



DELAWARE AND RARITAN
CANAL COMMISSION

MINUTES OF THE MEETING OF AUGUST 21, 2002

TIME: 12:15 PM–2:00 PM
DATE: Wednesday, August 21, 2002
PLACE: Canal Commission Office
Stockton, New Jersey

ATTENDING:

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

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

GUESTS:

Marc Matsel, Assistant Commissioner, DEP Natural and Historic
Resources

Barbara Ross, D&R Canal Watch

Andrew Schneir, D&R Canal State Park/Regional Office

Brian Flannery, Flannery, Webb and Hansen

John Giunco, Calton Homes

Bryon DuBois, Trident Env. Consultants

Christopher Rosati, Flannery, Webb and Hansen

Francis Goeke, Lanning Eng. Co.

John Lovero, Lovero Construction Co., Inc.

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 the meeting of June 19, 2002; Ms. Armstrong seconded the motion and it passed unanimously.

REVIEW ZONE ACTIONS

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

01-2436P – Bristol Myers-Squibb Building #2 Temporary Parking Lot – Hopewell Township

01-2436M – Bristol Myers-Squibb Exercise Facility Expansion – Hopewell Township

02-2274B - Merck Corporate Hangar Phase II – Ewing Township

02-2862 – John Witherspoon Middle School Additions and Renovations – Princeton Township

01-2785 – Colonial Park Adult Community – Franklin Township

02-2833B – Princeton University Humanities Programs Building Addition – Princeton Borough

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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

02-2860 – Cedar Brook Corporate Center – Cranbury Township
01-2798 – Forrestal Campus North Buildings I-V – Plainsboro Township
02-2845 – Roszel Road Office Condo Parking Addition – West Windsor Township
02-2215E – Timberlane Middle School Additions – Hopewell Township
00-2097A – Reed Road Industrial Park 2 – Hopewell Township

Mr. Amon said that the Commission's Review Zone Officers reviewed the "B" Zone applications and found them to be in compliance with the Commission's Regulations for Storm Drainage and Water Quality.

Mrs. Nash expressed concern regarding the retention pond proposed for the Cedar Brook Corporate Center, and asked whether there was anything proposed to discourage Canada Geese. A discussion ensued about how best to discourage the geese; Assistant Commissioner Matsel said he had documents regarding this issue that he would share with the Commission. It was recommended that design standards for pond plantings, etc., be implemented as part of the Commission's review process.

Mr. Amon said that with regard to the Forrestal Campus project, four new detention basins were proposed to be built; however, the applicant may want to substitute an alternative stormwater management design for Basins 2A and 2B. With the suggestion of Mr. Weyl, Mr. Amon recommended that the project be approved with the condition that no construction can start on that portion of the project that drains to Basins 2A and 2B until either 1) basins 2A and 2B are built, or 2) an approved alternate detention system to replace Basins 2A and 2B is built. In addition, should the alternate detention system be approved, it would be necessary to record an amended conservation and maintenance easement for this facility.

Mr. Amon said that the applicant for Reed Road Industrial Park 2 requested that the Certificate of Approval be released with the understanding that a conservation easement for the stream corridor be executed and recorded once site plans for the entire site were designed. Mr. Weyl suggested that the Certificate of Approval not be released until a conservation easement containing a description of the site to be developed plus the area that will be added as compensation be executed and recorded.

Mr. Jessen moved approval of the "B" Zone projects with the conditions as recommended; Mr. Herzog seconded the motion and it passed unanimously.

Mr. Amon then presented a request for waiver from strict compliance of the Stream Corridor Impact Regulation:

02-2863 – Renaissance at Monroe – Monroe Township

Mr. Amon said that a channelized stream which was a tributary to the Millstone River traversed the site. The applicant is proposing to build a retention pond on that portion of the stream that drains 50 acres; as compensation, a large wetlands area containing the headwaters of this stream would be preserved. After discussing possible conditions for this waiver request, Mr. Jessen

moved approval of the waiver, conditioned upon 1) installing a fence around the area that would be preserved as compensation, 2) installing "Conservation Easement Area" signs at 100-foot intervals around this same area, and 3) revising the landscape plan for retention pond C, in accordance with consultation between the applicant's landscape architect and the Commission's Executive Director. Mr. Herzog seconded the motion and it passed unanimously.

Ms. Holms presented the following project for wavier from strict compliance with the Stream Corridor Impact Regulation:

00-2667 -- Commerce Bank and CVS Pharmacy - Princeton and Montgomery Townships

Ms. Holms said that the applicant had received a previous waiver from the Commission but was requesting a new waiver. The new waiver was requested because the applicant was told by the township to provide more parking in the previously-approved corridor compensation area. Therefore, the applicant now proposed to set aside land on the other side of Van Horne Brook. Ms. Holms said that the newly-proposed buffer-averaging was better from an ecological standpoint because the proposed compensatory land was part of a large wooded area. Mrs. Nash moved approval of the waiver from strict compliance of the Stream Corridor Impact Regulation, Mr. Herzog seconded the motion and it passed unanimously.

Mr. Amon then presented the following "A" Zone projects:

02-2868 -- Duffy Residence Addition -- Hopewell Township
02-2881 -- Peel-Zeman Addition -- South Brunswick Township
02-2826D -- Lambertville Sewerage Authority Sludge Building Improvements -- Lambertville
02-2847 -- Villa Victoria Gymnasium -- Ewing Township
Route 1 Pedestrian Bridge -- Lawrence Township

Mr. Amon said that the "A" Zone projects would not have a harmful visual impact on the Canal Park and recommended approval. Mr. Jessen moved approval of the "A" Zone projects; Mrs. Nash seconded the motion and it passed unanimously.

DISCUSSION OF DEVELOPMENT PLAN

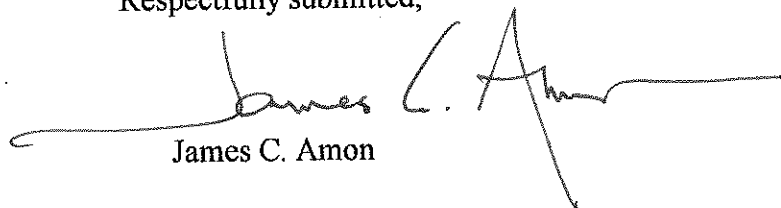
The Commission agreed to postpone discussion of the Development Plan until September's meeting. Mr. Amon said that he would put the draft plan on the Commission's website, send drafts to libraries and municipalities, and send out press releases regarding the plan.

CANAL PARK SUPERINTENDENT'S REPORT

Andrew Schneir, Acting Superintendent for Bull's Island, reported on various activities that were held in July in the Canal Park, including a history bicycle tour, a walk in Titusville, and an 18th century ice cream social held by the Lawrence Historical Society. He announced that a walk in Lambertville would be held August 25th.

The meeting adjourned at 2:00 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James C. Amon". The signature is stylized with a long horizontal line extending to the left and a large, prominent "A" that loops back down and to the right.

James C. Amon