



DELAWARE AND RARITAN
CANAL COMMISSION

MINUTES OF THE MEETING OF JUNE 23, 2004

TIME: 10:40 AM – 12:00 PM
DATE: Wednesday, June 23, 2004
PLACE: Canal Commission Office
Stockton, New Jersey

ATTENDING:

COMMISSIONERS: Messrs. Jessen, Loos, Sedor, and Weingart; Ms. Armstrong

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

PUBLIC:

Kyle Cloman, Trenton Country Club
Neil Acevedo, Princeton Forrestal Center
Bill Bogosian, NJ Water Supply Authority
Joe Shepherd, NJ Water Supply Authority
Dick Orth, Orth-Rodgers and Assoc.
Bob Wolfe, Princeton Forrestal Center
Richard Wizeman, Van Note-Harvey Associates
David Knights, Princeton Forrestal Center
Linda Barth, Canal Society of New Jersey
Barbara T. Ross, D&R Canal Watch
Robert von Zumbusch
Al Payne, Division of Parks and Forestry
Kevin Moore, Steiner Development, LLC
Chris Baker, McCarthy & Schatzman
Steffan Stearn, Steiner Dev.

Mr. Weingart 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. He invited the Commissioners, staff and guests to introduce themselves.

MINUTES OF THE MEETING OF MAY 19, 2004

Mr. Loos moved approval of the minutes of May 19, 2004; Mr. Sedor seconded the motion, and it passed unanimously.

NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION
James E. McGreevey, Governor Bradley M. Campbell, Commissioner

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REVIEW ZONE ACTIONS

03-3012 – Princeton Nurseries General Development Plan
(Princeton Forrestal Center) – Plainsboro and South Brunswick Twps.

Mr. Baker described the application for General Development Plan Approval. He said that Princeton Forrestal Center is proposing to develop 2.9 million square feet as office campus, and that the application before the Commission includes consideration of the stormwater management design consisting of ten detention basins, the stream corridor, the alignment of the Loop Road, and the Loop Road crossing of the stream corridor.

Mr. Acevedo presented the background of the project. The site was re-zoned from residential to commercial, with increased density on 150 acres. In exchange for re-zoning and increased density, 214 acres of the site will be deed-restricted open space.

Mr. Wizeman described the stormwater management plan. He said the ten detention basins will serve the full build-out of the project and have been designed to meet the Commission's standards for storm drainage and water quality impact.

Mr. Wizeman showed the Commissioners the location of the stream corridor, noting that three basins would encroach into the corridor (a conditionally-permitted use). He said that additional land would be preserved as mitigation for the encroachment. He said that the road crossing, also a conditionally-permitted use, was proposed to be located perpendicular to the stream.

Dick Orth presented conclusions from the traffic analysis that he prepared for this application. He concluded that there would be no increase in traffic onto Mapleton Road going south from Seminary Drive toward Route One from the proposed office development. He said there would be increased traffic on Mapleton Road going north toward Kingston, but that most of the traffic from the development will be directed to Route One, using the proposed Loop Road.

Mr. Loos expressed concern about increased air pollution in the vicinity of the Canal Park because of idling cars that may back up on Seminary Place. Mr. Orth said that the car queues will be somewhat greater, but that signal lights could be adjusted for peak traffic hours.

Mr. Orth said that as a result of his analysis he saw no substantially harmful visual or noise impact on the Canal Park.

Mr. Jessen moved conditional approval of the Princeton Nurseries/Princeton Forrestal Center General Development Plan, specifically with regard to 1) the stormwater management design for the Loop Road and detention basins 1A and 1B; 2) waiver from strict compliance of the Stream Corridor Impact Regulation, in accordance with the plan sheet entitled "DRCC Stream Corridor Averaging Plan" prepared by Van Note Harvey Associates, dated May 19, 2004; 3) approval of the Loop Road crossing and portions of

the detention basins with the stream corridor as conditional uses; and 4) approval of traffic impact from the intersection of Loop Road with College Road West and Seminary Drive. The motion for approval is conditioned upon 1) As each phase of the project is being designed, grading and layout plans must be submitted for verification of the drainage and impervious area limits for the ten detention basins as proposed in the General Development Permit plans, and 2) submission of an executed and subsequently recorded conservation and maintenance easement for detention facilities and conservation easement for the stream corridor with a legal description of metes and bounds attached. Mr. Sedor seconded the motion.

Mr. von Zumbusch, representing the Kingston Advisory Committee, said the proposal was a good compromise, and that the Kingston Committee approved of the plan.

The Commission voted unanimously to approve the application as moved.

Mr. Amon presented the following "A" Zone application for review and approval:

04-3075 – Trenton Country Club Short Green Area & Pumphouse Expansion – Ewing

Mr. Amon said the applicant is proposing to build a one-story addition to an existing pumphouse which is located approximately 100 feet from the Canal Park. An existing landscape buffer screens the site. Mr. Jessen moved approval of the pumphouse addition, Mr. Loos seconded the motion and it passed unanimously.

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

99-2595 – Palladium – West Windsor Township

Mr. Amon said this application is for a re-approval for 4 office buildings and hotel, and is in compliance with the Commission's standards for stormwater management. Ms. Armstrong moved approval of the application, Mr. Jessen seconded the motion and it passed unanimously.

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

98-2471 – Kaiser Aluminum Office Building, aka Prospect Crossing – Monroe Twp.

03-2931 – CUABA Office Building – South Brunswick and Monroe Twps.

04-3035 – Cedar Brook Corporate Center – Building 9 – Cranbury Township

03-2939 – Forsgate Industrial Complex, Building S-135A – South Brunswick Twp.

02-2894 – Landscape Materials Warehouse & Recycling Facility – Hillsborough Twp.

03-3011 – Walgreen's – East Windsor Township

04-3052 – Princeton Presbyterian Church Addition – West Windsor Township

03-2441E – Princeton University Chilled Water Plan Expansion/Thermal Energy Storage Tank – Princeton Township

03-2441F – Princeton University Tennis Courts Phase II Expansion – Princeton Twp.

04-3064 – House Foods America Building – Franklin Township

03-2928 – Cornerstone Subdivision – Hillsborough Township

Mr. Amon said the Commission staff reviewed the “B” Zone applications and found them to be in compliance with the Commission’s Regulations. He said that with regard to the Landscape Materials application, he recommended approval conditioned upon receipt of county approval. Mr. Amon also noted that the applicant for the Cornerstone subdivision has proposed to tie into an existing detention basin owned by the Township which requires a Township Committee approval. Mr. Weyl advised denying without prejudice the Cornerstone application, and waiting until the Township Committee has approved the use of the basin, before approving it.

Mr. Loos moved approval of the “B” Zone applications with the exception of the Cornerstone Subdivision, and with the condition as stated for the Landscape Materials Facility. Ms. Armstrong seconded the motion and it passed unanimously. Mr. Loos then moved denial without prejudice the Cornerstone Subdivision application; Mr. Sedor seconded the motion, and it passed unanimously.

WATER SUPPLY AUTHORITY REPORT

Mr. Shepherd reported that the Authority was very busy with mowing and tree removal, especially in the eastern section of the Canal Park.

OLD AND NEW BUSINESS

Mr. Amon said a bill has recently passed with the goal of protecting the water supply in the region called the New Jersey Highlands, and includes language stating that any actions taken by the Canal Commission affecting the Highlands region must be sanctioned in accordance with the Highlands bill. Mr. Amon said the Commission’s review authority does not extend into the Highlands region, and thus the language in the Highlands bill referring to the Canal Commission is not relevant.

Mr. Loos congratulated Mr. Amon on his receiving the Donald B. Jones award from the Delaware and Raritan Greenway.

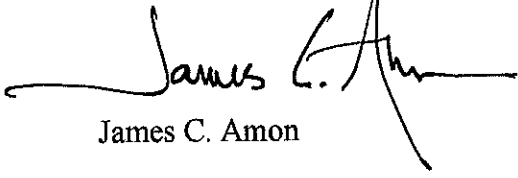
PUBLIC FORUM

Ms. Barth reported that Congressman Freylinghusen put into the U.S. Congressional Record that 2004 is the 35th anniversary year of the Canal Society of New Jersey and the 30th anniversary year of the D&R Canal State Park.

Mr. von Zumbusch encouraged the Canal Commission to actively participate in the cross-acceptance stage of the State Plan. He also suggested that the Commission discuss the impact of the proposed Route 92 on the Canal Park in the Kingston area.

Mr. Jessen moved adjournment of the meeting, Mr. Sedor seconded the motion, and the motion passed. The meeting adjourned at 12:00 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "James C. Amon". The signature is fluid and cursive, with a long horizontal stroke extending to the left and another extending to the right.

James C. Amon