



**May 20, 2026, Minutes of the Meeting
Delaware and Raritan Canal Commission**

TIME: 10:00 a.m.
DATE: May 20, 2026
PLACE: Prallsville Mills, Stockton, New Jersey

ATTENDING COMMISSIONERS:

Vice-Chairman Robert Bostock and Commissioner Phillip Lubitz attended the meeting in the Commission Office. Commissioner Designee Robin Madden, Commissioner Douglas Palmer, Commissioner Randy Jones, Commissioner Matthew Walsh and Commissioner Caryl “Chris” Shoffner participated via online platform and teleconference.

STAFF: Executive Director John Hutchison, Deputy Attorney General Jordan Viana, Commission Engineer Joseph Ruggeri and Executive Assistant Erica Vavrence attended the meeting in the Commission office. Communications Director Darlene Yuhas and Administrative Assistant Megan Black participated via online platform.

GUESTS: Michael Sellar, Facilities Manager, New Jersey Water Supply Authority (NJWSA); Bob Barth, D&R Canal Watch; Linda Barth, D&R Canal Watch; Robert von Zumbusch, President, Kingston Historical Society; Joseph Mele, Christopher H. DeGrazia, Vladimir Wojno-Oranski, Jason Schooling, Jeffrey R. Chang, Emily R. Goldman, Cady Piarulli, Craig Stires and Joe Fierro.

Vice-Chairman Bostock announced that this was a monthly meeting of the Delaware and Raritan Canal Commission and that the provisions of the “Senator Byron Baer Open Public Meetings Act” (OPMA) had been complied with in the scheduling of the meeting.

Vice-Chairman Bostock announced that the meeting was being taped pursuant to the exception set forth at Section C.(1) of DEP Policy & Procedure 2.85 “Prohibition of Recording in the Workplace” Policy adopted on September 18, 2019.

Since some Commission members were participating via telephonic device pursuant to Article III, Section 4 of the Commission Bylaws, Vice-Chairman Bostock asked Executive Director Hutchison to call the roll:

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Vice-Chairman Bostock	Yes
Commissioner Designee Madden	Yes
Commissioner Jones	Yes
Commissioner Lubitz	Yes
Commissioner Palmer	Yes
Commissioner Shoffner	Yes
Commissioner Walsh	Absent

Director Hutchison stated that a quorum was present.

Administrative Items

Confirmation of June 17, 2026, Meeting Date

Vice-Chairman Bostock announced that the next meeting of the Delaware and Raritan Canal Commission was scheduled for June 17, 2026, at 10:00 a.m.

Minutes

Approval of the Minutes of the April 15, 2026, Commission meeting

The Vice-Chairman inquired if any of the Commissioners wished to propose edits or corrections to the minutes. Hearing none, Vice-Chairman Bostock asked for a motion to approve the minutes of the April 15, 2026, Commission meeting as prepared by staff. Commissioner Shoffner made a motion to approve, which was seconded by Commissioner Lubitz.

Director Hutchison noted that Commissioner Walsh had joined the meeting at 10:05 a.m.

At the request of the Vice-Chairman, Director Hutchison then called the roll:

Vice-Chairman Bostock	Yes
Commissioner Designee Madden	Yes
Commissioner Jones	Yes
Commissioner Lubitz	Yes
Commissioner Palmer	Yes
Commissioner Shoffner	Yes
Commissioner Walsh	Yes

The motion was approved.

Review Zone Actions

Zone A Projects

#26-0500B	Abraham Staats House -- Interpretive Signage (South Bound Brook Borough)
#26-2022C	19 Risler Street -- Fence Installation (Stockton Borough)
#26-4009G	204 North Union Street -- House of Idan Façade Sign (Lambertville City)
#26-4219G	19 Bridge Street -- Stockton Market HVAC (Stockton Borough)
#26-4646C	5-7 South Main Street -- Commercial Sign (Lambertville City)
#25-6342	295 Canal Road -- Commercial Signage (South Bound Brook Borough)
#26-6363	9 North Union Street -- HVAC (Lambertville City)

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#26-6370 67 Bridge Street -- HVAC (Lambertville City)

In response to a request from Vice-Chairman Bostock, Director Hutchison provided a brief overview of seven of the eight projects located in Review Zone A. The Vice-Chairman stated that the remaining project, DRCC #25-6342, would be considered separately so that Commissioner Shoffner, who serves as Mayor of South Bound Brook Borough and was a member of the borough planning board that approved the project, could recuse herself from participating in the consideration of that project.

Vice-Chairman Bostock asked for a motion to approve project DRCC #25-6342. Commissioner Lubitz made a motion to approve, which was seconded by Commissioner Walsh. The Vice-Chairman asked if any Commissioners or members of the public wished to comment on the project. Hearing none, he directed the Director to call the roll:

Vice-Chairman Bostock	Yes
Commissioner Designee Madden	Yes
Commissioner Jones	Yes
Commissioner Lubitz	Yes
Commissioner Palmer	Yes
Commissioner Shoffner	Recuse
Commissioner Walsh	Yes

The Vice-Chairman asked for a motion to approve the remaining seven projects on the agenda. Commissioner Lubitz made a motion to approve the projects; Commissioner Walsh seconded the motion. Vice-Chairman asked for comment from the Commissioners or the public. Hearing none, he directed Director Hutchison to call the roll:

Vice-Chairman Bostock	Yes
Commissioner Designee Madden	Yes
Commissioner Jones	Yes
Commissioner Lubitz	Yes
Commissioner Palmer	Yes
Commissioner Shoffner	Yes
Commissioner Walsh	Yes

Zone B Projects

#26-2441IIIA Princeton University -- Quantum Institute (Municipality of Princeton)
#23-2654E 500 Atrium Drive -- Warehouse Development (Franklin Township)
#25-3006I Peddie School -- Stadium Renovation (Hightstown Borough)
#26-3777A 1100 Rike Drive -- Warehouse (Millstone Township)
#25-3887A PSE&G -- Trenton Gas Metering & Regulation Station Upgrades (Trenton City)
#26-5521B EWMUA -- Millstone Road Water Treatment Facility Upgrade (East Windsor Township)
#26-5616GA Princeton University Ballpark -- Major Modification (West Windsor Township)
#22-5838 Hightstown and Southfield Roads -- Gas Station/Convenience Store/Restaurant (West Windsor Township)

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Vice-Chairman asked if any Commissioner wished to consider any of the projects separately. Hearing none, he asked for a motion to approve the eight projects on the agenda located in Review Zone B. Commissioner Palmer made motion to approve the projects, which was seconded by Commissioner Shoffner.

Vice-Chairman Bostock asked for any comment from the Commissioners or the public. Hearing none, he directed Director Hutchison to call the roll:

Vice-Chairman Bostock	Yes
Commissioner Designee Madden	Yes
Commissioner Jones	Yes
Commissioner Lubitz	Yes
Commissioner Palmer	Yes
Commissioner Shoffner	Yes
Commissioner Walsh	Yes

Executive Director's Report

Director Hutchison reported on the workload for the period encompassing April 26, 2026, through May 19, 2026. In addition to the 16 projects listed on the meeting agenda, staff completed 13 deficient staff reports, 16 jurisdictional determinations, 3 certificates of approval, and 9 general permits. Director Hutchison also reported that at the request of the mayor, he transmitted a letter to the owner of a lot on Hewitt Road in Delaware Township where there appears to have been land disturbance in excess of 1.0 acre without a Commission certificate of approval or the issuance of a jurisdictional determination that provided an exemption.

The Director further noted that staff organized and conducted 14 pre-application meetings related to proposed and pending projects and conducted a site visit related to the potential violation of the Commission's regulations at Hewitt Road. As of May 19, 2026, there were 22 projects undergoing review.

The Director reported that fee collections totaled \$21,712.50 for the month. He said the amount compare somewhat favorably to the \$33,550 collected in April 2025 and better than the \$19,512.50 collected in April 2024. He also noted that due to a filing error, Mercer County owed the Commission an additional \$3,000 for a project application involving the construction of a new roundabout on Arctic Parkway and Spruce Street in Ewing and Lawrence townships.

He said that so far in Fiscal Year 2026, the Commission had collected \$365,087.50 of its \$385,000 anticipated appropriation amount. Thus, with about 92% of the fiscal year completed, the Commission had collected 95% of its annual anticipated appropriation amount, thus vindicating the decision made last year to lower the anticipated appropriation amount from \$500,000.

The Director reported that the Commission project file digitization project continued to move toward a successful conclusion. Another 16 boxes of files were scanned by Megan Black, bringing the year-to-date total to 65. A total of boxes out of 444 boxes of project files had been digitized, which constituted

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84% of the total. He said that staff believed the project would be completed within the current calendar year.

With respect to the Commission Master Plan revision project, Mr. Hutchison reported that on April 17, Darlene Yuhas, members of the Project Advisory Committee (PAC) and he met with the members of the several members of the respective Technical Advisory Committees relating to environment and land use policy, recreation and open space preservation, water transmission, and Commission governance issues. The Director said he was particularly impressed with the conversation on environmental protection issues and the input received by Damian Friebe, who in addition to his supervisory role in the DEP Bureau Flood Hazard & Stormwater Engineering, is one of the Commission engineers. PAC member Judy Murphy of the New Jersey Historic Trust was already working closely with Hunter Research, Inc., reviewing the architectural survey information that had been collected as a result of their field work.

The Director thanked Darlene Yuhas for attending the Canal Society of New Jersey meeting held on May 15 at Prallsville Mills, which marked the first time in 30 years that the Society hosted a program meeting at the Delaware and Raritan Canal. He noted that the Commission was happy to provide historian William J. "Captain Bill" McKelvey with photos and other archival information for use in his featured presentation.

Finally, Director Hutchison noted to the Commission members present and those participating remotely that the Commission had upgraded its audio and visual meeting capabilities by acquiring new video conferencing camera. The new device is equipped with a 4K camera with a 360-degree radius and a 10- to 13-foot range and 8 smart microphones that follow the person who is speaking. The new device is much more user-friendly and provides enhanced viewing of the conference room for persons participating remotely. Also, the transcription function was superior to that of MS TEAMS. The cost was approximately \$2,000; but the Director observed that it was a considerable improvement over the existing equipment, which was installed in February 2020.

Commissioner Shoffner observed that she was pleased that the new device featured multilingual capability.

Park Superintendent's Report

Commissioner Designee Madden provided the report for Superintendent Mitchell-Strehl who was unable to attend the meeting.

Ms. Madden said State Park Service maintenance staff replaced several boards on the pedestrian bridge of the Millstone Aqueduct, which carries the canal over the confluence of Carnegie Lake and the Millstone River in West Windsor Township.

Commissioner Designee Madden also reported that the State Park Service had conducted meetings with several residents in the City of Trenton area to discuss volunteer clean-up initiatives along the canal.

She also noted that State Park Service maintenance staff from the Bulls Island Recreation Area had been repairing sections of the park multiuse trail along the feeder portion of the canal to alleviate ruts and

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puddles that had developed.

She further reported that the State Park Service will be announcing on social media a new initiative that would make sections of the multiuse trail available for “adoption” by individuals, groups, businesses and nonprofit groups to assist with maintenance of the multiuse trail. Additional information would be made available soon as details were being worked out. Commissioner Designee Madden observed that this was a good initiative that would give interested people an opportunity to embrace the park.

New Jersey Water Supply Authority (NJWSA) Report

Mr. Sellar reported that the contractor hired to effectuate repairs at the Prallsville Mills culvert pit and the wastegate modification had been issued the notice to proceed, and that a preconstruction meeting was held onsite on May 6. He said that the contractor was finalizing shop drawings and gathering the necessary materials. While a firm start date had not been set, Mr. Sellar said the work was expected to begin shortly.

Regarding the project to replace the inoperable rear sluice gate at the back race at the Lambertville Lock, Mr. Sellar said while some preliminary work had begun on the project, the NJWSA needed to resolve an outstanding property ownership issue on the site, since a portion of the back race was located on private property.

Mr. Sellar noted that work continued on the remains of the collapsed former railroad trestle that crossed the feeder canal near N.J. State Highway Route 29 (Route 29) near the Mercer County Wildlife Center in Hopewell Township. NJWSA was working with its consultant to obtain the required approvals from the Commission and the DEP State Historic Preservation Office.

Mr. Sellar reported that no harmful algal blooms (HABs) had been reported or observed in the Delaware and Raritan Canal. In an effort to eliminate the potential for HABs in the Millstone River in the summer season, the NJWSA had switched from releasing water into the river from Ten Mile Lock to Kingston.

NJWSA has hired a consultant to review a pending project to install fiber optic cable beneath the Delaware and Raritan Canal using horizontal directional drilling in the vicinity of the intersection of Prospect, West State and West Hanover streets in the City of Trenton.

Mr. Sellar also reported that NJWSA maintenance crews continued mowing duties and the removal of trees and other debris from the canal.

Vice-Chairman Bostock inquired as to whether Mr. Sellar had a status report regarding the possible removal of dead trees along the canal towpath along Route 29, which was discussed at the April Commission meeting. Mr. Sellar reiterated that it was NJWSA policy to remove trees when they had fallen into the canal, or if they were leaning and blocking the passage of authority vehicles. The NJWSA did not, however, remove standing dead or dying trees located between the canal embankment and the Route 29 roadway.

Director Hutchison said that the New Jersey Department of Transportation (NJDOT) had contacted the Commission to discuss the issue of the standing dead and dying trees. NJDOT indicated that they would

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have an internal discussion regarding the removal of trees located within the NJDOT right-of-way. Further, he said they discussed the possibility of jointly contacting public utilities, which had conducted significant tree trimming along Route 29, to gauge their willingness to assist with the removal of dead and dying trees. Once he received a response from the NJDOT, he envisioned holding a joint meeting with the effected agencies to explore solutions and next steps on the issue.

Executive Session

None.

New Business

None.

Old Business

None.

Public Comment

Mr. Barth announced that D&R Canal Watch would host a presentation by Commission Executive Director Hutchison on the Commission's initiative to update and revise its Master Plan for the Delaware and Raritan Canal State Park. He invited the public to attend the event on June 28 at 2 p.m. at the Fellowship Hall located behind the Griggstown Reformed Church at 1065 Canal Road in the Griggstown section of Franklin Township.

Written Public Comments

None.

Adjournment

There being no other business, Vice-Chairman Bostock entertained a motion to adjourn. Commissioner Lubitz made a motion to adjourn, which was seconded by several Commissioners.

Vice-Chairman Bostock called for a vote on the motion to adjourn, which was unanimously approved by a voice vote.

The meeting was adjourned at 10:26 a.m.

Respectfully submitted,



John Hutchison, Secretary