STAFF REPORT

PLEASE REFER TO DRCC # WHEN SUBMITTING ADDITIONAL DOCUMENTS

DELAWARE AND RARITAN CANAL COMMISSION

DRCC #: 24-6128
DATE: August 1, 2025
PROJECT NAME: 16 Deerpark Drive -- Residential Development Parking Alterations
Latest Submission Received: July 9, 2025

Applicant:
AVIA NJ Deerpark Urban Renewal, LLC
c/o PEG Companies, Inc.
145 West 200 North, Suite 100
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Engineer:
Christopher M. Bednarski, P.E.
InSite Engineering, LLC
1955 Route 34, Suite 1A
Wall, NJ 07719
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Project Location:

Road	Municipality	County	Block(s)	Lot(s)
16 Deerpark Drive (aka 4225 U.S. Highway Route 1)	South Brunswick Township	Middlesex	97	13.012

Jurisdictional Determination:

Zone B	Major	Nongovernmental

Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			

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.

Documents Received: Site Plans (19 sheets) dated March 28, 2024, last revised July 30, 2025; Stormwater Management Report dated March 28, 2024, last revised July 30, 2025; prepared by InSite Engineering, LLC.

Staff comments continued below.

The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the August 20, 2025, meeting based upon the following analysis:

Existing Conditions: The project area is an 8.29-acre lot located in the Township of South Brunswick, Middlesex County, approximately 1.8 miles east of the Delaware and Raritan Canal and within Commission Review Zone B.

In the existing condition, the site consists of a 208-unit, extended-stay suite hotel development constructed in 1991. The development consists of 28 brick buildings, paved parking areas, an internal roadway network, an inground swimming pool, a maintenance building, concrete and paver walkways, sheds, fencing, utilities, and stormwater management infrastructure including a basin located adjacent to U.S. Highway Route No. 1 (Route 1). Impervious surface coverage in the existing condition totals 4.56 acres, of which 1.99 acres is motor vehicle trafficked surface. There is one stormwater point of analysis, which is directed toward an existing stormwater basin located along Route 1.

Proposed Project: The applicant proposes to convert the existing extended-stay hotel development into a 200-unit, multi-family residential development consisting of 101 studio units, 39 one-bedroom units, 52 two-bedroom units, and 8 three-bedroom units, 20 percent (%) of which will be set aside for affordable housing. As part of the proposed development, the applicant proposes to construct additional parking spaces over existing pervious areas. These areas will be constructed of porous pavement, totaling 0.218 acre in size.

Based upon the submitted application, the proposed project would result in the creation of 7,405 square feet (0.17 acre) of new impervious surface coverage and the disturbance of 8,712 square feet (0.2 acre) of land.

Stream Corridor: The project site is located within the Millstone River watershed area. As noted hereinabove, the Delaware and Raritan Canal is located about 1.8 miles to the west of the project site. Heathcote Brook is located to the south of the project site, and Heathcote Brook Branch is located to the east of the project site. Heathcote Brook and its branch are located more than 600 feet from the project site. Heathcote Brook has both a NJDEP state delineation and a FEMA-mapped, 100-year floodplain. Heathcote Brook Branch does not have a DEP state delineation, and the FEMA map shows the 100-year floodplain as a Zone A area. Based on NJGIS mapping, it can be concluded that the project site is located more than 100 feet from these floodplain areas and that the project is, therefore, not subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1.

Stormwater Runoff Quantity: The proposed improvements will result in an increase in the amount of onsite impervious area and an associated increase in stormwater runoff. To mitigate for the increase in runoff generated from the proposed development, two new porous pavement systems, identified as 1 and 2, and an existing wet pond will be utilized to demonstrate compliance with the quantity requirements. The post-development point of analysis will be the same as that in the existing condition. This point of analysis is noted as Subarea A2 Attenuated.

The applicant proposes to demonstrate that the post-construction peak runoff rates for the 2-, 10- and 100-year storm events are 50, 75 and 80 percent (%), respectively, of the pre-construction peak runoff rates at the point of analysis. The existing wet pond was modeled. The proposed activities are located within Drainage Area B; therefore, the rate reductions were only applied to the actual project disturbance within Drainage Area B. The pre-peak flow included the attenuation provided by the wet pond and the unattenuated areas.

The submitted calculations utilized the Natural Resource Conservation Service (NRCS) Technical Release No. 55 (TR-55) hydrologic methodology, Delmarva unit hydrograph, NRCS Region D rainfall distribution, and current rainfall data for Middlesex County to compute peak runoff flow rates. Separate analyses of impervious and pervious areas were conducted.

Based on a review of the submitted stormwater design, Commission staff has determined that the project is in compliance with the stormwater quantity requirements 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. The project site does not drain into the Delaware and Raritan Canal; therefore, the required total suspended solids (TSS) removal rate is 80%. The proposed new motor vehicle surface areas will be constructed of porous pavement, which will provide water quality treatment. The water quality design storm will be contained within the porous pavement.

Based on a review of the submitted stormwater design, Commission staff determines that the project is in compliance with the water quality treatment requirements 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 2-year storm is infiltrated. A New Jersey Groundwater Recharge Spreadsheet (NJGRS) spreadsheet was submitted. The applicant also submitted percolation tests, indicating that the soil permeability is less than 0.2 inches/hour. The applicant contends that, due to the low permeability, in accordance with Chapter 16 of the NJ Stormwater BMP Manual, the onsite soil is classified as Hydrologic Soil Group (HSG) Type "D." The Type "D" soil was then modeled into the NJGRS recharge spreadsheet. The spreadsheet indicated that, due to Type "D" soils onsite, there is no recharge deficit volume to recharge back into the underground aquifer.

Based on a review of the submitted stormwater design, Commission staff determined that the groundwater recharge requirements at N.J.A.C. 7:45-8.5 have been addressed.

Non-Structural Methods: N.J.A.C. 7:45-8.4 directs that sufficient non-structural stormwater management strategies need to be incorporated into the project site design "to the maximum extent practical." A DEP Nonstructural Strategies Point System (NSPS) spreadsheet was submitted for this project. The required site points ratio is 93%. Comparing the post-development land cover site points with the pre-development land cover site points, the NSPS ratio of proposed to existing site points is more than 100%. Therefore, Commission staff determines that the proposed non-structural measures are adequate, and that the project is in compliance with the non-structural stormwater management strategies requirements at N.J.A.C. 7:45-8.4.

Stormwater Management Maintenance Plan: A stormwater management operation and maintenance manual that included details on the proposed BMPs has been submitted for the project as required at N.J.A.C. 7:45-8.8. The project is, therefore, in compliance with this requirement.

Staff Recommendation: Staff recommends approval.

Sincerely,

John Hutchison
Executive Director

c. Middlesex County Planning Board
South Brunswick Township Planning Board
Howard D. Geneslaw, Esq. (hgeneslaw@gibbonslaw.com)