Mr. Amon said that according to the Commission's review engineers, the projects were in compliance with the stormwater management regulations, and recommended approval. Mr. Jessen moved approval of the "B" Zone applications, Mrs. Nash seconded the motion, and it passed unanimously.

Mr. Amon then presented an application for waiver from strict compliance with the Commission's stream corridor regulations. He said that Ingersoll Rand was proposing to develop over 200 acres in Montgomery Township which abut the Millstone River and Bedens Brook. The applicant is offering to preserve 27.5 acres that are not in the stream corridors of these two rivers, in exchange for

encroaching upon 26 acres within the stream corridors. The exchange would mean that more woodland (as opposed to farmland) would be preserved. In addition, the applicant has agreed to plant trees in farmland that is presently part of the stream corridors.

Mr. Irish, a Montgomery Township resident, spoke ardently of the need to preserve the entire acreage. He said that floodline delineations may not be accurate, and that the Commission should table the application until more information is obtained.

Mr. Weyl suggested that the Commission's resolution contain a provision whereby the waiver is premised on the assumption that submitted maps and plans are accurate, and if inaccurate, the approval would be null.

After further discussion about the prospects of the land being preserved as open space, Mrs. Nash moved waiving the application from strict compliance of the stream corridor regulations (with the above proviso); Mr. Jessen seconded the motion, and it passed unanimously.

#### DISCUSSION OF PROPOSED THE NEW BRIDGE AT ALEXANDER ROAD OVER THE CANAL

Mr. Amon said that legislation has been enacted which temporarily removes the Canal Commission's authority to review and approve projects proposed by the Department of Transportation. Therefore, the proposed design for new bridge railings on the Alexander Road bridge over the canal does not require Commission approval. However, the D&R Canal Transportation Safety Study Commission will be recommending that the various state agencies involved with the Canal Park and its environs should coordinate their efforts; thus, the Department of Transportation invited its consultant, A.G. Lichtenstein, to present its "interim design" for railings on canal bridges to the Canal Commission--the Alexander Road bridge being a prototype.

Three issues were presented and discussed: the bridge rails, the transition from the bridge rails to the approach rails, and the approach rails.

Mr. Amon asked whether, on the bridge rails, two rails could be used instead of four. Mr. Kreppel replied that if a vehicular bridge allows for pedestrians to use it, AASHTO requires an eight-inch distance between railings, to prevent children from climbing through.

With regard to the approach rails, the Commission's consensus was preference for the rails described as "8T" (a tighter curvature), as opposed to "CRT," which would require relocating the towpath. Mr. Amon asked whether the DOT could encourage West Windsor Township to lower its current speed limit of 45 MPH on Alexander

Road to 25 MPH. The Commission also indicated its preference for naturally rusting approach rails.

After viewing two sketches of transition rails between the bridge and the approach rails, the Commission agreed with Mr. Chase that the design shown on Sketch #7 was preferable, for reasons of aesthetics and prevention of trash buildup.

#### REVIEW OF CHAUNCEY STREET PARK

Mr. Amon presented a plan financed by PSE&G to make park improvements to a piece of land half-owned by the State (part of the Canal Park) and half-owned by the City of Trenton, on Chauncey Street near the Battle Monument. A railroad bridge across the canal will receive a new deck; an interpretive center, seating and lights will be installed, and trees will be planted.

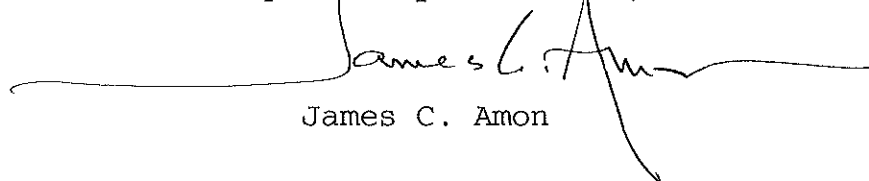
Mr. Jessen moved approval of the plans for Chauncey Street Park, Mrs. Nash seconded the motion, and it passed unanimously.

#### CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern said that regular maintenance operations were taking place, including mowing in the Millstone River valley and Six Mile Run Reservoir, and tree pruning north of Bull's Island.

The meeting adjourned at 2:30 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James C. Amon". The signature is written in a cursive style and is positioned above the printed name. A horizontal line is drawn across the page, passing through the signature.

James C. Amon