

MINUTES OF THE MEETING OF AUGUST 20, 1997

TIME: 12:05 P.M. - 2:20 P.M.
DATE: Wednesday, August 20, 1997
PLACE: Canal Commission Office
Stockton, New Jersey



DELAWARE AND RARITAN
CANAL COMMISSION

ATTENDING:

- COMMISSIONERS: Messrs. Herzog, Jessen, Marshall, Pauley, Torpey; Mrs. Nash
- STAFF: Mr. Amon and Ms. Holms
Mr. Lewin Weyl, Deputy Attorney General
- GUESTS: Paul Stern, D&R Canal State Park
Linda House, Canal Society of New Jersey
Kay and Larry Pitt, Canal Society of New Jersey
Bill McKelvey, Friends of NJRR & Transportation Museum
Ed Buss, NJ Water Supply Authority
John Grunco, GHC/Calton Homes
Edward S. Dec, Najarian Associates
Don Heck

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

Mrs. Nash moved approval of the minutes of July 16, 1997; Mr. Pauley seconded the motion, and it passed unanimously.

REVIEW ZONE PROJECTS

Mr. Amon presented the following "A" Zone applications for approval:

89-1767 Barrood Office Building - Franklin Township, Somerset County

Mr. Amon said that the applicant proposes building a 2-story office building and parking on Easton Avenue, which is between the building site and the Canal Park. He said that a row of trees will be planted in front of the building and felt that the visual impact would not be intrusive.

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EXECUTIVE
DIRECTOR
James C. Amon

COMMISSIONERS

Frank J. Torpey <i>Chairman</i>	Martin D. Jessen <i>Vice-Chairman</i>	Winona D. Nash <i>Treasurer</i>	Sam Herzog R. William Pauley	Robert C. Shinn, Jr. Caroline J. S. Armstrong	Douglas H. Palmer Marfy Goodspeed
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97-2356 Route 29 Drainage Improvements - Lambertville

Mr. Amon said that the NJ Department of Transportation is proposing to construct an 84" pipe under Delaware Avenue from Route 29 to the eastern side of the canal. Phase II of the project will continue the pipe under the canal into the Delaware River.

Messrs. Jessen and Herzog expressed concern that if Phase II were not built, water pressure in the pipe could potentially damage the canal. Mr. Buss felt that the DOT was anxious to start the project and that although planning details for Phase II were not yet completed, Phase II would be carried out in conjunction with Phase I. Mr. Jessen moved approval of Phase I of the Route 29 Drainage Improvements, requesting that the Department of Transportation provide the Commission with a schedule of construction for Phase I and Phase II. Mr. Herzog seconded the motion, and it passed unanimously.

97-2375 Omnipoint Tower Site #NJ-06-238A - Franklin Township, Somerset County

Mr. Amon said that the NJ Department of Transportation and a communications company, Omnipoint, were applying to construct a 50' cor-ten steel pole with a 10' antenna on top at the Route 287 Interchange at Easton Avenue, which is between the site and the canal (approximately 100 feet away). He recommended approval. Mr. Herzog moved approval of the Barrood Office Building and the Omnipoint Tower; Mr. Jessen seconded the motion, and it passed unanimously.

Mr. Amon then presented the following "B" Zone applications for approval:

- 97-1664A Heritage Hotel - South Brunswick Township
Proposed hotel and parking on 17.2 acres--13.38 acres will be preserved as part of a stream corridor; the project requires a stream encroachment permit and therefore it is recommended that drainage impact review be waived.
- 97-2331 Route 92 - South Brunswick, Plainsboro, and Monroe Townships
Proposal to construct a 6.7-mile highway from the NJ Turnpike to Route 1, involving 103 acres of new impervious area and 23 detention basins.
- 96-0166C Morrison Estates - Franklin Township, Somerset County
Proposed 12 houses on 45+ acres with one detention basin.
A conservation easement will guarantee preservation of a stream corridor.
- 97-2333 Somerset Manor North - Franklin Township, Somerset County
Proposed assisted care living facility on 12 acres with one detention basin.
- 96-2316 Hidden Estates II, Section I - Montgomery Township
Proposed 29 houses on 56+ acres with 2 detention basins.
- 97-1996A NJ Manufacturers Insurance Expansion
Expansion of existing office building and parking areas plus expansion of detention basin; total new impervious surface is approximately 6 acres.
- 97-2357 Cranbury Business Park - Cranbury Township
Six warehouses totaling 1,269,600 square feet on 158 acres with 4 detention basins; a conservation easement will guarantee preservation of the stream corridor.

Mr. Amon said that all of the "B" Zone applications complied with the Commission's regulations for stormwater management and water quality except for a section of Route 92. He said that the engineers for Route 92 have proposed that runoff for this section of the highway would drain into wetlands, which act as a natural filter for pollutants. The Commissioner's engineer felt that this was a satisfactory alternative for meeting the Commission's water quality standards and recommended approval. A question arose as to the principals involved in the Cranbury Business Park application. Mr. Jessen moved approval of the "B" Zone applications with the exception of Cranbury Business Park; Mrs. Nash seconded the motion and it passed without dissent.

Mr. Amon then presented three "A" Zone applications for waiver from visual impact:

Coe Residence Addition - Lambertville; the proposed addition and deck will not be seen from the Canal Park.

Decker Apartments - Lambertville; there will be no outward change to the building except for additional parking which will not be visible from the Canal Park.

Raza Building - South Bound Brook; the proposed addition will not be seen from the Canal Park.

Mr. Amon recommended waiver of all three applications. Mr. Herzog moved waiver and approval of the three "A" Zone applications; Mr. Jessen seconded the motion, and the motion passed unanimously.

Mr. Amon then presented an application for waiver from strict compliance with the Stream Corridor Impact Regulation.

Wicoff Estates - Plainsboro Township

Mr. Amon said that the proposed residential development will slightly encroach upon the Canal Commission's stream corridor for the Millstone River, plus two detention basins and part of a road would be within the corridor. He said, however, that the corridor was wide enough on this site that the encroachment would not harmfully impact the ecological health of the stream. He also said that the applicant has agreed to set aside a corner of the site for recreation at the township's request.

Mr. Jessen moved waiving the project from strict compliance of the Stream Corridor Impact regulation, with the condition that a recorded conservation easement for the stream corridor will allow recreational use of the area in the southeastern section of the lot but would not permit the construction of any structures. Mr. Pauley seconded the motion; Messrs Jessen, Marshall, Pauley, Torpey, and Mrs. Nash voted in favor of the motion. Mr. Herzog abstained. The motion passed.

Ms. Holms said that the principles of Cranbury Business Park were publicly-held corporations and that no one owned more than 5%. Mr. Herzog moved approval of the application, Mrs. Nash seconded the motion, and it passed unanimously.

Mr. Marshall distributed information to the Commissioners on the Division's Corporate Partners Program and Adopt-a-Trail initiative.

DISCUSSION OF CANAL COMMISSION'S PUBLIC FORUMS

Mr. Amon spoke of the two forums that would take place in the fall (he suggested early November) at Stockton and Princeton. He suggested that the topics to be discussed at the forum would be what's going on in the Canal Park, and plans for the future. He also thought that it was important that the Commission ask for public comment. Mr. Torpey suggested that D&R Canal Watch and the New Jersey Canal Society co-sponsor the events. Ms. House said that she would check with the Boards of those two groups.

PRESENTATION BY LINDA HOUSE OF OHIO CANAL INTERPRETIVE PROGRAM

Ms. House presented a slide show which contained excellent examples of interpretive signs, models, and other educational tools about canals. She also showed many slides of various boats used to give rides on the canals.

A discussion about canal boat rides ensued. Mr. Torpey suggested that a committee be formed to research possibilities. Ms. House, Mr. Jessen, Mr. Torpey, and Mr. McKelvey agreed to serve on the committee. Mr. Marshall said that Mr. Stern, Mr. Hillman and he from the Division of Parks would meet with the committee to discuss concessions and leases.

EXECUTIVE DIRECTOR'S REPORT

Mr. Amon said that Kimble Widmer, the former State geologist and a Rutgers professor, recently contacted him regarding canal-related documents that he had accumulated through the years and wished to donate to the Commission. Mr. Amon was surprised and pleased to discover that one of these documents was a college paper written by Mr. Jessen on the D&R Canal.

Mr. Amon then asked Mr. Stern as a follow-up to last month's meeting about the methodology used to determine visitor attendance in the Canal Park. Mr. Stern replied that he estimated 7 people per mile per day attended the park, and that this estimate was based on numbers of cars and campsites.

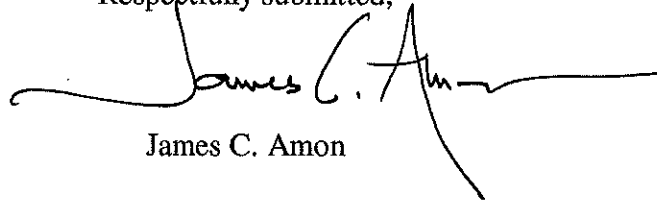
CANAL PARK SUPERINTENDENT'S REPORT

Mr. Stern reported that three groups of AT&T volunteers, about 90 individuals, worked on repairing houses in Six Mile Run so that they could be leased to tenants. He said that the porch at the Calhoun Street canal house had been repaired, and that the final stage of path construction in Lambertville and Trenton would be going out to bid soon.

Mr. Torpey announced that a long-time friend of the D&R Canal, Larry Pitt, was recently inducted into the Rutgers Sports Hall of Fame.

The meeting adjourned at 2:20 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James C. Amon". The signature is stylized with a large initial "J" and a long horizontal stroke extending to the right.

James C. Amon