State of New Jersey
DELAWARE AND RARITAN CANAL COMMISSION
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STAFF REPORT

DRCC #: 20-5640
DATE: August 31, 2026
PROJECT NAME: 789 Hamilton Street -- Proposed Mixed-Use Building
Latest Submission Received: August 25, 2026

Applicant:
789 Hamilton, LLC
15 Stockton Road
Kendall Park, NJ 08824
nassim@nfdgc.com

Engineer:
Adnan A. Kahn, P.E., C.M.E.
AWZ Engineering, Inc.
150 River Road, Suite 3B
Montville, NJ 07045
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Project Location:

Road	Municipality	County	Block(s)	Lot(s)
789 Hamilton Street (Somerset County Route No. 514)	Franklin Township	Somerset	225	6-15

Jurisdictional Determination:

Zone B	Major	Nongovernmental

Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			

Documents Received: Preliminary and Final Site Plan (12 sheets) dated July 27, 2020, last revised March 24, 2025; Stormwater Management Report dated July 27, 2024, last revised March 24, 2025; prepared by AWZ Engineering, Inc.

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 September 16, 2026, meeting based upon the following analysis:

Existing Conditions: The project area is an approximate 25,003 square-foot (0.57 acre) parcel located in the Township of Franklin, Somerset County, approximately 1.4 miles south of the Delaware and Raritan Canal and within Commission Review Zone B. The project site is bounded by a mix of residential dwellings on comparatively small lots and commercial retail and office developments.

In the existing condition, the project site consists of two, one- and one-half story frame dwellings with detached garages, a shed, paved driveways, along with evidence of a concrete drive and a stone parking area. The residences are visible on historic aerial imagery dating to 1947. The remaining areas consist of pervious coverage. The existing condition impervious surface area coverage onsite totals approximately 4,369 square feet (0.10 acre).

Proposed Project: The applicant proposes to demolish the existing improvements and redevelop the site by constructing a three-story, mixed-use building with ground-floor parking for 48 vehicles. Specifically, the applicant proposes a total of 25 residential dwelling units consisting of 16 two-bedroom and 9 one-bedroom units. The development would also have four retail stores on the ground level fronting upon Hamilton Street. The applicant also proposes to construct site amenities such as concrete sidewalks, internal traffic circulation, electric vehicle charging stations, lighting, fencing, landscaping, and stormwater infrastructure.

Based upon the submitted application, the proposed amount of impervious surface area coverage onsite will be about 20,405 square feet (0.47 acre), or an increase of 16,009 square feet (0.37 acre) when compared with the existing conditions. The project would also result in an area of disturbance of 25,000 square feet (0.57 acre).

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Stream Corridor: The project site is located within the Millstone River watershed area. A tributary to Mile Run and its floodplain are located about 1,000 feet to the north of the property. No other mapped watercourses or floodplains lie directly on the project site. Therefore, the project is not subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a).

Stormwater Runoff Quantity: The applicant proposes an increase in the amount of impervious surface coverage onsite, which would in turn result in an associated increase in stormwater runoff when compared to the existing conditions if unmitigated. To mitigate for these proposed impacts, the submitted application proposes to control and collect stormwater runoff through the construction of stormwater best management practice (BMP) measures consisting of four underground stormwater detention basin systems with outlet control structures. The underground basin systems would consist of ADS N-12 24-inch closed pipe systems, with a total of 120 chambers. The chambers are enclosed in clean stone and filter fabric. The approximate total storage capacity of the underground detention system is 7,440 cubic feet. The underground chamber system would be partially located beneath the asphalt pavement parking and access driveway.

All of the surface runoff from the proposed pavement and from the existing building would be directed into the underground conveyance system through a series of inlets and roof headers located within the pavement area. The runoff would be directed into the ADS pipe systems and will be released by means of an overflow pipe into the existing 10 inch-diameter reinforced concrete pipe storm sewer pipe located along Hamilton Street. Outlet control structures are proposed to control and reduce the pre-development runoff.

The stormwater management measures have been designed so that the post-construction peak runoff rates for the 2-, 10- and 100-year storm events will be no greater than 50 percent (%), 75%, and 80%, respectively, of the preconstruction peak runoff rates. The submitted calculations utilized the Natural Resource Conservation Service (NRCS) Technical Release No. 55 (TR-55) hydrologic methodology, the NOAA Region C 24-hour 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 proposed stormwater management measures, the project will provide enough peak flow attenuation to comply with the specific runoff quantity standards at N.J.A.C. 7:45-8.6(a)1.

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, new and reconstructed access and parking pavement is being proposed onsite. The submitted stormwater report notes that the design proposes to treat for water quality for runoff leaving the site by incorporating a BMP measure consisting of a manufactured treatment device (MTD). Specifically, a StormFilter by

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Contech MTD would be located downstream of the proposed underground infiltration system. The StormFilter MTD for this site was sized to provide three 27-inch filter cartridges to meet the hydraulic load requirement. The StormFilter by Contech MTD has been certified by NJDEP at a TSS removal rate of 80% when designed, operated, and maintained in accordance with the verification appendix and conditions of the December 14, 2016, NJDEP lab certification letter.

Therefore, based upon a review of the submitted design and water quality calculations, the proposed project has been designed in compliance with N.J.A.C. 7:45-8.7.

Groundwater Recharge: The Commission 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 preconstruction to post-construction for the 2-year storm is infiltrated. The submitted stormwater report notes that onsite soil testing has revealed K-1 and K-0 permeability ratings (0.4 in/hr. and 0.085 in/hr., respectively) for the existing soils. In addition, the USDA Websoil Survey website indicates that the entire site is classified as KkoC (Klinesville Channery Loam), with a Hydrologic Soil Group Type "D" soils.

Therefore, since the soils onsite do not provide recharge in the existing condition, the project is in compliance with the groundwater recharge requirements at N.J.A.C. 7:45-8.5.

Non-Structural Methods: The Commission requires that nonstructural stormwater management strategies be incorporated into the stormwater design of a development project. To assist in determining that sufficient nonstructural stormwater management strategies have been incorporated into the project site design "to the maximum extent practicable," the NJDEP 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 (68%) exceeds the required site points ratio (63%). Therefore, the project has proposed nonstructural measures that are designed in accordance with N.J.A.C. 7:45-8.4.

Stormwater Management Maintenance Plan: A stormwater management operation and maintenance plan has been submitted for the proposed stormwater BMP measures. The plan includes maintenance details for the proposed stormwater BMP measures including the underground infiltration basin system, the stormwater conveyance system, and the MTD. 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

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Executive Director

c. Somerset County Planning Board
Franklin Township Planning Board
Peter U. Lanfrit, Esq. (lanfrit@centraljerseylaw.com) (erin@landuseconsultants.net)

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