State of New Jersey
DELAWARE AND RARITAN CANAL COMMISSION
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STAFF REPORT

DRCC #:20-4720A
DATE: May 26, 2026
PROJECT NAME: Sourland View -- Residential Subdivision
Latest Submission Received: May 26, 2026

Applicant:
Thompson Realty Co. of Princeton, Inc.
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Princeton, NJ 08542
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Engineer:
Eric Rupnarain, P.E.
Goldenbaum Baill Engineering, Inc.
1509 N.J. Route 179
Lambertville, NJ 08530
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Project Location:

Road	Municipality	County	Block(s)	Lot(s)
Brandywine & Belle Mead-Blawenberg Road (Somerset County Route No. 601)	Montgomery Township	Somerset	15001	5

Jurisdictional Determination:

Zone B	Major	Nongovernmental

Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			X

Documents Received: Site Plans (11 sheets) dated May 2, 2018, last revised October 27, 2022; Stormwater Management Report dated May 2, 2018, last revised October 28, 2022; prepared by Princeton Junction Engineering, P.C.

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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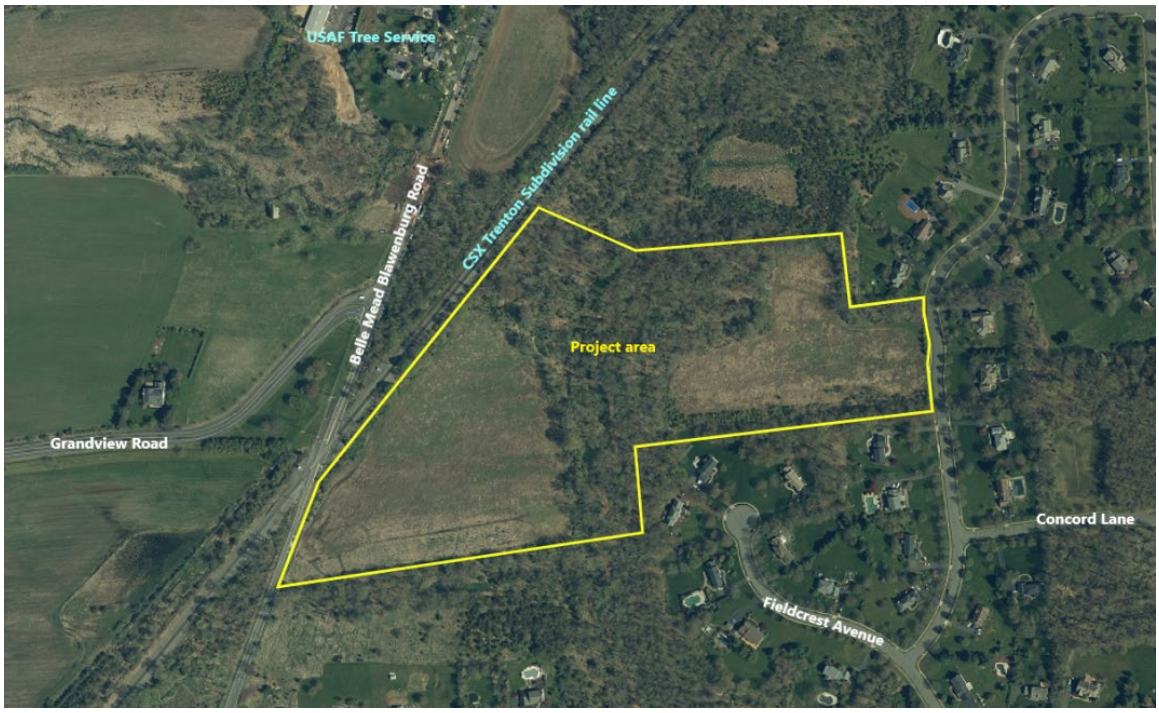
The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the June 17, 2026, meeting based upon the following analysis:

Existing Conditions: This existing 29.51-acre property is located between Brandywine Road and Belle Mead-Blawenburg Road (Somerset County Route No. 601 or Route 601) in the Township of Montgomery, Somerset County, approximately 3.9 miles west of the Delaware and Raritan Canal and within Commission Review Zone B.



The property is bounded on the east by Brandywine Road and a residential lot, on the south by several residential lots, on the west by Belle Mead-Blawenburg Road and the former Reading Railroad New York Branch, now CSX Trenton Subdivision rail line, and on the north by a wooded lot. The property currently consists of about 11.7 acres of wooded land and 17.8 acres of open ground, all of which is in agricultural use. Drainage from the entire site flows to Back Brook, which bisects the site from north to south within wooded area. In the existing condition, there are no areas of impervious surface coverage on the property.

The Commission reviewed and found deficient an application for the proposed development of a six-lot residential subdivision at the project site in 2015 (DRCC #15-4720).

Proposed Project: The applicant proposes to develop the property as part of a six-lot residential cluster subdivision. The proposed project consists of the construction of five single-family dwelling units on lots of one acre or more on a proposed cul-de-sac street to be constructed off the existing Brandywine Road. There would be one 22.75-acre open space lot encompassing Back Brook and the adjacent stream corridor, and all of the land between Back Brook and Somerset County Route No. 601. Based upon the submitted

application, the total proposed impervious area coverage within the property is estimated to be about 0.96 acre. The proposed project would result in an area of land disturbance of approximately 6.5 acres.

Stream Corridor: The project site is located within the Millstone River watershed area. Back Brook bisects the site from north to south, while a tributary of Back Brook confluences with Back Brook on the northern end of the property. In addition, a second tributary of Back Brook flows along the south end of the property. The project is proposing intrusions within the Commission stream corridor area. Therefore, this project is subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a).

The Commission stream corridor for this project would be defined by the area encompassing Back Brook and its tributaries, the 100-year floodplain associated with Back Brook and its tributaries, and all of the land within a 100-foot buffer adjacent to the 100-year flood line associated with Back Brook and its tributaries. There is no existing detailed FEMA or New Jersey State study of Back Brook or its tributary. Back Brook and its tributaries have only been mapped by FEMA as an approximate A-zone, which means that the FEMA floodplains were not determined by detailed methods.

The floodplain was taken from a plan titled "Flood Hazard Area Verification Plans of Lot 5, Block 15001, Tax Map 28, for Sourland View Montgomery Township, Somerset County, New Jersey", Sheet 2 of 2 prepared by Princeton Junction Engineering, P.S., dated July 9, 2021, last revised July l, 2022, and approved by the New Jersey Department of Environmental Protection on July 7, 2022, File No: 1813-02-0018.1 LUP 200002. The submitted floodplain and Commission stream corridor delineation is acceptable. The total area of the stream corridor is 10.27 acres.

The applicant is proposing intrusions within the defined Commission stream corridor area. Specific impacts for the proposed project to the Commission stream corridor include the construction of a recreational pathway. The applicant has suggested that the proposed disturbances within the stream corridor could be considered to be a conditional use. As per N.J.A.C. 7:45-9.4(a)1, recreational paths may be permitted, as a conditional use, if the applicant demonstrates to the satisfaction of the Commission that the proposed use complies with the Master Plan.

- N.J.A.C. 7:45-9.4(a)1 -- Recreational Paths: A recreational pedestrian/bicycle pathway that the applicant agreed to build at Montgomery township's request is proposed within the defined Commission stream corridor. The path will be 6-feet wide and will be constructed of two inches of stone screening over a six-inch dense graded aggregate base course. The proposed recreational path will result in 0.11 acre of disturbance within the defined Commission stream corridor.

Separately from the requirement to prevent impacts to the 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 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 stream

corridor total area of 10.27 acres through the execution of a conservation easement agreement. The stream corridor will be preserved and protected such that natural succession of vegetative species can occur.

It is Commission staff's determination that the previously described disturbances related to the recreational pedestrian/bicycle path could be considered to be conditional uses pursuant to the criteria at N.J.A.C. 7:45-9.4(a).

Stormwater Runoff Quantity: The proposed improvements will result in an increase in the amount of impervious coverage for the site. The project proposes to address increases in stormwater runoff quantity off of the proposed impervious surfaces solely through the improved changes in the existing land use coverage for the overall project site. This includes the replacement of the existing agricultural row crop areas with open space lawn areas.

The goal for stormwater leaving the project site is that post-construction runoff hydrographs for the 2-, 10- and 100-year storm events do not exceed, at any point in time, the pre-construction runoff hydrographs for the same storm events. The submitted calculations utilized the Natural Resource Conservation Service (NRCS) Technical Release No. 55 (TR-55) hydrologic methodology, Standard unit hydrograph rainfall distribution and current New Jersey 24-hour rainfall frequency data for Somerset County to compute peak runoff flow rates and volumes. Based upon a review of the submitted stormwater calculations, the current application meets the stormwater runoff quantity standards of N.J.A.C. 7:45-8.6(a)2.

Water Quality: The Commission requires that all proposed full-depth pavement, including newly constructed and reconstructed parking and access drives that are being renewed, must meet water quality standards in accordance with Commission regulations (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 percent (%) of the anticipated load from the developed site, expressed as an annual average.

Based upon the submitted application, a new cul-de-sac access road (Orr Court) and new driveway pavement areas are being proposed onsite. The submitted stormwater report notes that the design proposes to treat for water quality by incorporating a structural best management practice (BMP) measure, consisting of an infiltration/detention basin.
Infiltration basins are stormwater management systems constructed with highly permeable components designed to both maximize the removal of pollutants from stormwater, promote groundwater recharge and address the quantity impacts of land development. Pollutants are treated through settling, filtration of the runoff through, and biological and chemical activity within, the components. The total suspended solids (TSS) removal rate for an infiltration basin is 80%. Therefore, the stormwater quality measures have been designed in accordance with 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 2-year storm is infiltrated. The submitted stormwater report notes that the design proposes to treat for groundwater recharge by incorporating a structural BMP measure consisting of an infiltration/detention basin. Based upon the submitted calculations, the post-construction 2-year runoff volume (0.751 acre-feet) will be less than the pre-construction 2-year runoff volume (0.979 acre-feet). Therefore, the groundwater recharge requirements of N.J.A.C. 7:45-8.5 have been addressed.

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 practical," the NJDEP Nonstructural Strategies Point System (NSPS) spreadsheet has been completed for this project. The results indicate that the ratio of proposed to existing site points (160%) exceeds the required site points ratio (95%). Therefore, the project has proposed non-structural measures that are adequate, and the project is designed in accordance with N.J.A.C. 7:45-8.4.

Stormwater Management Maintenance Plan: A stormwater management operation and maintenance plan document has been prepared and submitted for the BMP elements proposed for the project. The plan includes maintenance details for proposed best management practice measures, including the infiltration basin. The plan has been prepared in accordance with the requirements of N.J.A.C. 7:45-8.8.

Staff Recommendation: Staff recommends approval.

Sincerely,

John Hutchison
Executive Director

c. Somerset County Planning Board
Montgomery Township Planning Board
Richard Schatzman, Esq. (aslimak@schatzmanbaker.com)

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