



DELAWARE AND RARITAN
CANAL COMMISSION

MINUTES OF THE MEETING OF JANUARY 15, 1997

TIME: 12:05 P.M. - 2:55 P.M.
DATE: Wednesday, January 15, 1997
PLACE: Canal Commission Office
Stockton, New Jersey

ATTENDING:

- COMMISSIONERS: Messrs. Kirkland, Marshall, Pauley, Torpey;
Ms. Goodspeed, Mrs. Nash and Ms. Shaddow (representative for Mayor Palmer)
- STAFF: Mr. Amon and Ms. Holms
Mr. Lewin Weyl, Deputy Attorney General
- GUESTS: Kay & Larry Pitt, Canal Society of New Jersey
Paul Stern, D&R Canal State Park
Bill McKelvey, Friends of the NJ RR & Transportation Museum
Ed Buss, NJ Water Supply Authority
Tom Baxter, NJ Water Supply Authority
Scott Lynn, Van Cleef Engineering Associates

Mr. Torpey 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. Holms noted an omission on page 2 of the minutes of December 18, 1996 regarding the approval of the "B" Zone projects. The motion by Mrs. Nash included the proviso that the Certificates of Approval should state that they will lapse once municipal approvals expire. With that amendment, Mrs. Nash moved the approval of the minutes of the meeting of December 18, 1996; Mr. Kirkland 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 1997; Mr. Kirkland seconded the motion and it passed unanimously. Mr. Kirkland moved that Mrs. Nash serve as Treasurer of the Canal Commission in 1997; Ms. Goodspeed seconded the motion and it passed unanimously. Mr. Kirkland then moved closing the nominations; Mr. Pauley seconded the motion and it also passed without dissent. Mr. Jessen and Mrs. Nash were then elected Vice-Chairman and Treasurer respectively by a unanimous vote.

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EXECUTIVE DIRECTOR James C. Amon	COMMISSIONERS Frank J. Torpey Chairman	Martin D. Jessen Vice-Chairman	Winona D. Nash Treasurer	Sam Herzog R. William Pauley	Robert C. Shinn, Jr. Benjamin B. Kirkland	Douglas H. Palmer Marfy Goodspeed
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REVIEW ZONE ACTIONS

Mr. Amon presented six "A" Zone applications:

1. 96-2152A - Schwartz Residence Garage - Delaware Township

Mr. Amon stated that the proposed garage is several hundred feet from the Canal Park. It is screened by a hedgerow and Route 29 is between the garage site and the park.

2. 96-2297 - U.S. Can Trenton Litho Addition - Lawrence Township

The addition is one story in height, architecturally compatible with the existing building and screened from the park by a dense hedgerow.

3. 96-2315 - Car-Mar-Tom Parking Lot - Lawrence Township

Mr. Amon said that an extensive woodland between the proposed parking lot and the park would serve as a buffer, and that it may not be visible from the Canal Park.

4. 96-17141A - Princeton Seminary Student Housing - West Windsor Township

The project consists of a two-story dormitory which is about 450 feet from the Canal Park. A mature forest which will screen the building has been protected by a conservation easement. Mr. Amon recommended the Commissioners approve the project with the condition that the Certificate of Approval not be released until the Commission receives an executed conservation easement for the stream corridor.

5. 96-2309 - Monument Crossing - Trenton

The project consists of 38 townhouses, with those nearest the park having brick facades and entrances facing the park. An allee of Red Maples will screen the project from the park. Mr. Amon said the project does not fully comply with the Commission's Storm Drainage and Water Quality Impact regulation, and he recommended the Commission waive strict compliance with this regulation, based upon compelling public need (N.J.A.C. 7:45-10.3©) and no harmful impact (N.J.A.C. 7:45-10.6). He said that providing a detention basin would deny the financial viability of the project. He also said that the applicant has provided some stormwater runoff retention and water quality treatment by making shallow ponds and swales in grassy areas.

6. 96-2321 - White-Saville Residence Addition - Franklin Twp., Somerset County

The proposed addition will not be visible from the Canal Park, and Mr. Amon recommended it be waived from review.

Mr. Kirkland moved approval of the "A" Zone projects as presented by Mr. Amon; Mr. Pauley seconded the motion and it passed unanimously.

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

1. 95-2203 - Towne Centre Phase II - Hillsborough Township
2. 96-1480A - Cedar Brook Corporate Center - Cranbury Township
3. 96-1240A - Mershon Chase & Smith Crossing at Brandon Farms Residential Changes - Hopewell Township
4. 96-2242A - Phase IG of Country Classics Phase I

Mr. Amon said that all four projects conformed with the Commission's regulations. In the case of Country Classics (which was tabled at December's meeting) the applicant agreed to build a temporary basin until Phase II of the development was designed. Mr. Amon recommended waiving the requirement of a maintenance agreement for the temporary basin; Mr. Weyl suggested that the Commission hold the agreement but that it not be recorded with the County Clerk's office. Ms. Goodspeed moved approval of the "B" Zone applications, Mrs. Nash seconded the motion, and it passed unanimously.

Mr. Amon then presented another "B" Zone application. He said that Montgomery Township wishes to build a sewage treatment plant on the Ingersoll Rand property, which would discharge to the Millstone River. The project contains less than one acre of new impervious surface and will be reviewed by DEP. Mr. Amon recommended the Commission waive the application from review because the Commission staff does not have the expertise to comment on these types of applications. He also suggested that the Commission consider amending the regulations to eliminate these types of project from Commission review and approval. Ms. Goodspeed moved waiving the sewage treatment plant from review, Mrs. Nash seconded the motion, and the motion passed without dissent, with Mr. Pauley abstaining.

DISCUSSION OF ACTIONS TO IMPLEMENT IDEAS FROM RETREAT

Mr. Torpey said that as a result of discussion held at the retreat, he felt that the Commission needed to become more involved. He then spoke of implementing several strategies. The first involved working more closely with municipalities and reviewing their master plans and ordinances. Ms. Goodspeed suggested finding out when municipalities' master plans expire. Mrs. Nash felt that it was more important to research the ordinances. Mr. Torpey said that the Commission could also encourage municipalities to hold events along the canal; Ms. Shaddow said that recreation departments need to be contacted for this. A meeting for municipal officials was also discussed.

It was decided that the Commission would review the land acquisition priority list from the DEVELOPMENT PLAN at February's meeting. Mr. Torpey asked for suggestions to implement more publicity about the Canal Park. Mr. Marshall recommended meeting with the Division's

staff person who does publicity for them.

A long discussion ensued about what type of forum would be most appropriate for the Commission to sponsor. Mr. Amon said that the main goals of the forum were to "get the word out" and to "get feedback." Several types of venues were suggested, but nothing was decided.

Mr. Torpey then asked for suggestions regarding fundraising. He suggested looking more to corporations. Mr. Marshall showed the Commissioners a portfolio on "corporate partners." With regard to investigating the possibility of using fees for the sale of water to operate and develop the park, Mr. Weyl said he would research the legal viability.

Mr. Torpey also suggested using the monthly report that Mr. Amon has initiated as a basis for communication with legislators.

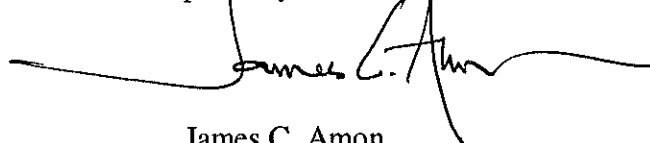
Mr. Torpey suggested that individual strategies agreed upon at the retreat be undertaken under the leadership of specific members of the Commission. He proposed the following alignment: Ms. Goodspeed, Mr. Pauley and Mrs. Nash would work on developing a plan for closer relations with municipalities, including reviewing master plans and zoning ordinances. Mr. Marshall suggested that he and Mr. Amon work on updating the Commission's priority list of land acquisitions. Mr. Torpey would work with staff on enhancing public relations. He suggested Mr. Kirkland, Mr. Jessen, Mr. Herzog and Ms. Shaddow undertake the strategy of holding an annual public forum and recreational event. Mr. Marshall and Mr. Amon would discuss boundary signs, and Mr. Weyl agreed to investigate the possibility of using fees for the sale of water to operate and develop the park.

CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern said that a Canal Park neighbor, Trenton Stone, has removed the last of their stone from Canal Park property. The Scudder's Falls parking lot has been approved, and the Briar Rabbit Gun Club sponsored a clean-up in Six-Mile Run. Volunteers from AT&T repaired a roof on a historic house in Six-Mile Run, and the staff is considering renting space in Trenton to store maintenance equipment.

The meeting adjourned at 2:55 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James C. Amon", with a long horizontal flourish extending to the left and right.

James C. Amon
Executive Director