State of New Jersey
DELAWARE AND RARITAN CANAL COMMISSION
PRALLSVILLE MILLS | 33 RISLER STREET | P.O. BOX 539
STOCKTON, N.J. 08559-0539
www.nj.gov/dep/drcc

STAFF REPORT

DRCC #:25-3122A
DATE: March 17, 2026
PROJECT NAME: 2 Home News Row -- Industrial Building
Latest Submission Received: February 25, 2026

Applicant:
New Brunswick Home News Row, LLC
67 Mountain Boulevard, Suite 201
Warren, NJ 07059
wyatt@bndholdings.com

Engineer:
Edward Wilkes, P.E.
Ware Malcomb
110 Edison Place, Suite 303
Newark, NJ 07102
ewilkes@waremalcomb.com
msummitt@waremalcomb.com
igedrose@waremalcomb.com

Project Location:

Road	Municipality	County	Block(s)	Lot(s)
2 Home News Row	New Brunswick City	Middlesex	597.06	12.07

Jurisdictional Determination:

Zone B	Major	Nongovernmental

Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			X

Documents Received: Site Plans (25 sheets) dated June 26, 2025, last revised February 20, 2026; Stormwater Management Report dated June 26, 2025, last revised August 26, 2025; DRCC Stream Corridor Exhibit dated December 10, 2025; Stream Corridor Waiver Narrative dated December 12, 2025; prepared by Ware Malcomb.

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#: 25-3122A
DATE: March 17, 2026
PROJECT NAME: 2 Home News Row -- Industrial Building

The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the April 15, 2026, meeting based upon the following analysis:

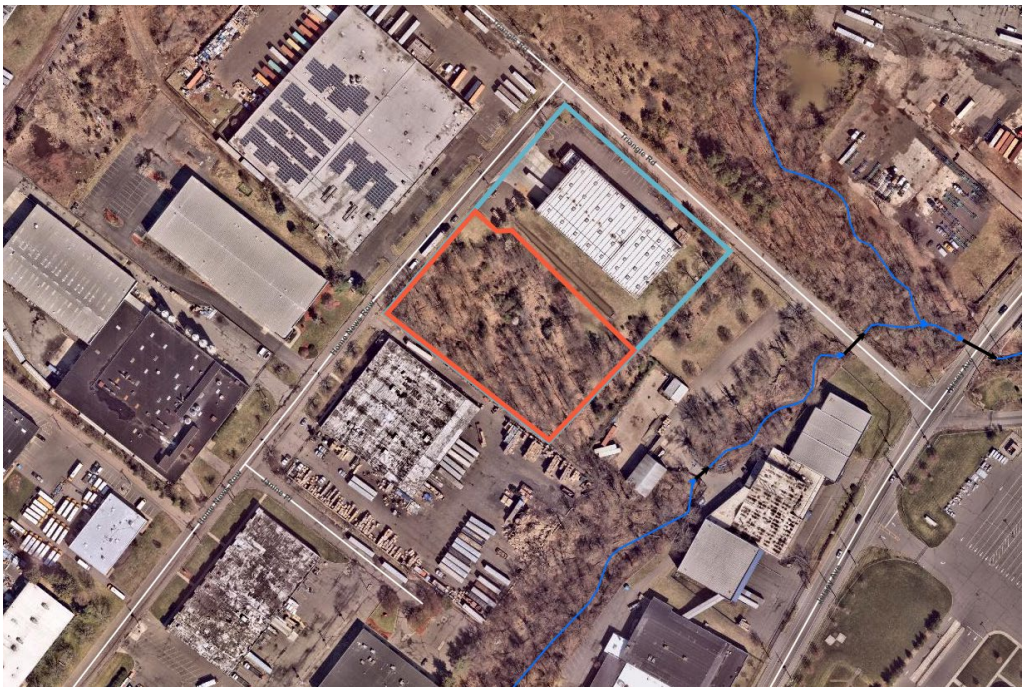
Existing Conditions: The subject property, Block 598.06, Lot 12.07, is a 4.19-acre lot located on the southerly side of the intersection of Triangle Road and Home News Row in the City of New Brunswick, Middlesex County, approximately 2.3 miles southwest of the Delaware and Raritan Canal and within Commission Review Zone B.

The subject property is bounded by Triangle Road to the northeast, Home News Row to the northwest, and industrial properties to the southeast and southwest. In the existing condition, the property is developed with a building and associated infrastructure such as parking and access drives. A portion of the property is undeveloped and consists of moderately wooded areas with some grass.

In 2005, the Commission issued a certificate of approval for the construction of a 9,920 square-foot addition to an existing 18,791 square-foot warehouse building on the site that appears on aerial imagery dating to 1995 (DRCC #05-3122).

Proposed Project: The applicant proposes to subdivide the undeveloped portion of Lot 12.07 as part of this application (see area in orange below). The proposed lot would be 2.11 acres in size. The applicant proposes to construct a 24,690 square-foot industrial building, with associated parking and loading facilities, a stormwater management system, landscaping, and other site amenities on the newly proposed lot. The project would result in the creation of 47,045 square feet (1.08 acres) of impervious surface coverage and would disturb 90,605 square feet (2.08 acres) of land.

DRCC#: 25-3122A
DATE: March 17, 2026
PROJECT NAME: 2 Home News Row -- Industrial Building



Stream Corridor: The project site is located within the Raritan River Lower (Lawrence to Millstone) Watershed Area and Lower Raritan, South River, and Lawrence Watershed Management Area (WMA). There are two regulated waters situated near the project site. Mile Run is situated approximately 425 feet north of the project site, and an unnamed tributary to Mile Run is situated approximately 230 feet southeast of the project site. Each stream has a contributory drainage area greater than 50 acres. Mile Run is a State as well as the FEMA delineated water at this location; however, the unnamed tributary is neither a State nor the FEMA delineated water at this location.

The 100-year flood limit associated with Mile Run extends along its unnamed tributary and, this unnamed tributary has its own flood limit. As per the FEMA and the State studies, the 100-year flood elevation at the site is 82.0-feet North American Vertical Datum of 1988 (NAVD'88). Pursuant to the submitted survey and grading plans, the 100-year flood limit extends upon the proposed project site. The applicant has accurately plotted the 100-year floodplain limit and thus, also accurately plotted the stream corridor limit, which is a 100-foot offset from the 100-year floodplain limit on the site. The stream corridor limit has been described with metes and bounds.

The proposed project proposes intrusions within the Commission stream corridor area. Therefore, the project is subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a). Specific impacts to the Commission stream corridor include construction of a storm sewer with a stormwater outfall structure, and the construction of a permeable fire access lane with Truegrid® gravel fill. In addition, the project involves grading as well as tree removal within the Commission stream corridor for the construction of proposed storm sewer, stormwater outfall, and a fire access lane.

The construction of a storm sewer, a stormwater outfall and associated grading could be considered to be conditional uses within a stream corridor of a watercourse that does not

enter the Delaware and Raritan Canal pursuant to the provisions of N.J.A.C. 7:45-9.4(a)5. The applicant has demonstrated to the satisfaction of the Commission that the proposed use complies with the Master Plan and the requirements set forth at N.J.A.C. 7:45-9.4. The only permanent disturbance, totaling 67 square feet (0.002 acre) associated with the construction of a stormwater outfall is for the placement of riprap required for erosion control. The temporarily disturbed areas will be restored to woods pursuant to the applicant's submitted stream corridor exhibit and compliance statement. The permanently disturbed areas will be compensated for by the revegetation of the existing open space/lawn areas with woods and through the dedication of additional areas on the site toward stream corridor limits.

The construction of a gravel fire access lane associated grading and tree removal are considered to be prohibited uses within the Commission's stream corridor limit pursuant to N.J.A.C. 7:45-9.3(a)1, 2 and 8, respectively. The applicant has applied for 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 issue a waiver if the applicant can establish to the satisfaction of the Commission that 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 with the stream corridor impact review standards.

Specifically, the applicant has provided a plan showing that the project would result in an overall enhanced or improved stream corridor through planting and preserving native trees, plants or woods as well as through dedicating additional areas on the site toward the stream corridor limit. The applicant has submitted exhibits/plans or accounting of the amount of existing and proposed land uses within the Commission stream corridor. No disturbance is proposed within the 100-year floodplain limit. Also, the plans containing a breakdown of lawn, open space, wooded areas and other vegetated areas with total acres of pervious surfaces as well as the amount of wooded/vegetated areas to be removed and preserved have been submitted.

The submitted compliance statement also contains a table showing the comparison of existing and proposed pervious surfaces, impervious surfaces, structures, vehicular trafficked areas, and wooded areas within the Commission stream corridor has been submitted. This table contains the breakdown of lawn, open space, wooded and vegetated areas with total acres of pervious surfaces as well as the amount of wooded/vegetated areas to be removed. The existing condition wooded area on the site totals 2,792 square feet (0.064 acre), and the proposed condition wooded areas onsite (including additional dedicated wooded area toward stream corridor limit) totals 5,755 square feet (0.132 acre). Thus, the project results in an additional 2,963 square feet (0.068 acre) of wooded areas within the Commission stream corridor limit. The applicant has also proposed to dedicate an additional 521 square feet (0.012 acre) to the Commission stream corridor as a part of the compensation for the proposed permanent fire access lane disturbances. The metes and bounds descriptions of the proposed stream corridor limit have been provided on submitted stream corridor exhibit.

Separately from the requirement to prevent impacts to the stream corridor, the Commission regulations require preservation of the stream corridor on the project site pursuant to

N.J.A.C. 7:45-9.5. The applicant shall 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 the defined stream corridor onsite, as well as the additional 521 square feet of onsite compensation area by the execution of a conservation easement agreement. The stream corridor will be reserved and protected such that natural succession of vegetative species can occur.

The applicant has submitted site plans which depict the placement of Commission conservation easement signage demarcating the boundaries of the preserved stream corridor conservation easement area onsite. The design and dimensions of the signage shall have also been displayed as a construction detail on the site plans.

The Commission's staff has reviewed the submitted mitigation and preservation plan and concluded that the proposed project will incorporate environmentally sound site planning techniques, or preserve other natural areas, either of which can be demonstrated to have a greater ecologically beneficial effect than would compliance with the stream corridor impact review standards. Therefore, Commission staff determines that the proposed development 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)2 with regard to the proposed construction of a gravel fire access lane, and the associated grading and tree removal.

Also, Commission staff has determined that the requirements of conditional uses within stream corridors set forth at N.J.A.C. 7:45-9.4(a) are satisfied for the construction of a storm sewer, a stormwater outfall and associated grading.

Stormwater Runoff Quantity: As noted hereinabove, the project proposes the construction of a 24,690 square-foot industrial building, along with associated parking and loading facilities, stormwater management system, landscaping and associated amenities. The stormwater runoff from the developed portions of the site has been analyzed at one point-of-analysis (POA), which is the southeastern corner of the site with a low point elevation of 82.05-feet NAVD88.

Existing Conditions: In the existing conditions, the site is undeveloped and consists of moderately wooded areas along with some grass. The site generally slopes from north to south. The stormwater runoff from the entire site flows overland following existing topography to one POA, which is located at the southeastern corner of the site with a low point elevation of 82.05-feet NAVD88. Ultimately, the stormwater runoff flows to an offsite ditch/stream into the Lower Raritan Watershed.

Proposed Conditions: The applicant proposes the construction of a new 24,690 square-feet industrial building with associated parking and loading facilities, stormwater management system, landscaping and associated amenities. One pervious pavement system, one subsurface detention basin, and one manufactured treatment device (MTD), namely a 8.0-foot by 16-foot Contech Modular Wetland, are proposed to control stormwater runoff in proposed conditions. The stormwater runoff from the site will ultimately drain to the same point-of-analysis as existing conditions. The proposed subsurface detention basin would receive runoff directly from the rooftop or through the vehicular trafficked areas by means

of either the pervious pavement system or the proposed MTD. Thus, the runoff would receive the required pre-treatment.

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 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 entire site. Therefore, the project is in compliance with the stormwater quantity requirement for all current and projected storm events at the proposed POA.

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, Standard 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.

Pursuant to the web soil survey, the soil on the site has been identified as "Urban Land". A detailed soil investigation has been performed to classify the Hydrologic Soil Group (HSG) as Type "D" soils for onsite soils. Pursuant to the submitted soil investigation report, the surface of rock (impermeable layer) was encountered at depths less than 20 inches below the ground surface in 11 of the 15 test pits. Of the remaining 4 of 15 test pits, 3 of the test pits encountered rock between 20 and 40 inches. In-situ infiltration testing was performed in two test pits resulted in measured infiltration rate of 0.06 inch/hour and 0.00 inch/hour. The proposed stormwater best management practice (BMP) measures have been designed as per the guidelines provided within the NJ Stormwater BMP Manual, and thus should function properly.

Therefore, Commission staff has determined 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. Therefore, these vehicular trafficked areas on the site must be treated to at least an 80% TSS removal rate.

Based on the submitted information, the project involves construction of one pervious pavement system, one subsurface detention basin, and one MTD (Contech Modular

Wetland) out of which, the pervious pavement system and the MTD, are proposed to provide the required 80% TSS removal rate for the runoff generated from onsite vehicular trafficked areas. The stormwater runoff from most of the onsite vehicular trafficked areas will drain one of these stormwater BMP measures.

The project design involves some bypass areas that will not drain to any of the proposed stormwater management measures. These bypass areas contain the proposed pervious fire access lane. However, following a meeting with the applicant and the applicant's consultant, Commission staff determined that the fire access lane is proposed for emergency use only, and will be gated and locked to prevent any vehicle from accessing this area except for the emergency use by the fire department. It has been noted on the submitted stream corridor exhibit that this "[L]ane is gated off and no vehicle access is allowed outside of an emergency." Because of the proposed restricted use of the fire lane, the Commission has determined that stormwater water quality requirement is not applicable for this lane.

Therefore, Commission staff has confirmed 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 48,391 cubic feet. Pursuant to this spreadsheet, the proposed stormwater measures would provide the required groundwater recharge.

As per the web soil survey, the soil on the site has been identified as "Urban Land". A detailed soil investigation has been performed to classify the HSG as Type "D" soils for onsite soils. Pursuant to the submitted soil investigation report, the surface of rock (impermeable layer) was encountered at depths less than 20 inches below the ground surface in 11 of the 15 test pits. Of the remaining 4 of 15 test pits, 3 of them encountered rock between 20 and 40 inches. In-situ infiltration testing was performed in two test pits resulted in measured infiltration rate of 0.06 inch/hour and 0.00 inch/hour. Satisfactory documentation has been submitted demonstrating that the HSG soil classification criteria provided in Chapter 12 of the NJ Stormwater BMP Manual Chapter have been met. Based on the submitted soil investigation report, the HSG for the onsite soil meets the criteria for Type "D" soils. In addition, a groundwater recharge analysis calculation (NJDEP GSR-32 spreadsheet) has been submitted to demonstrate that the soil onsite is not suitable for groundwater recharge.

Therefore, Commission staff determines that the project is in compliance with the specific groundwater recharge requirements at N.J.A.C. 7:45-8.5.

Non-Structural Methods: The Commission requires that non-structural stormwater management strategies be incorporated into the stormwater design of a development project. 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 (71%) exceeds the required site points ratio (69%). Therefore, the Commission staff has confirmed that the project's proposed non-structural measures are adequate, and that the project is designed in accordance with N.J.A.C. 7:45-8.4.

Stormwater Management Maintenance Plan: The applicant has submitted an acceptable stormwater management maintenance plan for the site. Therefore, Commission staff has determined that the project meets the specific stormwater management maintenance requirements at N.J.A.C. 7:45-8.8

Staff Recommendation: Staff recommends approval.

Sincerely,

John Hutchison
Executive Director

c. Middlesex County Planning Board
New Brunswick City Planning Board

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