



DELAWARE AND RARITAN
CANAL COMMISSION

MINUTES OF THE MEETING OF NOVEMBER 18, 1998

TIME: 12:15 P.M. - 2:30 P.M.
DATE: Wednesday, November 18, 1998
PLACE: Canal Commission Office
Stockton, New Jersey

ATTENDING:

COMMISSIONERS: Messrs. Jessen, Marshall, Torpey; Ms. Armstrong and
Ms. Goodspeed
STAFF: Mr. Amon and Ms. Holms
Mr. Lewin Weyl, Deputy Attorney General
GUESTS: William J. Cerynik, State Park Service Central Region
Susan Herron, D&R Canal State Park
Bill McKelvey, Canal Society of NJ
Jonathan Freider, K&K Developers
Robert von Zumbusch

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 two errors in the minutes of October 21, 1998. On page two, the minutes do not reflect a motion that was made in regard to the project known as Greenbriar at Whittingham Village 3.3. Mrs. Nash moved approval of the application, and Ms. Goodspeed seconded the motion. Messrs. Barker, Jessen, Pauley, Torpey, Ms. Armstrong and Ms. Goodspeed voted in favor of the motion; Mr. Herzog abstained. The motion passed. On page 3 of the minutes of October 21, Ms. Holms said that the motion for the remaining "B" Zone applications was for four (not five) applications. With those corrections, Ms. Goodspeed moved approval of the minutes of October 21, 1998; Ms. Armstrong seconded the motion and it passed unanimously.

REVIEW ZONE ACTIONS

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

98-2498 - Relocation of Vaccaro House - Lawrence Township

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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.
Caroline J. S. Armstrong

Douglas H. Palmer
Marfy Goodspeed

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

Mr. Amon said that the applicant is proposing to move his house to a site approximately 300 feet from the canal, which is further than it is at present. The house is not historic, and a 6'-tall berm will be constructed to help screen the house from the Canal Park. Mr. Amon recommended approving the project with the condition that a satisfactory landscape plan for the berm be submitted to the Commission.

98-0396C - Trenton Country Club Expansion - Ewing Township

Mr. Amon said that the project involves construction and adaptation of three buildings along with the re-design of a parking lot. He said that the site is approximately 750 feet from the canal and will not present a harmful visual impact.

98-2465 - Village Charter School - Trenton

The applicant is proposing construction of two one-story and one two-story buildings on the site of the former Trenton Psychiatric Hospital. The new buildings will not be any closer to the park than other existing buildings, and the architecture is compatible with the other 19th century buildings. An existing hedgerow will be supplemented with an installed landscape screen.

Ms. Goodspeed moved approval of the three "A" Zone applications with the condition for the Vaccaro house relocation as recommended; Mr. Jessen seconded the motion and it passed unanimously.

Mr. Amon then presented an "A" Zone application for waiver from visual impact review:

98-2499 - Korelitz-Muldoon Residence Addition - Franklin Township, Somerset County

Mr. Amon said that the proposed new rear porch and enclosure of an existing rear porch will not be visible from the Canal Park and recommended waiver. Ms. Armstrong moved waiver of the application from visual impact review; Ms. Goodspeed seconded the motion and it passed unanimously.

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

98-2488 - East Windsor Pump Station #8 Improvements - East Windsor Township

An expansion to a pump station that currently exists in a stream corridor is being proposed, which is a "conditional use" in the Stream Corridor Impact regulation. No trees will be cut.

98-2385A - Cherry Valley Country Club Phase III Modifications - Montgomery Township

A portion of a 171-lot subdivisions is being modified--15 houses will be reduced to 8, with changes being made to a detention basin.

98-2482 - Princeton Courtside Estates - South Brunswick Township

Proposed construction of 22 single family homes with one detention basin. The applicant has proposed preserving a tract of land containing wetlands and the headwaters of a stream in exchange for encroaching into the stream corridor; the preserved land is ten to twelve times larger than the land that would be encroached upon.

97-2378 - Princeton Racquet Club Expansion - South Brunswick Township

Expansion of a health club, tennis courts and parking. The detention basin will be shared with the previous project, Princeton Courtside Estates.

Ms. Goodspeed moved waiver of strict compliance with the Stream Corridor Impact regulation for the project known as Princeton Courtside Estates, and approval of the four "B" Zone applications. Ms. Armstrong seconded the motion and it passed unanimously.

DISCUSSION OF CELEBRATION OF 25TH ANNIVERSARY OF THE CREATION OF THE CANAL PARK

Mr. Torpey reviewed the goals of the 25th anniversary celebration, along with Commission objectives and accomplishments of the past, present and future for the Canal Park. The Commissioners then discussed ideas and types of events, and how they could be implemented.

OLD BUSINESS

Mr. Amon presented a memo to the Commissioners from Mr. Chuck Newcomb of the State Planning Office regarding three proposed designations of the Canal Park and its environs for the State Plan. After some discussion, Ms. Goodspeed moved approval of a resolution supporting 1) designation of the Mercer County portion of the Canal Park that runs alongside of the Delaware River through Trenton and to Whitehead Road as a "Critical Environmental and Historic Site;" 2) designation of the portion of the Canal Park in South Brunswick Township and the area that drains into it as an "Environmentally Sensitive Planning Area;" and 3) designation of the canal as a park. Ms. Armstrong seconded the motion and it passed unanimously.

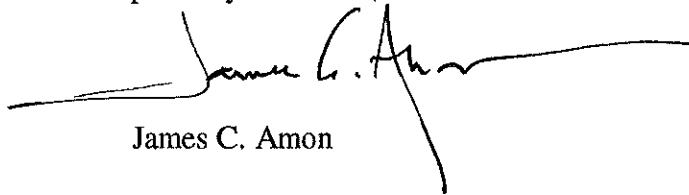
Mr. Torpey and Mr. Amon reported on the status of path projects that they have been working on with the Governor's office and the Department of Transportation. Ten key projects are slated for construction within the next two years.

CANAL PARK SUPERINTENDENT'S REPORT

Ms. Herron said that rehabilitation of the section of the Canal Park in West Windsor will be beginning soon. She said that she will be utilizing the Department of Correction's work program for this project. She reported that the Mid Jersey Beagle Club sponsored an event in the park, and the Equestrian Trail Ride and Meadows Foundation Canoe Race took place in October.

The meeting adjourned at 2:30 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 right.

James C. Amon