

MINUTES OF THE MEETING OF JUNE 21, 1995

TIME: 12:10 PM to 2:20 PM
DATE: Wednesday, June 21, 1995
PLACE: Muletender's Barracks
Griggstown, NJ



DELAWARE AND RARITAN
CANAL COMMISSION

ATTENDING:

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

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

GUESTS: Kay & Larry Pitt, Canal Society of New Jersey
Phillip Owens, NJ Water Supply Authority
Fred Brown, D&R Canal Watch
Paul Stern, D&R Canal State Park
Linda House, Muletenders Barracks
John F. Allen, Griggstown Historic Society
Ursula Buchanan, D&R Canal Watch
Ruth Berven, Griggstown Historic Society
Bill Moss, Canal Society of New Jersey

Mr. Kirkland introduced Mr. John Allen, President of the Griggstown Historical Society, who in turn welcomed the Commissioners to the Muletenders Barracks. 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.

MINUTES

Ms. Goodspeed noted that the minutes of the meeting of May 17 did not include the discussion about the Commission's need to increase the hours of its review zone officer. Mr. Jessen moved approval of the minutes of May 17, 1995, amended to include the following:

[Amendment to minutes of May 17, 1995]:

Mr. Amon said the Commission needed to increase the hours of its review zone officer by at least one more day per week in order to do her job as effectively as possible (she is currently working one day per week). He said that this would cost approximately \$12,000. A discussion about how to acquire the additional funds ensued.

Mrs. Nash 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	COMMISSIONERS					
James C. Amon	Benjamin B. Kirkland Chairman	Martin D. Jessen Vice-Chairman	Winona D. Nash Treasurer	Stuart R. Zaikov R. William Pauley	Robert C. Shinn, Jr. Frank J. Torpey	Douglas H. Palmer Marfy Goodspeed

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

LEASES AND PERMITS

Mr. Amon presented two lease renewal applications. The first is for a strip of land in Trenton alongside the canal, for a fee of \$50 per year. The second is for the use of a deck built on State property in Titusville, for a fee of \$150 per year. Mr. Jessen moved approval of the two lease renewals; Mrs. Nash seconded the motion, and it passed unanimously.

REVIEW ZONE PROJECTS

Mr. Amon presented one "A" Zone application for waiver from review of visual impact:

Carlton-Lyndall Addition - Hopewell Township (Titusville)

The proposed addition is within 1,000 feet of the park but cannot be seen because of the topography. Mr. Amon recommended that the Commission waive the project from review and approval. Mr. Jessen moved waiving the Carlton-Lyndall Addition from review and approval; Mrs. Nash seconded the motion, and it passed without dissent.

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

95-0117A - Crackers - Lambertville;
Rehabilitation of an existing industrial building next to the Canal Park for use as a brew pub, fitness center, and six apartments. A landscape buffer will screen the buildings and parking lot.

95-2221 - Miller Residence Addition - Hopewell Township;
The addition will be buffered by existing landscape material.

94-2178 - Tupling Residence Addition - Franklin Township;
Two-story addition on 19th century farmhouse, across Canal Road from the canal; design and materials are in harmony with the character of the farmhouse.

Mr. Amon recommended approval of the three "A" Zone applications. Mrs. Nash moved approval of the three projects; Mr. Torpey seconded the motion, and it passed unanimously.

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

95-2215 - Hopewell High & Junior High School Improvements - Hopewell Twp.; construction of new parking lot and relocation of old driveway.

95-2213 - Forsgate Industrial Complex S-107F - South Brunswick Township;
addition of 1.4 acres of parking lot to existing warehouse.

95-2220 - Willow Road Baseball Complex - Hillsborough Twp.; proposed baseball fields, parking lot, drives and walkways on +25 acres.

95-2211 - Volkswagen/Matrix - South Brunswick Township; 323,282 square foot warehouse on 24.4 acres.

95-2117B - Ponds at Clearbrook Phase II - Monroe Township; 337 housing units on 64 acres.

93-2095 - Willows Landing - Hillsborough Township; 42 single family houses on +60 acres; Stormwater management will be handled by county regional detention basin.

Mr. Amon said that each of the six "B" review zone applications met the Commission's standards for stormwater management and water quality and recommended approval. Mr. Jessen moved approval of the six "B" Zone projects; Mr. Pauley seconded the motion, and it passed unanimously.

Mr. Amon then presented a seventh "B" Zone application:

95-2210 - Walker Gordon Farms - Plainsboro Township; 335 single family houses on 245 acres with 3 detention basins.

Mr. Amon said that this project requires a New Jersey DEP Stream Encroachment permit for stormwater management, and therefore recommended that the Commission waive review of the project's drainage and water quality impact. He also stated that the site was located at the junction of the Millstone River and Devil's Brook, and that the proposed development would intrude upon the Commission's designated stream corridor in some minor areas. The applicant has offered to exchange an almost equal amount of land that is comparable to that which would be intruded upon. Mr. Amon felt that the ecological health of the stream corridor would not be compromised and recommended that the Commission waive the project from strict compliance with the Stream Corridor Regulation. He also recommended approval of the project.

Mrs. Nash asked what would happen should Ms. Adapon, the Commission's current review zone officer who also works for Stream Encroachment, should leave. She expressed concern that the Canal Commission would have no way of knowing whether Stream Encroachment was reviewing projects in the Commission's Review Zone. Mr. Amon replied that should Ms. Adapon leave, her successor would be able to determine whether or not Stream Encroachment would have jurisdiction on projects. He also pointed out that the Commission's policy of waiving projects that are reviewed by Stream Encroachment is done on a case by case basis. If the Commission is unsure of Stream Encroachment review, or is dissatisfied with it, the Commission does not need to waive its review.

Mr. Jessen moved waiving stormwater management review for the project known as Walker Gordon Farms; he also moved waiving strict compliance of the Commission's Stream Corridor Regulation, and he moved approval of the project. Mrs. Nash seconded the motion and it passed unanimously.

REVIEW OF CANAL PARK DEVELOPMENT SINCE 1985

Mr. Amon presented a slide show depicting the many Canal Park improvements that have been made since the Canal Commission's Development Guide was adopted in 1985. Among them are the Lambertville and Trenton path improvements, several canal house restorations, new parking areas, and installation of interpretive signs and canoe docks. At the end of the presentation, Ms. Goodspeed recommended that the Commission prepare a new Development Plan. The Commissioners and Mr. Amon agreed.

Mr. Allen spoke of Franklin Township's desire to install steel guide rails along Canal Road, although he and other members of the community would prefer wooden guide rails. Mr. Amon said that the Commission has gone on record recommending the use of wooden guide rails along the Canal Park.

Mr. Pauley suggested that the new Development Plan consider a barge ride that would run between Rocky Hill and Kingston, including Rockingham, instead of Lambertville.

Mrs. Buchanan expressed concern over the issue of speeding motorists along Canal Road. Several other guests supported the idea of installing 3-way stop signs on Canal Road at the Griggstown Causeway and Bunker Hill Road, especially once the realigned Laurel Avenue opens. The Commissioners agreed that Chairman Kirkland should write to the Somerset County Traffic Department, the County Freeholders, and the Franklin Township Mayor, supporting this idea.

Mr. Weyl cautioned the Commissioners that they had no authority on this matter, but they could make a recommendation.

CANAL SUPERINTENDENT'S REPORT

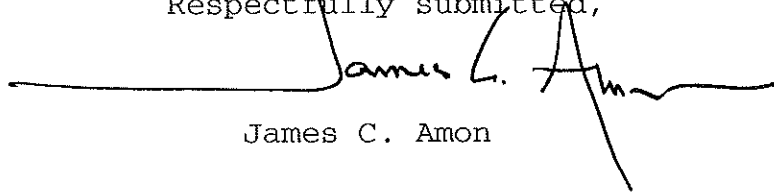
Mr. Stern said that camping at Bull's Island was at full capacity; he said that there have been complaints from Ewing Township police and state police about vandalism at Scudder's Falls. He said that the Park maintenance crew is trying to keep the gates closed at night to prevent more vandalism. He said that although they are beginning seasonal maintenance in Trenton, it is more difficult than other areas of the park because there is no base nearby. He said that vandalism and arrests for rowdiness have increased in Lambertville, Scudder's Falls, and Bull's Island.

PUBLIC FORUM

Mr. Brown suggested signs be installed warning motorists of pedestrian and bicycle traffic at Canal Park crossings. Mr. Allen expressed appreciation over the many park improvements in the Griggstown area. Mr. Moss presented a grant of \$500 from the Canal Society of New Jersey to the Griggstown Historical Society for improvements to the Muletenders Barracks.

The meeting adjourned at 2:20 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 vertical line extending downwards from the end.

James C. Amon

Commission Meeting 6/2/95

Name	Affiliation
1. PAUL STERN	D.R.C.S.P.
2. PRES BRADY	D+R Canal Watch
3. Linda House	Mule Tenders Barracks
4. John F. Allen	GRIGGSTOWN HISTORIC SOCIETY
5. Ursula Buchanan	D. & R. Canal Watch
6. L Weyl	DAG
7. Kaye Harry Pitt	CSNJ
8. Ruth Kerven	COMMISSION HISTORIC SOC - ^{CANAL} KENTUCKY
9. Bill Moss	CSNJ
10. Phillip Ours	N.J. WATER SUPPLY AUTHORITY
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