



State of New Jersey
DELAWARE AND RARITAN CANAL COMMISSION
PRALLSVILLE MILLS | 33 RISLER STREET | P.O. BOX 539
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www.nj.gov/dep/drcc



STAFF REPORT

DRCC #: 24-5512A

DATE: September 18, 2026

PROJECT NAME: 241 Woods Road -- Residential Development

Latest Submission Received: September 15, 2026

Applicant:

Vyra Growth, LLC
Vinay Yalamanchili
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Engineer:

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Van Cleef Engineering Associates, LLC
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Project Location:

Road	Municipality	County	Block(s)	Lot(s)
241 Woods Road	Hillsborough Township	Somerset	204	45.01

Jurisdictional Determination:

Zone B	Major	Nongovernmental

Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			

Documents Received: Site Plans (14 sheets) dated October 11, 2024; Drainage Area Plans (5 sheets) dated October 11, 2024; Stormwater Management Report, dated October 11, 2024, prepared by Van Cleef Engineering Associates, 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.**

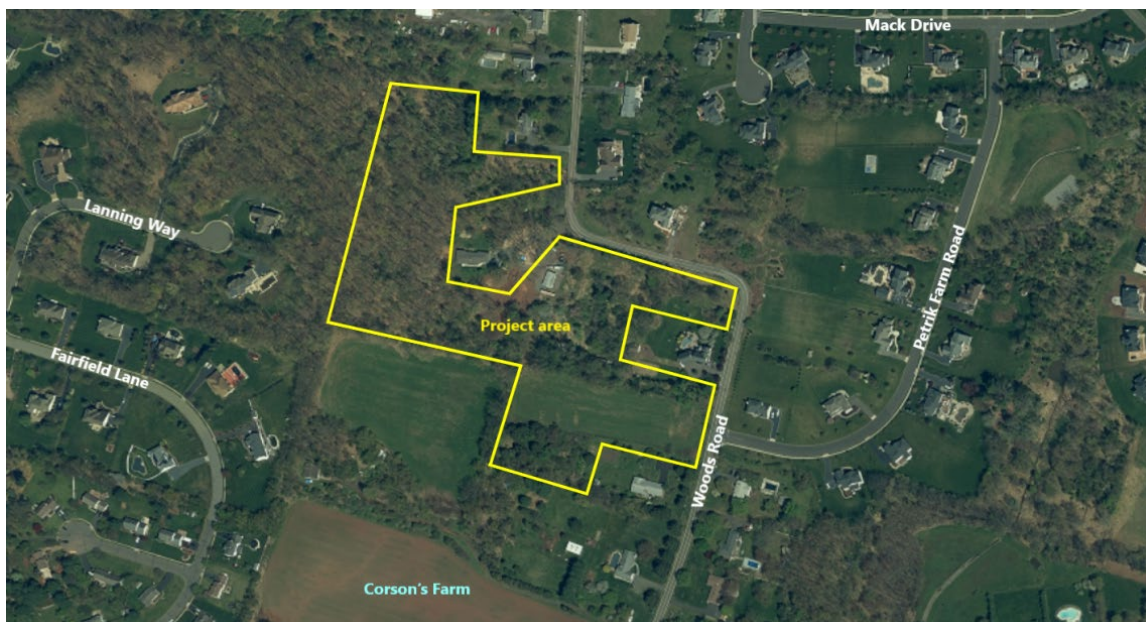
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The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the October 21, 2026, meeting based upon the following analysis:

Existing Conditions: The project area is a 12.9-acre lot located on the westerly side of Woods Road in the Township of Hillsborough, Somerset County, approximately 1.4 miles west of the Delaware and Raritan Canal and within Commission Review Zone B. The site is surrounded by residential development on comparatively large lots to the north, east, and west, and farmland to the south. The project site is undeveloped in the existing condition and consists of wooded areas along with a meadow in the center of the site.



In 2021, the Commission issued a certificate of approval at the site for a project to construct a 15-bed, 10,740 square-foot assisted living facility, a 2,000 square-foot barn, a 4,320 square-foot greenhouse, access drives, parking areas, and stormwater management system, along with associated infrastructure (DRCC #19-5512). However, no development on the site has commenced to date.

Proposed Project: This applicant proposes to construct a residential subdivision of five lots, and to construct upon each a single-family dwelling, along with two access drives, residence driveways, a stormwater management system, and associated infrastructure. The project will result in the creation of 1.24 acres of impervious surface coverage and the disturbance of approximately 6.44 acres of land.

Stream Corridor: A tributary to Millstone River, which flows beneath the Delaware and Raritan Canal, is located approximately 1,000 feet east of the site. 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 impact review pursuant to N.J.A.C. 7:45-9.1.

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Stormwater Runoff Quantity: Runoff from the developed portions of the site has been divided into four separate points of analysis (POAs). Drainage Areas 1, 2, and 4 will include surface bio-retention basins.

Existing:

- POA 1: is a 1.22-acre wooded drainage area proposed to be developed, and which in the existing condition drains toward Woods Road.
- POA 2: is a 1.56-acre drainage area proposed to be developed, consisting of some woods, but mostly meadow and open space. This area drains toward Wood Road, south of POA 1.
- POA 3: is a 1.26-acre wooded drainage area proposed to be developed. This area drains to the south. In the proposed condition, this drainage area will be reduced as the development in this drainage area will be directed toward POA 1.
- POA 4: is a 2.4-acre drainage area proposed to be developed, and which consists mostly of woods with some open space and impervious surface. This area drains toward the southwestern corner of the site.

Proposed:

- Drainage Area 1: will drain developed portions of the site toward a surface bio-retention basin. The proposed system is designed to attenuate all storm events up to and including the 100-year storm event. This system and undeveloped portions of the 2.06-acre drainage area discharge toward the existing point of analysis, POA 1.
- Drainage Area 2: will drain developed portions of the site toward another surface bio-retention basin. The proposed system is designed to attenuate all storm events up to and including the 100-year storm event. This system and undeveloped portions of the 1.28-acre drainage area discharge toward the existing point of analysis, POA 2.
- Drainage Area 3: will be reduced to 0.42 acres and will only drain vegetated lawn area to the existing analysis point POA 3.
- Drainage Area 4: will drain developed portions of the site toward another surface bio-retention basin. The proposed system is designed to attenuate all storm events up to and including the 100-year storm event. This system and undeveloped portions of the 2.68-acre drainage area discharge toward the existing point of analysis, POA 4.

The applicant has provided engineering calculations verifying that for stormwater leaving the site within both drainage areas, 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, Region C rainfall distribution and current New Jersey 24-hour rainfall frequency data for Somerset County to compute peak runoff flow

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rates and volumes. Therefore, the project is in compliance with the specific stormwater runoff quantity standards at N.J.A.C. 7:45-8.

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 in accordance with Commission regulations 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 0.511 acre of new pavement area will be created on site. All the pavement areas will be directed to one of the three surface bio-retention basins. These basins will infiltrate the volume of stormwater generated by the water quality storm event through 24 inches of filter bed media. In addition, the basins will be planted with a grass seed mixture. As a result, each basin will achieve 80% TSS removal.

The NJ Stormwater BMP Manual guidelines were followed for the sizing and configuration of each BMP proposed within this stormwater management system. Commission staff has determined 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 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.

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 58,785 cubic feet. To infiltrate the post-development recharge deficit, three surface bio-retention basins are proposed. According to the spreadsheet, these BMPs with a combined surface area of 24,232 square feet will provide 77,267 cubic feet of annual groundwater recharge with an average effective BMP depth of about 3.2 inches. The applicant has provided the required soil testing for this infiltration BMP to confirm both the subsurface permeability rate and elevation of the seasonal high-water table. Therefore, this application is compliant with the groundwater recharge requirements at N.J.A.C. 7:45-8.5.

Non-Structural Methods: To assist in determining that sufficient nonstructural stormwater management strategies have been incorporated into the project site design "to the maximum extent practicable," a 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 (95%) equals the required site points ratio (95%). Therefore, the project's proposed nonstructural 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 at N.J.A.C. 7:45-8.8.

Staff Recommendation: Staff recommends approval.

Sincerely,



John Hutchison
Executive Director

- c. Somerset County Planning Board
Hillsborough Township Planning Board
Michael P. O'Grodnick, Esq. (ogrodnick@centraljerseylaw.com)

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