



State of New Jersey
DELAWARE AND RARITAN CANAL COMMISSION
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STAFF REPORT

DRCC #: 26-2501A

DATE: September 29, 2026

PROJECT NAME: 30 Abeel Road -- Access Drive/Parking

Latest Submission Received: September 11, 2026

Applicant:

30 Abeel Road SG, LLC

30 Abeel Road

Monroe, NJ 08831

mfuchsman@sitexgroup.com

Engineer:

Joshua M. Sewald, P.E. P.P.

Dynamic Engineering Consultants, P.C.

1904 Main Street

Lake Como, NJ 07719

jsewald@dynamiccec.com

Project Location:

Road	Municipality	County	Block(s)	Lot(s)
30 Abeel Road	Monroe Township	Middlesex	55	9.06

Jurisdictional Determination:

Zone B	Major	Nongovernmental
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Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			

Documents Received: Site Plans (18 sheets) dated March 10, 2026, revised August 28, 2026; Stormwater Management Report dated March 2026, revised June 2026, prepared by Dynamic Engineering Consultants, PC; Stormwater Basin Area Investigation dated March 11, 2026, prepared by Dynamic Earth.

**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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The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the October 21, 2026, meeting based upon the following analysis:

Existing Conditions: The project site is a 5.20-acre lot located on the westerly side of the New Jersey Turnpike and along the easterly side of Abeel Road in Monroe Township, Middlesex County, approximately 7.78 miles east of the Delaware and Raritan Canal and within Commission Review Zone B. The site is bounded by a hotel development to the north, the New Jersey Turnpike to the east, industrial developments to the south, and by Abeel Road followed by commercial and pharmaceutical uses to the west.



In the existing condition, the site is developed and consists of a 26,274 square-foot industrial building, associated paved parking areas and drive aisles, stormwater management system, open space, wooded areas, landscaping, gravel areas and other site amenities. This development appears to have been constructed and appears on aerial imagery dating to 2007.

The Commission has reviewed one prior application at the project site. In 1999, a certificate of approval was issued for the construction of an office/warehouse building, parking area and one stormwater surface detention basin to manage stormwater runoff which proposed the creation of 2.0 acres of impervious surface coverage (DRCC #98-2501).

Proposed Project: The applicant proposes to construct 4 additional drive-in doors along the existing industrial building, a 24-foot access drive aisle around the north side of the building, and additional paved areas at the southern and western sides of the existing building to accommodate 12 parking spaces and 28 van parking spaces.

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Based upon the submitted application, the project would result in the creation of approximately 15,650 square feet (0.40 acre) of impervious surface coverage and the disturbance of approximately 73,616 square feet (1.69 acres) of land.

Stream Corridor: The project site is located within the Millstone River (above Carnegie Lake) Watershed Area and Millstone Watershed Management Area. There are no regulated watercourses situated onsite. The nearest regulated watercourse, Shallow Brook, is located approximately 610 feet south of the project site. The site is also situated at a significantly higher elevation when compared with the elevations along Shallow Brook. Pursuant to the submitted survey and grading plans, as well as a review of the distance of the nearest regulated watercourse from the proposed project site, Commission determines that the project site is not located in a Commission-regulated stream corridor. Accordingly, the project is not subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a).

Stormwater Runoff Quantity: As noted above, the project proposes the construction of 4 drive-in doors along the southern building façade, a 24-foot access drive aisle, and additional paved parking areas. Stormwater runoff from the developed portions of the site has been analyzed at a single point-of-analysis (POA), which is the Abeel Road stormwater conveyance system. The area onsite incorporated in the drainage analysis has been identified as the “site” in this report. The site contains the entire area proposed for development, as well as areas that are developed in the existing conditions.

Existing Conditions: In the existing conditions, the site contains a 26,274 square-foot industrial building, parking areas, drive aisles, stormwater management system, open space, wooded areas, landscaping, gravel, and other site amenities. The stormwater runoff from the entire site flows either overland or through a stormwater collection system to the existing surface detention basin. The outlet control structure of the basin discharges runoff, at a controlled rate, to the stormwater conveyance system located within Abeel Road, and identified as the POA.

Proposed Conditions: As noted above, the applicant proposes the construction of 4 drive-in doors, a 24-foot access drive aisle, and pavement parking areas. The applicant proposes to replace the existing surface detention basin with two surface infiltration basins (A and B). Ultimately, the outlet control structures of both basins would discharge runoff to the same POA as is the case in the existing conditions (i.e., the stormwater conveyance system within Abeel Road). In the proposed conditions, the study area has been divided into two sub-drainage areas as described below:

- Study Area Basin A: This 2.34-acre sub-drainage area is situated within the northern portion of the site, and consists of woods, open space and impervious areas. The stormwater runoff from this sub-drainage area would flow to proposed Surface Infiltration Basin A either by means of overland flow or through pipe flow. As mentioned above, the outlet structure of Basin A would discharge runoff, at a controlled rate, to the stormwater conveyance system of Abeel Road (POA).

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- Study Area Basin B: This 1.56-acre sub-drainage area is situated in the southern portion of the site and consists of woods, open space and impervious areas. The stormwater runoff from this sub-drainage area would flow to proposed Surface Infiltration Basin B either by means of overland flow or through pipe flow. As mentioned above, the outlet structure of Basin B would discharge runoff, at a controlled rate, to the stormwater conveyance system of Abeel Road (POA).

The applicant has provided engineering calculations to verify that for stormwater leaving the site at the point-of-analysis, the post-construction peak runoff rates for the current and projected 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 for the same storm events for entire site.

The submitted calculations utilized the USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15, and 16, Part 630, Hydrology National Engineering Handbook. This methodology is additionally described in Technical Release 55 Urban Hydrology for Small Watersheds (TR-55), dated June 1986. The calculations were performed using NOAA - Type D rainfall distribution, DelMarVa Unit Hydrograph and New Jersey 24-hour rainfall frequency data for Middlesex County. The post-developed peak flows have been calculated by creating separate pervious and impervious hydrographs for post-developed conditions and then combining them to develop total post-developed hydrographs. The seasonal high-water table (SHWT) was not encountered up to elevation of 124 feet, and bottom of each basin is situated at 135.0 feet.

A detailed soil investigation report demonstrating that the soil investigation was performed pursuant to the criteria in Chapter 12 of the NJ Stormwater Best Management Practice (BMP) Manual. In addition, satisfactory groundwater mounding analyses for both surface infiltration basins have been provided. Thus, Commission staff has determined that the proposed Stormwater BMP measures will function as designed, and that the project is in compliance with the specific runoff quantity standards at 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, 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, the project involves construction of new vehicular trafficked areas as well as reconstruction of existing vehicular trafficked areas including existing gravel areas. Therefore, these vehicular trafficked areas on the site must be treated to at least an 80% TSS removal rate.

The project proposes construction of two surface infiltration basins (Basin A and Basin B) to provide the required 80% TSS removal rate for runoff generated from onsite vehicular

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trafficked areas. The stormwater runoff from entire onsite vehicular trafficked areas will drain to one of these two stormwater management measures.

A detailed soil investigation report demonstrating that the soil investigation was performed pursuant to the criteria in Chapter 12 of the NJ Stormwater BMP Manual was submitted. In addition, satisfactory groundwater mounding analyses for both surface infiltration basins have been provided. Therefore, Commission staff has determined that the proposed stormwater BMP measures will function as designed, and that the project is in compliance with the specific water quality standards at 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 2-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 site is 36,934 cubic feet. Pursuant to this spreadsheet, the proposed stormwater measures would provide 238,965 cubic feet of groundwater recharge, which is more than what is required.

A detailed soil investigation report demonstrating that the soil investigation was performed pursuant to the criteria in Chapter 12 of the NJ Stormwater BMP Manual was submitted. Satisfactory groundwater mounding analysis for both surface infiltration basins were provided. Based upon these submissions, Commission staff determined that the proposed stormwater BMP measures will function as designed. Therefore, Commission staff determined that the project is in compliance with the specific 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 nonstructural stormwater management strategies be incorporated into the stormwater design “to the maximum extent practicable.” To assist in determining that sufficient nonstructural stormwater management strategies have been incorporated into the project site design, a Nonstructural Strategies Point System (NSPS) spreadsheet has been submitted. The NSPS results indicate that the ratio of proposed to existing site points (109%) exceeds the required site points ratio (88%). Therefore, Commission staff determines that the project is designed in compliance 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. Therefore, Commission staff has determined that the project is in compliance with the specific stormwater management maintenance requirements of N.J.A.C. 7:45-8.8.

Staff Recommendation: Staff recommends approval.

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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
Steven Tripp, Esq. (stripp@wilentz.com)

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