



State of New Jersey
DELAWARE AND RARITAN CANAL COMMISSION
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STAFF REPORT

DRCC #: 19-5496

DATE: September 23, 2026

PROJECT NAME: Hightstown-Cranbury Station Road -- Flex Warehouses

Latest Submission Received: September 18, 2026

Applicant:

Cranbury Station Road, LLC
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Engineer:

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Project Location:

Road	Municipality	County	Block(s)	Lot(s)
Hightstown-Cranbury Station Road	Cranbury Township	Middlesex	13	13, 15, 16, 21

Jurisdictional Determination:

Zone B	Major	Nongovernmental

Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			

Documents Received: Site Plans (49 sheets) last revised March 14, 2024; Stormwater Management Report dated July 15, revised March 14, 2024; Wet Pond Water Budget Analysis dated May 30, 2023; prepared by Hammer Land Engineering. Supplemental Stormwater Subsurface Investigation and HSG Classification Survey date May 17, 2023, prepared by RPM Engineering, LLC.

**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: This 81.4-acre site is located along the easterly side of Hightstown-Cranbury Station Road in the Township of Cranbury, Middlesex County. The site is situated approximately 10.5 miles east of the Delaware and Raritan Canal and within Commission Review Zone B.



The site is surrounded by commercial, warehouse and logistics related developments to the north and west, farmland to the south, and a multiunit residential development to the east. Much of the site is cultivated with some wooded areas within the southeastern corner of the site.

Proposed Project: The applicant proposes to reconfigure the existing lots and construct two warehouse buildings totaling 313,980 square feet in area. Specifically, the applicant proposes:

- Flex Space Building #1: This building would consist of a 220,605 square-foot warehouse and a 6,375 square-foot office, along with 31 loading docks, 31 trailer stalls, and 71 car parking spaces;

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- Flex Space Building #2: This building would consist of an 82,000 square-foot warehouse and a 5,000 square-foot office, along with 10 loading docks, 16 trailer stalls, and 37 car parking spaces.

The applicant also proposes to construct access drives, stormwater management infrastructure, landscaping, utilities, and other site improvements. The project would result in the creation of 13.1 acres of impervious surface coverage and the disturbance of approximately 22.8 acres of land.

Stream Corridor: A tributary to Millstone River is located approximately 2,000 feet south of the site. The Millstone River does not flow into the Delaware and Raritan Canal. Commission staff finds the site is not located within 100 feet of a 100-year floodplain associated with a watercourse that drains more than 50 acres. Therefore, the project is not subject to stream corridor review pursuant to N.J.A.C. 7:45-9.1.

Stormwater Runoff Quantity: Runoff from the developed portions of the site has been divided into six separate points of analysis. The developed portions of the site will be directed to three surface bio-retention basins and two surface wet ponds to provide rate reductions for five of the six points of analysis. The final point of analysis will have the drainage area reduced so the post-construction runoff rates and volumes do not exceed the pre-construction runoff rates and volumes, for the 2-, 10- and 100-year storm events.

The applicant has submitted stormwater management calculations which verify that 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, standard unit hydrograph, Type D rainfall distribution and current New Jersey 24-hour rainfall frequency data for Middlesex County to compute peak runoff flow rates and volumes. Therefore, the proposed stormwater management measures will provide enough attenuation to meet the specific runoff quantity standards at N.J.A.C. 7:45-8.6(a).

Water Quality: The Commission requires that all proposed impervious surfaces, both gravel and paved areas intended to carry vehicle traffic, must meet 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, approximately 4.5 acres of new pavement area would be created onsite. All of the pavement areas will be directed to one of the following: three surface bio-retention basins, two surface wet retention basins, three green infrastructure manufactured treatment devices (MTDs); or will be constructed as porous pavement. Each stormwater best management practice (BMP) has been designed to achieve a minimum of 80% TSS removal.

The bio-retention basins will include an 18.0-inch soil bed and will be planted with a terrestrial forested community. The wet retention basins will provide at least a 1:1 ratio of

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permanent pool volume verses the volume generated by the water quality storm event and will retain 10% of the peak storage volume for a minimum of 24 hours, during the water quality storm event. Both the green infrastructure (GI) MTDs and porous pavement areas meet the drainage area requirement. As a result, the stormwater management design will achieve at least 80% TSS removal for all pavement areas.

The New Jersey Stormwater BMP Manual provides guidelines for the sizing and construction of each BMP proposed within this stormwater management system. Wet ponds have a minimum drainage area requirement of 20 acres to maintain the permanent pool volume within the basin. Neither basin has a drainage area of at least 20 acres; however, the applicant has provided a water budget for each basin indicating each basin will be able to maintain the required permanent pool volume necessary to provide water quality standard. Therefore, this application is compliant with the specific water quality standards 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 preconstruction 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 applicant has provided information identifying the site's soils as having characteristics of Hydrologic Soil Group (HSG) Type "B," "C" and "D." HSG Type "B" and Type "C" do provide recharge. The subsurface geotechnical investigation is dated May 17, 2023, prepared by RPM Engineering, LLC.

A groundwater recharge analysis calculation (NJDEP GSR-32 spreadsheet) has been submitted, which demonstrates that the annual groundwater recharge deficit for the entire site is 489,638 cubic feet. To infiltrate the post-development recharge deficit, the applicant has designed all the porous pavement sections and two bio-retention basins to provide at least 564,334 cubic feet of annual groundwater recharge. Therefore, compliance with the specific recharge standards of N.J.A.C. 7:45-8.5 is not required for this project, since in the existing condition of the site does not provide recharge.

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 Nonstructural Strategies Point System (NSPS) spreadsheet has been completed for this project. The results indicate that the ratio of proposed to existing site points (108%) exceeds the required site points ratio (107%). 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.

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.

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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
Cranbury Township Planning Board

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