



DELAWARE AND RARITAN
CANAL COMMISSION

MINUTES OF THE MEETING OF FEBRUARY 17, 1999

TIME: 12:15 P.M. - 1:30 P.M.
DATE: Wednesday, February 17, 1999
PLACE: Canal Commission Office
Stockton, New Jersey

ATTENDING:

COMMISSIONERS: Messrs. Herzog, Jessen, Marshall, Pauley, Torpey; Ms. Armstrong
and Mrs. Nash
STAFF: Mr. Amon and Ms. Holms
Mr. Lewin Weyl, Deputy Attorney General
GUEST: Susan Herron, D&R Canal State Park

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. Armstrong moved approval of the minutes of January 20, 1999 and Mr. Pauley seconded the motion. The motion passed unanimously.

REVIEW ZONE ACTIONS

Mr. Amon presented the following "A" Zone application for waiver:

99-2520 - Dick Greenfield Dodge Pole Barn - Lawrence Township, Mercer County

The application is for a 2,400-square-foot storage shed (pole barn), approximately 900 feet from the canal and screened from the Canal Park by existing structures. Mr. Jessen moved waiver of the application; Ms. Armstrong seconded the motion, and it passed unanimously.

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

98-2472 - The Fish House - Lambertville

The proposal is to convert a 2-story old barn next to the canal path into a restaurant. Mr. Amon said that landscaping will be installed to buffer the parking area and a garbage disposal area.

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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*

(Mrs. Nash joined the meeting at 12:20 PM.)

99-2519 - Gordon Pole Barn - West Amwell Township

The application is for construction of a 30' x 50' pole barn, 25 feet in height and approximately 950 feet from the Canal Park. The pole barn may be faintly visible in winter, but is separated from the Canal Park by Route 29 and a large flea market.

Mr. Jessen moved approval of the two "A" Zone projects; Mr. Pauley seconded the motion. Messrs. Jessen, Marshall, Pauley, Torpey and Ms. Armstrong voted in favor of the motion; Mrs. Nash abstained. The motion carried.

Mr. Herzog joined the meeting at 12:30 PM.

Mr. Amon presented the following "B" Zone applications:

98-2458 - Sunflower Estates - Franklin Township, Somerset County

98-2501 - Mori Seiki Office/Warehouse - Monroe Township

98-2475 - Lawrenceville Point - Lawrence Township

98-2491 - Forest Gate at Lawrence - Lawrence Township

Mr. Amon said that all four "B" Zone projects conformed with the Commission's stormwater management regulations. He said that in the case of Lawrenceville Point, a DEP Stream Encroachment permit would be required, and therefore recommended it be waived from drainage impact review. He said that this project requires a stream corridor easement and recommended it be approved conditioned upon receipt of an executed and recorded conservation easement for the stream corridor. Mr. Jessen moved the approval of the "B" Zone projects with the condition for Lawrenceville Point as stated; Ms. Armstrong seconded the motion and it passed unanimously.

Mr. Amon then presented a final draft resolution for the project known as Canal Walk in Franklin Township. Ms. Armstrong moved approval of the project application with conditions as stipulated in the resolution (see attached); Mrs. Nash seconded the motion, and it passed unanimously.

OLD BUSINESS

A. 25th Anniversary Planning

Mr. Amon reported on several planned events celebrating the 25th anniversary, including two bus tours, a dinner with entertainment, four walks, and a conference to be co-sponsored by the New Jersey Historical Commission. He said that Commission staff and Linda Barth would be working on a "past & present" photo exhibit, plus a brochure that promotes links to the Canal Park.

B. Annual Report

Mr. Amon discussed changes that will be made to the Annual Report, and suggested that Mr. Torpey and he oversee final revisions. Mrs. Nash moved approval of revisions to the Annual Report to be completed by Mr. Torpey and Mr. Amon; Mr. Herzog seconded the motion, and it passed unanimously.

NEW BUSINESS

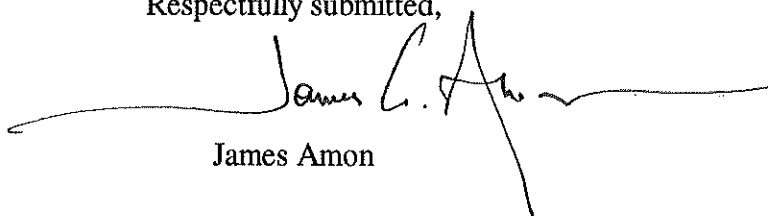
Mr. Torpey discussed planning another retreat for the purpose of discussing the Commission's mission and goals. He suggested Senator Ray Bateman as a possible facilitator. The Commissioners agreed that this was a good idea, should Senator Bateman be available.

CANAL PARK SUPERINTENDENT'S REPORT

Ms. Herron reported that bids were being accepted for the Lambertville restrooms and design for a new office at Bull's Office. She said that Canal Watch led a "Blue Moon Hike," and trail work has almost been completed between Lambertton Road and Bordentown.

The meeting adjourned at 1:30 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 Amon

**Resolution
Of the Delaware and Raritan Canal Commission
Regarding
An application for a General Development Approval**

Whereas, An application has been made for a General Development Plan approval from the Delaware and Raritan Canal Commission (DRCC) for a project known as "Canal Walk", located in Franklin Township, Somerset County, in Block 513, Lots 1, 2, 4, 10, 11, 12.01, 13.01, and 15. This application was declared complete by the DRCC on January 20, 1999, and has been assigned the DRCC # 97-2337, and

Whereas, The applicant has submitted the following documents in support of his application: 1. Canal Walk: A General Development Plan, prepared by John T. Chadwick, IV, and dated January 19, 1998; Traffic Engineering Investigation: Canal Walk, dated March 30, 1998, and signed by Kenneth E. Fears, P.E.; and a "Schematic Site Plan" (one sheet) dated last revised January 19, 1999, prepared by Minno & Wasko, and

Whereas, a public hearing was held by the DRCC on January 20, 1999, now

Therefore, be it resolved that the DRCC approves the application for a General Development Plan with the following understanding:

1. The maximum number of dwelling units and the maximum amount of commercial development shall be limited as described in the submission entitled "Canal Walk: A General Development Plan"
2. Access to the site shall be limited to Weston Road and School House Road, as shown in the submitted documents.
3. The location roads, lots, structures, open space, stormwater management facilities, and recreational facilities shall be generally as shown in the submitted documents.
4. The applicant is committed at his own cost, to restore the Weston Canal House as part of the work done in Phase I of the project. The restoration work shall be done to standards that will be agreed to by the DRCC and the applicant prior to the DRCC's issuance of a Certificate of Approval for Phase I. The restoration work shall be done as part of the first phase of work on the Canal Walk project. This aspect of the approval is dependent upon the DRCC's securing all necessary approval for the restoration work, including approval from the DEP's Division of Parks and Forestry and the Historic Preservation Officer.
5. The applicant is committed to the installation of a landscape screen between the Delaware and Raritan Canal State Park and development of the area identified as "Parcel #6" in the submitted documents. This landscape screen shall include earthworks, native trees and shrubs, which, when mature, shall screen the new construction from the park. The details of this landscape screen shall be approved by the DRCC in conjunction