

STAFF REPORT

PLEASE REFER TO DRCC # WHEN SUBMITTING
ADDITIONAL DOCUMENTS



DRCC #: 25-2663D

DATE: July 30, 2025

PROJECT NAME: 3401 Princeton Pike -- Bristol Myers Squibb Parking Expansion

Latest Submission Received: July 22, 2025

Applicant:

Bristol-Myers Squibb Company
c/o Chad Kowieski
3401 Princeton Pike
Lawrence, NJ 08648
chad.kowieski@bms.com

Engineer:

Ralph Petrella, P.E.
Van Note-Harvey Division of Pennoni
103 College Road East, Third Floor
Princeton, NJ 08540
rpetrella@pennoni.com

Project Location:

Road	Municipality	County	Block(s)	Lot(s)
3401 Princeton Pike (Mercer County Route No. 583)	Lawrence Township	Mercer	5001	1.01

Jurisdictional Determination:

Zone B	Major	Nongovernmental
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Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			

**THIS STAFF REPORT IS ISSUED AS A GUIDE TO APPLICANTS IN
COMPLYING WITH DRCC REGULATIONS. IT IS NOT AN APPROVAL. NO**

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CONSTRUCTION SHALL BEGIN UNTIL A CERTIFICATE OF APPROVAL HAS BEEN ISSUED.

Documents Received: Site Plans (15 sheets) dated December 8, 2023, last revised May 9, 2025; Stormwater Management Report dated February 28, 2024; prepared by Van Note-Harvey Division of Pennoni.

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 site is a 61.5-acre lot located on Princeton Pike in the Township of Lawrence, Mercer County, approximately 0.79 mile west of the Delaware and Raritan Canal and within Commission Review Zone B. The site is bounded by Lewisville Road followed by athletic fields of the Lawrenceville School campus to the north, office developments and a hotel to the west, Interstate Highway Route No. 295 (I-295) to the south, and open space and residential developments located along Franklin Corner Road to the west.



As early as the 1690s, the project site was agricultural land, first being settled by the locally prominent Brearly Family. By 1849, the land was owned by William Grover. Aerial imagery indicates that for most of the 20th century, the site remained in agricultural use, with an associated farmstead and outbuildings. Historic aerial imagery dating to 1974 indicates that I-295 and associated ramps had been constructed to the south of the site, and that a large office/research development had been constructed for the Union Camp Corporation that appears on imagery dating to 2002.

In 2000, the Commission issued a certificate of approval for the phased construction of a 1.5 million square-foot office development proposed for the RCN Corporation (DRCC #00-2663). That project was never constructed.

The property was subsequently purchased by the Bristol-Myers Squibb (BMS) Company. In 2014, the Commission issued a certificate of approval to BMS for the construction of a business complex consisting of four office buildings connected by a common atrium, associated surface parking areas, a child development center, and pedestrian paths including a porous path connected to the LHT (DRCC #14-2663A). The total impervious surface area coverage within the original project area, which was 134.6 acres, was estimated to be approximately 34.9 acres. A subsequent certificate of approval was issued in 2016 for several modifications to the BMS complex project (DRCC #16-2663C).

Proposed Project: The applicant proposes to construct a 244-space parking lot expansion to their corporate building and west of the existing parking lot. The applicant further proposes a stormwater management system and other associated infrastructure. Based upon the submitted application, the project would result in an increase of 2.11 acres of impervious surface coverage and the disturbance in 3.15 acres of land.

Stream Corridor: The project site is located within the Assunpink Creek watershed area. A tributary to Shipetaukin Creek is located approximately 1,600 feet to the north of the site, while the Little Shabakunk Creek is located about 500 feet to the southwest of the site. The Shipetaukin Creek does not flow into the Delaware and Raritan Canal. A small tributary lies along the southern end of the property for which a Commission stream corridor buffer has already been established and preserved pursuant to project DRCC #00-2663). The applicant is not proposing any intrusions into the preserved Commission stream corridor as part of this project. Accordingly, the project is not subject to stream corridor review pursuant to N.J.A.C. 7:45-9.1(a).

Stormwater Runoff Quantity: Stormwater runoff from the developed portions of the site, totaling approximately 3.15 acres, will discharge to a wooded area south of the proposed parking lot expansion. The stormwater management measures have been evaluated at one point of analysis (POA).

This POA includes the area draining from the proposed parking area. This section of the stormwater management system will include a pervious paving system with a subsurface infiltration storage bed. The storm sewer system for each best management practice (BMP) measure will be equipped with an outlet control structure. 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

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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 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.

The POA is tributary to Shipetaukin Creek. The applicant proposes to treat for water quality by constructing the parking lot as a pervious paving system with a section designed for infiltration. 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 of systems: underdrained systems and systems designed to infiltrate into the subsoil. When designed in accordance with this chapter, the TSS removal rate is 80%. Therefore, Commission staff determines that the stormwater quality measures have been designed in accordance with the requirements 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 two-year storm is infiltrated. The submitted groundwater recharge analysis calculation (NJDEP GSR-32 spreadsheet) demonstrates that the annual groundwater recharge deficit for the project site is 66,859 cubic feet. To infiltrate the post-development recharge deficit, a subsurface infiltration section (29,104 square feet) is proposed beneath the pervious paving parking lot. According to the spreadsheet, this BMP will meet the annual groundwater recharge requirement. Therefore, Commission staff has determined the proposed stormwater quality design is in compliance 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 practical,” the NJDEP Nonstructural Strategies Point System (NSPS) spreadsheet has been updated to consider the proposed development. The NSPS results indicate that the ratio of proposed to existing site points (98%) 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.

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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 of N.J.A.C. 7:45-8.8.

Staff Recommendation: Staff recommends approval.

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. Mercer County Planning Board
Lawrence Township Planning Board
Christopher K. Costa, Esq. (christopher.costa@stevenslee.com)