

## STAFF REPORT

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ADDITIONAL DOCUMENTS



**DRCC #:** 24-2117C

**DATE:** August 11, 2025

**PROJECT NAME:** 1 Overlook Drive -- Building Addition/Improvements

**Latest Submission Received:** July 15, 2025

**Applicant:**

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**Engineer:**

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**Project Location:**

Road	Municipality	County	Block(s)	Lot(s)
1 Overlook Drive	Monroe Township	Middlesex	27	9.04

**Jurisdictional Determination:**

Zone B	Major	Nongovernmental

**Subject to Review for:**

Drainage	Visual	Traffic	Stream Corridors
X			X

**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.**

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DATE: August 11, 2025

PROJECT NAME: 1 Overlook Drive -- Building Addition/Improvements

**Documents Received:** Site Plans (11 sheets) dated October 6, 2023, last revised August 7, 2025; Stormwater Management Report dated October 6, 2023, last revised August 7, 2025; DRCC Stream Corridor Exhibit (2 sheets) dated April 15, 2025, revised July 14, 2025; Stream Corridor Waiver Request (1 page) undated; prepared by Ameritech Engineering, Inc.

Staff comments continued below.

**The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the August 20, 2025, meeting based upon the following analysis:**

**Existing Conditions:** The project area is an approximate 6.66-acre lot located in the Township of Monroe, Middlesex County, approximately 9.5 miles east of the Delaware and Raritan Canal and within Commission Review Zone B.

The project area is bounded by single-family and multi-unit residential developments on comparatively small lots to the north, east, and west. The project site is bounded by Union Valley Road followed by a combination of residential developments and county and State open space to the south.



In the existing condition, the property is developed with the “Waterside Villas,” a 99-unit, aged-restricted residential apartment complex constructed in 2009, along with an associated surface parking lot, driveways, and related site amenities.

In 1993, the Commission issued a certificate of approval for a large residential development on lots from which the project lot was subdivided (DRCC #93-2117A). Subsequently, the Commission issued a certificate of approval for commercial buildings on subdivided lots in 1993 (“Pondview Plaza” DRCC 93-2117A), and again in 1995 for

**DATE:** August 11, 2025**PROJECT NAME:** 1 Overlook Drive -- Building Addition/Improvements

the construction of 337 residential units to the immediate north of the project site ("The Ponds at Clearbrook" DRCC #95-2117B).

**Proposed Project:** The applicant proposes to construct a 14,623 square-foot building addition to the existing senior residential building, new surface parking, access roadways, and a surface infiltration basin. Based upon the submitted application, the project would result in the creation of approximately 0.64 acre of impervious surface coverage in the proposed condition. The proposed project would also disturb 2.05 acres of land.

**Stream Corridor:** As noted above, the project site is located approximately 9.5 miles east of the Delaware and Raritan Canal. The project site is located within the Millstone Watershed Management Area. An unnamed tributary to Cranbury Brook is located south of the project site, which drains into the Millstone River, which in turn discharges into the Delaware and Raritan Canal State Park, but not the canal.

A review of historical aerial imagery indicates that an unnamed tributary to Cranbury Brook previously flowed through the pond at the adjacent residential development Waterside Boulevard, and through the stormwater basin located along the southern project area boundary at Block 27, Lot 9.07. According to U.S. Geological Survey StreamStats (a GIS-based online platform that provides access to spatial analytical tools that are useful for water resources planning and management, and for engineering and design purposes) the contributory drainage area to this unnamed tributary is greater than 50 acres. Therefore, it possesses a Commission-regulated stream corridor pursuant to the definition at N.J.A.C. 7:45-1.3. Accordingly, the project is subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a).

For this project, the Commission defines stream corridor to mean the existing basin along the southern project boundary, the 100-year water surface elevation within the basin, and all of the land within a 100-foot buffer adjacent to the 100-year water surface elevation within the basin. There is a stream corridor present within the project development area. Commission stream corridor exhibits have been submitted as part of this application.

The project proposes intrusions within the defined Commission stream corridor area, including the construction of new structures, regrading, and removal of vegetation. All of these are considered prohibited uses within the stream corridor pursuant to N.J.A.C. 7:45-9.3(a). Specifically, the applicant proposes to construct the following:

- Porous pavement parking areas and access roadways;
- New inlets and an underground stormwater collection system; and
- A new underground detention basin.

The total area of the defined Commission stream corridor is 40,904 square feet (0.94 acre), of which 15,028 square feet (0.345 acre) would be disturbed to construct new structures. Commission staff notes that the proposed intrusions are not located within the 100-year floodplain.

DATE: August 11, 2025

PROJECT NAME: 1 Overlook Drive -- Building Addition/Improvements

In the existing condition, the land use coverage within the boundaries of the stream corridor is indicated in the table below:

Existing Condition	
Land Cover	Area (square feet)
Motor Vehicle Surface (asphalt pavement)	292 sf.
Sidewalks/Emergency Access	684 sf.
Maintained Lawn	34,964 sf.
Total:	40,904 sf.

In the proposed condition under the project, the land use coverage within the boundaries of the stream corridor are indicated in the table below:

Proposed Condition	
Land Cover	Area (square feet)
Motor Vehicle Surface (asphalt pavement)	292 sf.
Sidewalks/Emergency Access	586 sf.
Maintained Lawn	33 sf.
Motor Vehicle Surface (porous pavement)	15,028 sf.
Naturalized Vegetation	24,965 sf.
Total:	40,904 sf.

The applicant requests a waiver of strict adherence from the stream corridor impact standards pursuant to the criteria set forth at N.J.A.C. 7:45-12.4(a)1, which provides that projects otherwise subject to review by the Commission for stream corridor impact may be waived from strict adherence to such standards if the applicant establishes to the satisfaction of the Commission that the project will not have an adverse impact upon the stream corridor's ability to function as a buffer for the watercourse's ecological health and as a natural area.

The applicant has submitted a narrative in support of the waiver which states that the project would not have an adverse impact upon the stream corridor's ability to function because the area to be disturbed was previously disturbed, with the majority being lawn. In the proposed condition, 27,693 square feet (0.64 acre) of the site would be revegetated with native vegetation such as trees and bushes. In addition, the encroachment area will be regraded by leveling off, and any subsurface construction waste encountered will be removed and replaced with clean material.

Separate from the requirement to prevent impacts to the corridor, the Commission regulations at N.J.A.C. 7:45-9.5 require preservation of the stream corridor on the project site. The applicant must take whatever measures are necessary to ensure that the stream corridor is preserved or to prevent future encroachments into the corridor, and, at minimum, such measures shall include easements, deed restrictions or other measures satisfactory to the Commission.

The applicant will be required to preserve a total stream corridor area of 27,693 square feet (0.64 acre) pursuant to the execution of a conservation easement agreement. This

DATE: August 11, 2025

PROJECT NAME: 1 Overlook Drive -- Building Addition/Improvements

area would include 24,965 square feet (0.57 acre) of stream corridor, as well as 2,728 square feet (0.063 acre) of additional preservation area located outside of the defined stream corridor area. The stream corridor will be preserved and protected such that natural succession of vegetative species can occur. The land use coverage within the area proposed for preservation is indicated in the table below:

Proposed Stream Corridor Preservation Area	
Land Cover	Area (square feet)
Sidewalks/Emergency Access	1,290 sf.
Naturalized Vegetation	27,693 sf.
Total:	28,983 sf.

Based upon the foregoing, Commission staff determines that the project meets the criteria for a waiver of strict adherence from the stream corridor impact review standards pursuant to N.J.A.C. 7:45-12.4(a)1.

**Stormwater Runoff Quantity:** The proposed improvements would result in an increase in the amount of onsite impervious area and an associated increase in stormwater runoff if left unmitigated. To mitigate for the increase in runoff generated from the proposed development, the applicant proposes that the parking area be constructed using two stormwater best management practice (BMP) measures, consisting of a porous pavement system and an underground detention basin. The applicant proposes to demonstrate that the increase in runoff generated from the proposed development will meet the requirement that the post-construction peak runoff rates for the 2-, 10- and 100-year storm events will be no greater than 50 percent (%), 75% and 80%, 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, Delmarva unit hydrograph, NRCS Region D rainfall distribution, and separated analyses for impervious and pervious areas. The current 2-, 10- and 100-year storm events, using 3.32, 5.14, and 8.56 inches of rainfall depth were modeled, respectively. The project is located within the Coastal Plain. Exfiltration was not modeled in the routings for quantity control.

Based upon a review of the submitted stormwater report, the proposed stormwater management measures will provide enough peak flow attenuation to meet the specific runoff quantity standard requirements at N.J.A.C. 7:45-8.6(a).

**Water Quality:** The Commission requires that all proposed full-depth pavement, including newly constructed and reconstructed parking and access drives that are being renewed, 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, a new access roadway and parking areas are proposed onsite. To provide water quality treatment for runoff leaving the site, the

**DATE:** August 11, 2025**PROJECT NAME:** 1 Overlook Drive -- Building Addition/Improvements

applicant has proposed a BMP measure consisting of the use of porous pavement for the roadway and parking areas. Stormwater runoff from all proposed motor vehicle surfaces will be conveyed to the proposed porous pavement. Voids of 40% and exfiltration were modeled in the water quality design storm routings. The water quality design storm volume was determined to be 1,338 cubic feet. The porous pavement can contain a volume of 4,267 cubic feet, which is greater than the water quality design storm volume. Therefore, based on a review of the submitted stormwater calculations, it can be concluded that the project is in compliance with the water quality treatment requirements at N.J.A.C. 7:45-8.7.

**Groundwater Recharge:** The Commission's 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 2-year storm is infiltrated.

The proposed porous pavement BMP is designed to contain the difference in the 2-year storm runoff volume. The pre-construction 2-year volume is 4,024 cubic feet, and the post-construction 2-year volume is 7,989 cubic feet. The difference between these amounts is 3,965 cubic feet. The proposed porous pavement can contain a volume of 4,267 cubic feet, which is more than the difference in the 2-year volume. Therefore, based on a review of the submitted stormwater calculations, the project is in compliance with the groundwater recharge requirements at N.J.A.C. 7:45-8.5.

**Non-Structural Methods:** N.J.A.C. 7:45-8.4 directs that sufficient non-structural stormwater management strategies shall be incorporated into a project site design "to the maximum extent practical." The applicant submitted a Nonstructural Strategies Point System (NSPS) spreadsheet. The entire project site is located within PA-2. The submitted NSPS spreadsheet was submitted based on a total area of 0.7 acre, with a required site points ratio of 78%. However, the actual area of analysis is approximately 1.4 acres; therefore, the submitted NSPS does not accurately model the proposed project.

Commission staff, therefore, conducted a separate NSPS analysis that modeled the entire project area. The Commission NSPS analysis indicated that the correct required site points ratio was 81%. Comparing the land cover of the proposed condition with that of the existing condition, the Commission calculated the ratio of proposed to existing site points at 97%. Therefore, it can be concluded that the proposed non-structural measures are adequate and that the project is in compliance with the requirement at N.J.A.C. 7:45-8.4.

**Stormwater Management Maintenance Plan:** A stormwater management operation and maintenance manual was submitted for the porous pavement and the underground detention basin BMPs. Commission staff has determined the project is compliant with the requirements set forth in the NJ Stormwater BMP Manual and the requirements at N.J.A.C. 7:45-8.8.

**Staff Recommendation:** Staff recommends approval.

**DRCC#:** 24-2117C

7

**DATE:** August 11, 2025

**PROJECT NAME:** 1 Overlook Drive -- Building Addition/Improvements

Sincerely,

A handwritten signature in black ink, appearing to read "John Hutchison", with a long horizontal flourish extending to the right.

John Hutchison  
Executive Director

c. Middlesex County Planning Board  
Monroe Township Planning Board  
Jeffrey Chang, Esq. ([jrchang@foxrothschild.com](mailto:jrchang@foxrothschild.com))