

## STAFF REPORT

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ADDITIONAL DOCUMENTS



**DRCC #:** 24-6144

**DATE:** August 12, 2025

**PROJECT NAME:** 131 Jersey Avenue -- Proposed Warehouse

**Latest Submission Received:** August 12, 2025

**Applicant:**

131 New Brunswick Urban Renewal, LLC  
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**Engineer:**

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**Project Location:**

Road	Municipality	County	Block(s)	Lot(s)
131 Jersey Avenue (Middlesex County Route No. 693)	New Brunswick City	Middlesex	243	27.01

**Jurisdictional Determination:**

Zone B	Major	Nongovernmental
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**Subject to Review for:**

Drainage	Visual	Traffic	Stream Corridors
X			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.**

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[www.nj.gov/dep/drcc/](http://www.nj.gov/dep/drcc/)

DATE: August 12, 2025

PROJECT NAME: 131 Jersey Avenue -- Proposed Warehouse

**Documents Received:** Site Plans (16 sheets) dated April 4, 2023, last revised January 3, 2025; Stormwater Management Report dated April 4, 2023, revised June 18, 2024; Stream Corridor Plans (2 sheets) dated August 6, 2024; Stream Corridor Compliance Report dated August 6, 2024; Conservation Easement Plan (1 sheet) dated November 14, 2024; prepared by Menlo Engineering Associates, Inc.

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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 a 201,683 square-foot (4.63 acres) lot located in the City of New Brunswick, Middlesex County, approximately 1.3 miles south of the Delaware and Raritan Canal at Landing Lane and within Commission Review Zone B.



The site is located north and west of Jersey Avenue, east of Mile Run and the St. Peter's Roman Catholic Church cemetery, and south of an existing commercial development. The 4.63-acre parcel is currently vacant but was previously developed with an industrial development more than 15 years ago. The foundations from those removed buildings and the parking areas still exist on the site. As a result, most of the site is disturbed from previous development, with a small area of woods along the westerly property line at the site. The site contains approximately 155,074 square feet (3.56 acres) of impervious surface coverage in the existing condition.

**DATE:** August 12, 2025**PROJECT NAME:** 131 Jersey Avenue -- Proposed Warehouse

In 2008, the Commission issued an exemption from review for a project to demolish the former warehouse building that appears on historic aerial imagery dating to 1931 and construct a 102,428 square-foot medical office building. Aerial imagery indicates that while the warehouse demolition was completed around 2010; the medical building project was not constructed.

**Proposed Project:** The applicant proposes to construct a 59,000 square-foot warehouse building, along with parking areas, access drives, a stormwater management system, and other associated infrastructure. Based upon the submitted application, the total impervious surface coverage onsite would be reduced from 155,074 square feet (3.56 acres) in the existing condition to 125,423 (2.88 acres) in the proposed condition, or a reduction of 29,621 square feet (0.68 acre). The project would also result in the disturbance of 175,111 square feet (4.02 acres) of land.

**Stream Corridor:** The site is in the Raritan River Lower watershed. Mile Run is located along the westerly property line. Mile Run is tributary of the Raritan River, which flows beneath the Delaware and Raritan Canal. The 100-year floodplain limit has been established by effective FEMA mapping for the site, citing a 100-year floodplain elevation of 50.5 feet to 52 feet (NAVD 1988). The applicant has accurately delineated the limits of the stream corridor on the site.

The existing stream corridor contains portions of building foundations, access drives, and parking areas. The project proposes to remove these features and introduce new uses within the defined Commission stream corridor. The intrusions include construction of new structures, regrading of existing topography, and construction of parking facilities and driveways that parallel the stream corridor. N.J.A.C. 7:45-9 prohibits the placement of structures including but not limited to buildings, retaining walls, parking and drives, removal of native vegetation, and grading within the designated stream corridor. Therefore, the project proposes prohibited uses within the stream corridor area.

The applicant seeks a waiver of strict adherence from the stream corridor impact review standards pursuant to the criteria set forth at N.J.A.C. 7:45-12.4(a)1, which states that projects otherwise subject to review by the Commission for stream corridor impact may be waived from strict adherence to such standards if the applicant establishes to the satisfaction of the Commission that the project will not have an adverse impact upon the stream corridor's ability to function as a buffer for the watercourse's ecological health and as a natural area. In support of the waiver request, the applicant offers the following justifications:

1. There is existing development within the stream corridor, and the proposed development will reduce impervious surface coverage from 102,626 square feet (2.35 acres) to 62,750 square feet (1.44 acres);
2. The existing impervious surface coverage will be pulled back at least 25 feet further from the top of bank of Mile Run; and

DATE: August 12, 2025

PROJECT NAME: 131 Jersey Avenue -- Proposed Warehouse

3. Approximately 39,900 square feet (0.92 acre) of existing impervious surface will be converted to a vegetated land cover within the stream corridor.

Commission staff determines that the project meets the criteria at N.J.A.C. 7:45-12.4(a)1, and that the project would not have an adverse impact upon the stream corridor's ability to function as a buffer for the watercourse's ecological health and as a natural area. The proposed development would reduce the impervious footprint within the stream corridor by 39,900 square feet, relocate pavement further away from the top of bank of the stream, and ensure that all new and reconstructed pavement areas will be treated to 80 percent (%) total suspended solids (TSS) removal prior to discharging to the stream.

Separately from the requirement to prevent impacts to the corridor, the Commission regulations require preservation of the stream corridor on the project site, 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 shall preserve 1.27 acres (55,344 square feet) of stream corridor 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.

The applicant has submitted site plans which illustrate that the applicant shall erect Commission conservation easement signage demarcating the boundaries of the stream corridor conservation easement area at 250-foot intervals, as well as at corners of the area to be preserved, or on a case-by-case basis, at the direction of the Executive Director in the event the nature of the property or stream corridor warrants. The location of the signage has been displayed on the site plan sheet 4, and the design and dimensions of the signage have been displayed as a construction detail on site plan sheet 18.

**Stormwater Runoff Quantity:** Runoff from the developed portions of the site and undisturbed areas totaling approximately 4.08 acres will discharge to Mile Run along the western property boundary. The stormwater management measures have been evaluated at one point of analysis. As noted above, the project would result in a decrease in impervious surface coverage of approximately 0.68 acre.

The applicant has provided engineering calculations verifying that for stormwater leaving the site, 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. Therefore, Commission staff has determined that the application is compliant with the specific runoff quantity standards 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, in addition to new collection systems for existing impervious surfaces where stormwater is not currently collected, 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 TSS in stormwater runoff generated from the water quality design

DATE: August 12, 2025

PROJECT NAME: 131 Jersey Avenue -- Proposed Warehouse

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 renewed access driveway and parking areas are being proposed onsite. The submitted stormwater report notes that the design proposes to treat for water quality by incorporating two green infrastructure manufactured treatment devices (MTDs). According to the NJ Stormwater Best Management Practice (BMP) Manual, the adopted TSS removal rate for these BMPs is 80%. Therefore, the proposed stormwater quality design will address the requirements at 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 two-year storm is infiltrated. The proposed development design will reduce the amount of impervious surface on the site by 0.68 acre. This reduction in impervious surface coverage also results in a reduction in two-year storm runoff volume when comparing the pre-construction to post-construction runoff hydrographs. Therefore, the project is compliant with the specific recharge standards at N.J.A.C. 7:45-8.5.

**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 (185%) exceeds the required site points ratio (73%). 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 at N.J.A.C. 7:45-8.8.

**Staff Recommendation:** Staff recommends approval.

Sincerely,



John Hutchison  
Executive Director

c. Middlesex County Planning Board  
City of New Brunswick Planning Board  
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