



DELAWARE AND RARITAN
CANAL COMMISSION

MINUTES OF THE MEETING OF APRIL 17, 2002

TIME: 12:20 PM-1:15 PM
DATE: Wednesday, April 17, 2002
PLACE: Holcombe-Jimison Farm
Lambertville, New Jersey

ATTENDING:

COMMISSIONERS: Messrs. Barker, Herzog, Jessen, and Torpey;
Mrs. Nash

STAFF: Mr. Amon and Ms. Holms
Mr. Lewin Weyl, Deputy Attorney General

GUESTS:

Barbara Ross, D&R Canal Watch
Susan Herron, D&R Canal State Park
Joe Shepherd, NJ Water Supply Authority
Robert von Zumbusch
Diana Fainberg, Matrix

Mr. Torpey 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 March 20, 2002; Mr. Herzog seconded the motion and it passed unanimously.

REVIEW ZONE PROJECTS

Ms. Holms presented the following "B" Review Zone projects for waiver from strict compliance with the Stream Corridor Impact Regulation:

99-2583 - Cigna Warehouse – Monroe Township

Ms. Holms said that this project had been previously approved but the applicant now wanted to add a row of parking in the stream corridor. She said the applicant was proposing to re-locate a row of recently planted trees plus plant shrubs and a meadow mix in a sewer line right-of-way next to the stream which is currently mowed. She said the applicant also proposed to remove debris in the corridor. Ms. Holms recommended approving the waiver with the condition that the applicant submit a landscape plan determined to be acceptable to Commission staff. With

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COMMISSIONERS: Frank J. Torpey, *Chairman*, Martin D. Jessen, *Vice-Chairman*, Winona D. Nash, *Treasurer*,

Bradley M. Campbell, Sam Herzog, Caroline S.J. Armstrong, Douglas H. Palmer

EXECUTIVE DIRECTOR: James C. Amon GOVERNOR: James E. McGreevey

that condition, Mr. Jessen moved approval of waiving strict compliance with the Stream Corridor Impact Regulation for the Cigna Warehouse; Mrs. Nash seconded the motion and it passed unanimously.

02-2837 – Canterbury Walk – Monroe Township

Ms. Holms said that in exchange for intruding into the corridor that is presently farmland, the applicant is proposing to preserve woodland that is adjacent to the corridor. The encroachment would amount to 39,283 square feet, and the additional buffer would be 41,925 square feet. Mr. Jessen moved approval of waiving strict compliance with the Stream Corridor Impact Regulation for Canterbury Walk based upon the proposed averaging plan; Mrs. Nash seconded the motion and it passed unanimously.

Mr. Amon then presented the following “A” Zone Review projects for review and approval:

02-2839 – Earling-Nicolo Residence Addition – Hopewell Township

Mr. Amon said the applicant is proposing to build a two-story addition that would bring the house thirteen feet closer to the Canal Park, so that the area between the house and the park would be reduced to thirty feet. He said that there was currently a garden house and some trees that somewhat screen the house from the park, and that the addition was in harmony with the existing historic house, and with the character of the Titusville Historic District.

02-2820 – Stivala Residence Addition – Ewing Township

Mr. Amon said the applicant is proposing to construct an addition to an existing house, plus install a patio and walkways. He said that existing trees provided a good screen for the Canal Park, and recommended approval.

Mr. Herzog moved approval of the two “A” Zone projects; Mr. Barker seconded the motion and it passed unanimously.

Mr. Amon then presented the following “B” Review Zone projects for review and approval:

02-2825 – Carnegie Center West Building #902 – West Windsor Township

01-1957A – St. Charles Borromeo Catholic Church Addition – Montgomery Township

01-2732 – Stratford at Monroe – Monroe Township

01-2436O – Bristol-Myers Squibb Contractors Parking Lot #1 – Hopewell Township

Mr. Amon said the projects complied with the Commission’s Regulations for stormwater management and water quality. He said that with regard to Stratford at Monroe, the Commission approved waiving the application from strict compliance with the Stream Corridor Impact Regulation in February of this year. Mr. Jessen moved approval of the four “B” Zone applications; Mr. Barker seconded the motion, and it passed unanimously.

01-2806 – Villas at Cranbury Brook/Highlands at Cranbury Brook – Plainsboro Twp.

Mr. Amon stated that this application was also in conformance with the Commission's Regulations and recommended approval. Mr. Jessen moved approval of the Villas at Cranbury Brook; Mr. Barker seconded the motion. Messrs. Barker, Jessen, Torpey and Mrs. Nash moved approval of the application; Mr. Herzog abstained. The motion passed.

CANAL PARK SUPERINTENDENT'S REPORT

Ms. Herron reported that funds for the restoration of Rockingham had been frozen due to the budget shortfall. She said that there was a controversial proposal to re-organize the Division of Parks and Forestry's Enforcement officers. The Canal Park will be offering art classes again, and she and Ms. Chirco are working with members of the Zarephath community on an interpretive sign. She said that a volunteer clean-up has been organized for the section of the park between Alexander Road and Port Mercer. Ms. Herron said that the Water Supply Authority would supply fill to rehabilitate the access area at Whitehead Road.

WATER SUPPLY AUTHORITY PROJECT

Mr. Shepherd reported that the last section of towpath restoration near Quaker Road was being completed, and that potentially hazardous trees are being removed at the Raven Rock lock. He said that the drought emergency was still in effect for the region.

OLD BUSINESS

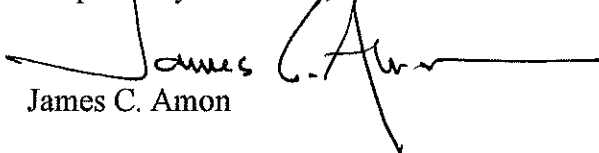
Mrs. Nash commented on her inspection with Mr. Amon and Ms. Armstrong of a proposed self-storage expansion in Lawrence Township next to the Canal Park. She felt that the project as designed would harmfully impact the Canal Park. A discussion ensued about how to enforce preservation of landscaping that was a requirement of a Commission's approval. Mr. Weyl said that the Commission could require an easement on such landscapes. He also said that approval of a project with a landscape buffer gave the Commission the authority to enforce the continued existence of that buffer.

NEW BUSINESS

Mr. Amon asked the Commission for their comments about whether to charge the public for use of the Commission's copier when copying Commission documents. Mr. Barker said there was a proscribed fee schedule for copier charges and that he would inform Mr. Amon of the policy.

The meeting adjourned at 1:15 PM.

Respectfully submitted,


James C. Amon