

MINUTES OF THE MEETING OF APRIL 19, 1995

TIME: 12:10 PM to 2:10 PM  
DATE: Wednesday, April 19, 1995  
PLACE: Canal Commission Office  
Prallsville Mills, Stockton, NJ



DELAWARE AND RARITAN  
CANAL COMMISSION

ATTENDING:

COMMISSIONERS: Messrs. Jessen, Kirkland, Marshall, Pauley;  
Mrs. Nash

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

GUESTS: Marfy Goodspeed  
Kay & Larry Pitt, Canal Society of New Jersey  
Gregg Chase, NJ Water Supply Authority  
Fred Brown, D&R Canal Watch  
Paul Stern, D&R Canal State Park  
Kevin Moore, Jamieson, Moore, Peskin & Spicer  
Richard O'Conner, Berson Ackermann  
Ray Liotta, Berson Ackermann  
Steve Brower, Division of Law  
Bill Moss, Canal Society of New Jersey  
Frank Petrino, Sterns & Weinroth  
Deborah Herzog, Yorkshire Village  
Sam Herzog, Yorkshire Village

Mr. Kirkland welcomed Marfy Goodspeed, who has recently been nominated by Governor Whitman to serve on the Canal Commission. He then announced that, there being no quorum, Mr. Brower would discuss the agenda item regarding Heathcote Joint Venture first because it did not require action.

Mr. Brower reviewed a request by Heathcote Joint Venture to abandon a Canal Commission Certificate of Approval and to release the Conservation and Maintenance Easement for a project known as Heritage Center (DRCC #88-1664). Mr. Brower said that a public hearing was required and proper notice must be given. He said that the hearing could be a part of the Commission's regular public meeting. The applicant wishes that the request be placed on May's agenda.

Mr. Marshall joined the meeting at 12:25 PM. Mr. Kirkland then 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.

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EXECUTIVE  
DIRECTOR  
James C. Amon

COMMISSIONERS  
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Vice-Chairman

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R. William Pauley

Scott A. Weiner  
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Winona D. Nash  
Douglas H. Palmer

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

## MINUTES

Mr. Jessen moved the approval of the minutes of March 15;  
Mrs. Nash seconded the motion and it passed without dissent.

## LEASES AND PERMITS

Mr. Amon presented two lease applications. The first is for a three-year lease for the Griggstown Locktender's house, at a fee of \$550 per month. The second is for a one-year lease for the Five-Mile Locktender's House on Easton Avenue in South Bound Brook, at a fee of \$400 per month. Mr. Pauley moved approval of the two lease applications; Mr. Jessen seconded the motion, and it carried unanimously.

## REVIEW ZONE PROJECTS

Mr. Amon then presented one "A" Zone application:

84-0319 - Yorkshire Village; Lawrence Township

Mr. Petrino reminded the Commission that they had given concept approval to the project in September, 1993 and again in 1994. He and Mr. O'Conner described the buffer zone, placement of the detention basins, and landscape plans for the project.

Mrs. Nash asked about the location of the canoe launch--Mr. O'Conner responded that it would be installed near the Port Mercer Canal House. Mr. Pauley asked whether there would be access to the canal from the new bridge; Mr. Amon replied that there would be sidewalks on both sides of the bridge. Mrs. Nash expressed regret that there weren't any plans for a path along the eastern side of the canal.

Mr. Amon said that he recommended approval of the project with the following conditions--that the applicant submit information satisfactory to the Canal Commission's Review Zone Officer regarding details of the detention basin's outlet, and that the applicant submit two copies of executed conservation and maintenance easements.

Mr. Jessen moved approval of Yorkshire Village with the above-stated conditions; Mr. Pauley seconded the motion. Messrs. Jessen, Kirkland, Marshall and Pauley voted in favor of the motion; Mrs. Nash voted against. The motion carried.

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

93-2129A - Hickory Ridge Stage II; South Brunswick Township.  
40 townhouses on 9 acres

- 95-1634A - Lockheed Martin Addition (Building 419); East Windsor Township.  
20,000 square foot, 3-story building and parking lot on 115.7 acres.
- 95-2068A - Wawa of North Brunswick; North Brunswick Township.  
retail store on 87,122 square feet.
- 93-2078A - Firmenich Expansion; Plainsboro Township.  
60,000 square foot addition to existing plant on 56.86 acre site.

Mr. Amon said that the projects had been reviewed by Ms. Adapon and were found to be in compliance with the Commission's regulations, with the exception of the project known as Firmenich. In this case, Ms. Adapon recommended approval conditioned upon submission by the applicant of information satisfactory to Ms. Adapon regarding details of the detention basin's outflow structure.

Mrs. Nash moved approval of Hickory Ridge Stage II, Lockheed Martin Addition, and Wawa of North Brunswick. Mr. Pauley seconded the motion and it passed unanimously. Mrs. Nash then moved approval of the Firmenich Expansion with the above-stated condition; Mr. Pauley seconded the motion and it too passed unanimously.

Mr. Amon then presented two "A" Zone projects for waiver from review of the Visual Impact Regulations:

Heath's Mobil Service Station Addition - Lambertville  
Manon Restaurant Addition - Lambertville

In both cases, Mr. Amon said that the proposed additions will not be seen from the Canal Park and will not have any harmful drainage impact. He recommended waiver of both. Mr. Jessen moved waiving the two "A" Zone projects from review of visual impact; Mrs. Nash seconded the motion and it carried without dissent.

#### REVIEW OF PRALLSVILLE SAW MILL RESTORATION

Mr. Amon showed the Commissioners the architect's renderings of the plans to restore the Saw Mill. He said that there is no funding at this time to implement the plans but was hopeful that there may be funding in the future. Mr. Jessen moved conceptual approval of the Saw Mill restoration; Mr. Pauley seconded the motion, and it passed unanimously.

#### DISCUSSION OF STORMWATER MANAGEMENT REGULATIONS

Mr. Amon said that he has been meeting with representatives from Stream Encroachment and Land Use Policy and Planning to develop a regulatory program that is consistent with those of other State agencies, and to make sure that duplicative review is prevented.

## CANAL SUPERINTENDENT'S REPORT

Mr. Stern said that the Zarephath Canal House's renovations have been completed and that it will be leased to the Blackwell's Mills Canal House, a non-profit organization. He said that the Sherman House near the Griggstown Causeway will be leased to the Mohawk Canoe Club. He also announced that D&R Canal Watch had a successful "fun run," and that Bull's Island was open for camping. He said that Clean Communities crews have begun clean-up work in Trenton and Bull's Island.

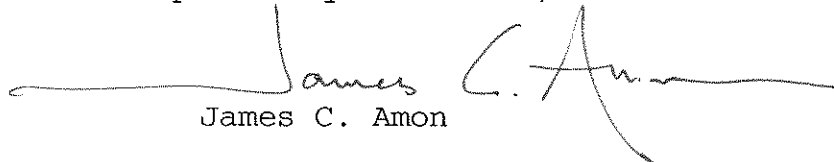
## PUBLIC FORUM

Mr. Brown said that 200 runners participated in D&R Canal Watch's fun run, and that Linda House, new curator for the Griggstown Muletender Barracks, is looking for volunteers to work there as docents.

Mr. Pauley announced that D&R Greenway was presenting a "Donald B. Jones" award to photographer Clem Fiori, who is very active in open space preservation in Montgomery Township. He said that the Canal Safety Study Commission has produced its first draft of recommendations, which the Commissioners are currently reviewing.

It was announced that Gregg Chase, Charlie Wilson, and Frank Dillione will be retiring this spring from the Water Supply Authority. The Commissioners expressed their good wishes toward them.

Respectfully submitted,

  
James C. Amon