

MINUTES OF THE MEETING OF JULY 19, 1995

TIME: 12:10 PM to 2:20 PM
DATE: Wednesday, July 19, 1995
PLACE: Canal Commission Office
Stockton, New Jersey



DELAWARE AND RARITAN
CANAL COMMISSION

ATTENDING:

COMMISSIONERS: Messrs. Jessen, Kirkland, 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
Thomas A. Price, NJ Water Supply Authority
Fred Brown, D&R Canal Watch
Paul Stern, D&R Canal State Park
Ruth Berven, Griggstown Historic Society
Bill Moss, Canal Society of New Jersey

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

Mrs. Nash moved approval of the minutes of June 21; Mr. Torpey seconded the motion and it passed without dissent.

LEASES AND PERMITS

Mr. Amon presented an application for a 1-year special use permit. The Mohawk Canoe Club wishes to use the Sherman House in Griggstown as a clubhouse. Mrs. Nash moved approval of the special use permit, Mr. Jessen seconded the motion, and it passed without dissent.

REVIEW ZONE PROJECTS

Mr. Amon presented one "B" Zone application for approval:

94-2177 - W. Zinsser Addition - Franklin Twp., Somerset County
warehouse addition on 5.4+ acres; 58.9% impervious
coverage.

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EXECUTIVE DIRECTOR James C. Amon	COMMISSIONERS 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
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NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
Christine Todd Whitman, Governor Robert C. Shinn, Jr. Commissioner

Mr. Amon stated that the project was in compliance with the Commission's stormwater management regulations and recommended approval. Ms. Goodspeed moved approval of the project, Mr. Jessen seconded the motion, and it passed unanimously.

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

95-2224 - Nachbar Residence Addition - Hopewell Township.
A 2-story addition to an existing house about 400 feet from the Canal Park. Although slightly visible from the Park, Mr. Amon stated that it would not have a harmful impact.

95-2227 - Lawler/Carbone Residence Addition - Hopewell Township. A 2-story addition to an existing house approximately 600 feet from the Canal Park; a large number of trees block the view, and the materials to be used for the addition are compatible with the existing structure.

95-2228 - Maman Residence - South Brunswick Township.
A new two-story residence that would overlook the Canal Park in Kingston; trees on both the applicant's and the Canal Park's property would screen the house.

Mr. Amon recommended approval of the Nachbar and Lawler/Carbone additions. With regard to the Maman residence, he recommended approval with the condition that the strip of trees adjacent to the Canal Park not be cut down. He said that Mr. Weyl suggested that the applicant have a conservation easement on that portion of the property which would prohibit tree cutting. Mrs. Nash moved approval of the three "A" Zone projects, with the condition as presented for the Maman Residence. Mr. Jessen felt that this was an example of too much government regulation. Ms. Goodspeed said it was a reasonable request, and seconded the motion. Mrs. Nash, Ms. Goodspeed, Mr. Torpey, and Mr. Kirkland voted in favor of the motion; Mr. Jessen voted against. The motion passed.

DISCUSSION OF FORMAT FOR NEW DEVELOPMENT GUIDE

Mr. Amon distributed an outline of a structure for the new development guide which was proposed at last month's meeting. A discussion of both general and specific topics to be included in the guide ensued. Mrs. Nash expressed her preference for farmland preservation planning for overall open space preservation. Mr. Torpey said it was important to assess the particular needs of a region in order to determine how much land should be for public use. Mr. Kirkland addressed the need to protect the bluffs along Route 29 in Kingwood Township. Mr. Jessen suggested looking at ways to attract visitors to the Canal Park, such as adding more train stops, and including a boat ride.

Although the Commissioners agreed that plans for a boat ride should be a high priority, the consensus was that these plans should be worked on at the same time that the Development Guide is prepared.

Mr. Amon discussed the outline of the structure. In addition to making suggestions for development within the park, the guide would also include a discussion on how land acquisition near the Canal Park should be prioritized, and a listing of management principles.

After further discussion about specific topics to be included in the guide, the Commissioners agreed that the structure was acceptable.

DISCUSSION OF DRAFT REPORT AFTER TWENTY YEARS

Mr. Amon told the Commissioners that he has received suggestions from the Commission's Technical Advisory Group on the Twenty Year Report, one of them being an addition of a summary of what occurred in 1994. Mrs. Nash suggested that the report should include not only those occurrences where the Commission achieved something, but also events which were learning experiences for the Commission. The Commissioners agreed that it was a good report and should be sent to appropriate government officials.

DISCUSSION OF POLICY REGARDING GUIDE RAILS ALONG THE CANAL

Mr. Amon reviewed a draft letter to the Franklin Township Manager regarding the use of wooden guide rails on Canal Road, and asked the Commissioners if it reflected their opinion on the matter. The Commissioners all concurred that they advocated wooden guide rails along roads that parallel the Canal Park.

EXECUTIVE DIRECTOR'S REPORT

Mr. Amon announced that due to Mr. Torpey's efforts, the Canal Commission received a supplemental allocation of \$29,000 for Fiscal Year 1996. He said the extra funds would make it possible to have a Review Zone Officer two days per week.

Mr. Amon also said that at last month's Commission meeting, it was decided that a letter should be written to municipalities within the Review Zone, reminding them of the necessity to comply with the Commission's Regulations. He said that after looking at project sites in Middlesex County, he felt that most applicants were complying with the regulations. He said that he wished to make further site visits in Somerset and Mercer Counties before preparing such a letter.

Mr. Amon then spoke of the D&R Canal Transportation Safety Study Commission's Draft Report which was distributed to the Commissioners. He felt it was a good report and supported the recommendation that, with regard to DOT canal crossings, the review

and approval authority of the Canal Commission and Historic Preservation Office be restored.

CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern stated that four Clean Communities crews were presently collecting trash and maintaining gates in the Canal Park. He said that his staff would be repairing parking lots and posting boundaries in August. Ms. Goodspeed asked Mr. Stern about vandalism at Scudder's Falls--all agreed that volunteers from the area should be recruited to help open and close the gates.

PUBLIC FORUM

Mr. Brown announced that D&R Canal Watch would be sponsoring a boat ride in the fall on the Lehigh Canal in Pennsylvania.

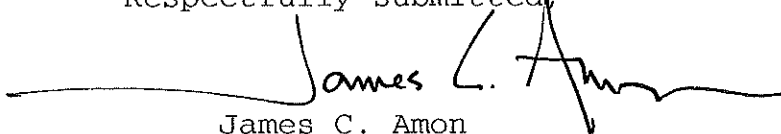
Mr. Amon then asked the Commissioners to take action on a fourth "A" Zone project. The project's municipal approval was faxed during the course of the meeting, making it a complete project, and the applicant's attorney said it would hamper the construction schedule if the application was delayed until August.

95-1776A - Lambertville House Restoration

Mr. Amon said the plans include 29 hotel rooms, a restaurant and conference center, three retail outlets, and an outdoor cafe that will accommodate 75 people. He said he was strongly in favor of the restoration plans and recommended that the application be approved. Mr. Jessen moved approval of the application, Ms. Goodspeed seconded the motion and it passed unanimously.

The meeting adjourned at 2:20 PM.

Respectfully submitted,

James C. Amon

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