State of New Jersey
DELAWARE AND RARITAN CANAL COMMISSION
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STAFF REPORT

DRCC #: 25-2097D
DATE: January 20, 2026
PROJECT NAME: Hopewell Industrial Manufacturing -- Proposed Warehouse
Latest Submission Received: January 7, 2026

Applicant:
Hopewell Industrial Properties
P.O. Box 391
Cranbury, NJ 08512

Engineer:
Russell M. Smith, P.E., P.P.
Hopewell Valley Engineering, PC
1600 Reed Road, Suite A
Pennington, NJ 08534
rsmith@hvepc.com

Project Location:

Road	Municipality	County	Block(s)	Lot(s)
Reed Road	Hopewell Township	Mercer	88	33.99

Jurisdictional Determination:

Zone B	Major	Nongovernmental

Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			X

Documents Received: Site Plans (19 sheets) October 27, 2024, last revised September 9, 2025; Stormwater Management Report dated December 2023, last revised June 2025; DRCC Stream Corridor Use Plan dated June 12, 2025; prepared by Hopewell Valley Engineering; Boundary and Topographic Survey dated April 6, 2023, last revised October 13, 2023, prepared by Gallas Surveying.

THIS STAFF REPORT IS ISSUED AS A GUIDE TO APPLICANTS IN COMPLYING WITH DRCC REGULATIONS. IT IS NOT AN APPROVAL. NO CONSTRUCTION SHALL BEGIN UNTIL A CERTIFICATE OF APPROVAL HAS BEEN ISSUED.

DRCC#: 25-2097D
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The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the February 18, 2026, meeting based upon the following analysis:

Existing Conditions: The project area is a 46.3-acre lot located east of Reed Road in Hopewell Township, Mercer County, approximately 3.2 miles northeast of the Delaware and Raritan Canal and within Commission Review Zone B.

The project area is bounded by a utility right-of-way leading to an electrical substation to the north, vacant land followed by a combination of commercial and residential developments fronting upon N.J. State Highway Route No. 31 (Route 31) to the east, commercial development followed by Interstate Highway Route No. 295 (Route 295) to the south, and industrial and commercial development fronting upon Reed Road to the west.

A tributary of Ewing Creek runs along the western boundary of the site. A tributary of Shabakunk Creek lies to the east of the project area. In the existing condition, the site is a combination of woods and agricultural land that does not contain any impervious surface coverage.

The project area lot appears to have been subdivided from the former Block 88, Lot 33, when the area was developed for office, industrial, and commercial development as the Reed Road Industrial Park. In 1990, the Commission issued a certificate of approval for the construction of two warehouses and a stormwater detention basin (DRCC #88-1719). The Commission subsequently approved several projects at the industrial park (See DRCC #88-2099 and DRCC #93-2097 through DRCC #16-2097C).

DRCC#: 25-2097D
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Proposed Project: The applicant proposes to construct a 65,000 square-foot manufacturing and warehouse building, driveway, parking area, stormwater management infrastructure, and other site amenities. The site would be accessed across the tributary of Ewing Creek from the stub end of Denow Road located west of Route 31 at the northern end of the project lot. According to the applicant's submission, the project would result in the creation of 144,184 square feet (3.31 acres) of impervious surface coverage and would disturb 213,880 square feet (4.91 acres) of land.

Stream Corridor: The project area is located within the Assunpink Creek watershed and is tributary to Ewing Creek, which is located south of the site. Neither the Assunpink Creek nor the Ewing Creek flow into the Delaware and Raritan Canal. The lot's western property boundary borders the tributary to Ewing Creek. The applicant has delineated the stream corridor as a 100-foot offset from a plotted 100-year floodplain limit. Commission staff have determined the 100-year floodplain limit is consistent with the submission requirements at N.J.A.C. 7:45-9.2.

Most of the stream corridor on the site is wooded, with the remaining area consisting of open space. The applicant proposes multiple intrusions within the stream corridor, including the construction of an access drive crossing the tributary to Ewing Creek, a retaining wall, a stormwater management basin, outfall structures, and grading of the existing topography. Several of the intrusions within the stream corridor are considered prohibited uses pursuant to the provisions of N.J.A.C. 7:45-9.3.

There is approximately 465,998 square feet (10.69 acres) of stream corridor on the project site. As a result of the proposed development, the applicant has provided a plan view and quantified the prohibited uses totaling approximately 45,500 square feet within the stream corridor within the 100-foot offset area of the stream corridor. No prohibited uses are proposed within the 100-year floodplain limit.

For the proposed prohibited uses within the stream corridor, the applicant requests a waiver of strict adherence from the stream corridor impact standards pursuant to the criteria at N.J.A.C. 7:45-12.4(a)2, which provides that the Commission may grant a waiver if the project incorporates environmentally sound site planning techniques, or preserves other natural areas, either of which can be demonstrated to have a greater ecologically beneficial effect than would compliance. The applicant proposes to preserve an additional 57,600 square feet of area adjacent to the existing stream corridor limit.

The proposed compensation areas exceed the proposed prohibited use areas, and the applicant has provided a detailed description of each area highlighting that the compensation area would provide a greater ecological benefit to the stream corridor when compared to the proposed areas of prohibited uses. Therefore, Commission staff determines that the project meets the waiver of strict adherence from the stream corridor impact review standards pursuant to the criteria at N.J.A.C. 7:45-12.4(a)2.

The applicant has provided a site plan sheet with coding that illustrates the entire area (approximately 465,998 square feet or 10.69 acres) to be placed in stream corridor easement and identifies the proposed intrusion areas as well areas proposed to be maintained lawn, such as around the stormwater management system, outfall structures,

and roadways. These areas will be preserved through a conservation easement agreement. The areas not identified for a proposed use, within the stream corridor, will be preserved and protected such that natural succession of vegetative species can occur.

Stormwater Runoff Quantity: Runoff from the developed portions of the site and undisturbed areas, totaling approximately 4.02 acres, would discharge to the west and to an unnamed tributary to Ewing Creek. The stormwater management measures have been evaluated at one point-of-analysis (POA).

The development would include multiple sections of permeable pavement designed with a subsurface infiltration/detention basin and a surface bio-retention system. The storm sewer system for each proposed best management practice (BMP) measure would be equipped with an outlet control structure. The surface bio-retention system would be designed with 24 inches media, 6.0 inches of clean stone, and an underdrain. The basins would collect runoff from the proposed facility. The applicant has provided engineering calculations verifying that, for stormwater leaving the site within the drainage area at the POA, the post-construction peak runoff rates for the 2-, 10- and 100-year storm events will be no greater than 50, 75 and 80 percent (%), respectively, of the pre-construction peak runoff rates.

The submitted calculations utilized the Natural Resource Conservation Service (NRCS) Technical Release No. 55 (TR-55) hydrologic methodology, NOAA Region C unit hydrograph rainfall distribution, Standard Unit peak rate factor, and current New Jersey 24-hour rainfall frequency data for Mercer County to compute peak runoff flow rates and volumes. The post-developed peak flows were calculated by creating separate pervious and impervious hydrographs for post-developed conditions and combining to develop total post-developed hydrographs.

Based upon a review of the submitted calculations, it has been determined that the proposed stormwater management measures will provide enough peak flow attenuation to meet the specific runoff quantity standards of N.J.A.C. 7:45-8.6.

Water Quality: The Commission requires that all proposed full-depth pavement, including newly constructed and reconstructed parking and access drives that are being renewed, in addition to new collection systems for existing impervious surfaces where stormwater is not currently collected, shall comply with water quality standards at N.J.A.C. 7:45-8.7. This includes reduction of the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm by a rate of 80% of the anticipated load from the developed site, expressed as an annual average.

Based upon the submitted application, approximately 1.93 acres of new motor vehicle surfaces are being proposed onsite. The submitted stormwater report notes that the design proposes to treat for water quality by incorporating several stormwater BMPs, including multiple sections of pervious pavement and two 4.0-foot by 4.0-foot Filterra manufactured treatment devices (MTDs).

A pervious paving system is a stormwater management facility used to address the impacts of land development. The system consists of a durable, permeable surface course, which allows stormwater runoff to move through it; this surface course is placed over a transition

layer and a storage bed of open-graded (i.e., devoid of fine particles) aggregate. There are two types: underdrained systems and systems designed to infiltrate into the subsoil. When designed in accordance with this chapter, the TSS removal rate is 80%.

Filterra MTD systems are manufactured treatment devices used to address the stormwater quality of motor vehicle surfaces. These filtration devices consist of an inlet type box packed with soil and/or vegetation. Pollutants are treated through the processes of settling, plus uptake and filtration by the vegetation. Pollutants are also treated within the soil bed. The TSS removal rate is 80%.

Commission staff has determined the applicant has met the water quality requirement, since all the proposed access drive and parking area are being treated by either the pervious paving system or by a Filterra MTD. Therefore, Commission staff has determined the proposed stormwater quality design will address the requirements of N.J.A.C. 7:45-8.7.

Groundwater Recharge: The Commission regulations require that stormwater management measures maintain 100% of the average annual pre-construction groundwater recharge volume for the site, or that any increase of stormwater runoff volume from pre-construction to post-construction for the two-year storm is infiltrated. A groundwater recharge analysis calculation (NJDEP GSR-32 spreadsheet) has been submitted, which demonstrates that the annual groundwater recharge deficit for the entire site is 155,602 cubic feet. To infiltrate the post-development recharge deficit, a subsurface infiltration basin and pervious paving system are proposed. According to the spreadsheet, these BMPs would provide 177,844 cubic feet of annual groundwater recharge.

Commission staff has verified the pervious paving infiltration system does not exceed the maximum drainage area limitation. Therefore, Commission staff has determined the proposed stormwater quality design is compliant with the groundwater recharge requirements at N.J.A.C. 7:45-8.5.

Non-Structural Methods: To assist in determining that sufficient non-structural stormwater management strategies have been incorporated into the project site design "to the maximum extent practicable," the Nonstructural Strategies Point System (NSPS) spreadsheet has been completed for this project. The NSPS results indicate that the ratio of proposed to existing site points (109%) exceeds the required site points ratio (95%). Therefore, the project's proposed non-structural measures are adequate, and the project is designed in accordance with N.J.A.C. 7:45-8.4.

Stormwater Management Maintenance Plan: The applicant has submitted a stormwater management maintenance plan for the site. The submitted plan has been prepared in accordance with the specific requirements at N.J.A.C. 7:45-8.8.

Staff Recommendation: Staff recommends approval.

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Sincerely,

John Hutchison
Executive Director

c. Mercer County Planning Board
Hopewell Township Planning Board
Robert N. Ridolfi, Esq. (rridolfi@verizon.net)

Please refer to the Commission project number (DRCC #) when making a submission, a resubmission, or transmitting project correspondence or documents.