STAFF REPORT

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DELAWARE AND RARITAN CANAL COMMISSION

DRCC#: 25-6161A
DATE: August 13, 2025
PROJECT NAME: 862 Georgetown-Franklin Turnpike -- Ambulatory Surgery Center
Latest Submission Received: August 13, 2025

Applicant:
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Project Location:

Road	Municipality	County	Block(s)	Lot(s)
862 Georgetown-Franklin Turnpike (Somerset County Route No. 518)	Montgomery Township	Somerset	28006	43

Jurisdictional Determination:

Zone B	Major	Nongovernmental

Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			

Documents Received: Site Plans (16 sheets) dated July 18, 2024, last revised June 9, 2025; Stormwater Management Report, last revised June 9, 2025; Architectural Elevations (2 sheets), undated; prepared by D.S. Engineering, PC. Letter with three enclosed affidavits (7 pages) dated April 2, 2025; Letter (1 page) dated April 3, 2025, from Schatzman Baker. Soil Report, revised June 9, 2025, prepared by NJ Land Consultants, LLC.

Staff comments continue 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 432,526 square-foot (9.93-acre) site located on the northerly side of the Georgetown-Franklin Turnpike (Route 518) in the Township of Montgomery, Somerset County, approximately 1.47 miles west of the Delaware and Raritan Canal and within Commission Review Zone B.

The project area is bounded by single-family residential developments on comparatively small lots to the north, commercial and office development followed by multi-unit residential development to the east, Route 518 followed by lands in agricultural use to the south, and residential developments and a large corporate office complex to the west.

In the existing condition, the site consists of a one-story office building that was formerly the offices of the Schizophrenia Foundation of New Jersey, along with associated asphalt parking and driveway areas, concrete, gravel, and paved walkways, a gazebo, areas of landscaping, and maintained lawn. The submitted site plans indicate that impervious surface coverage in the existing condition totals 87,842 square feet (2.01 acres).

(1979 NJ-GeoWeb Aerial Imagery)

NJ-GeoWeb imagery taken in 1987 shows the building and associated site improvements at the project area lot as being constructed.

(1987 NJ-GeoWeb Aerial Imagery)

(2020 NJ-GeoWeb aerial imagery. The red arrows note the construction of what appear to be impervious surface exercise trails along the periphery of the site sometime after 1987 but before 2020).

Based upon the applicant's latest submission, the existing impervious area added after 1987 is as follows:

EXISTING IMPERVIOUS AREAS (ADDED AFTER 1987)			
GRAVEL PATHWAY	18,432 S.F.		
EXERCISE TRAIL EQUIPMENT AREA	1,044 S.F.		
GAZEBO	171 S.F.		
GRAVEL AREA	1,242 S.F.		
CONCRETE WALK IN FRONT OF GRAVEL AREA	106 S.F.		
TIMBER WALLS	100 S.F.		
TOTAL AREA	21,095 S.F.	21,095 S.F.	
		87,842 S.F.	EXISTING TODAY

Given the foregoing, the project is a "major project" pursuant to the definition at N.J.A.C. 7:45-1.3.

Proposed Project: The applicant proposes to convert the office building to an orthopedic ambulatory surgery center and construct associated site improvements, including a trash/recycling enclosure and an emergency generator on a concrete pad. According to the applicant's submission, the project would result in the creation of 4,615 square feet (0.11 acre) of new impervious surface coverage and the disturbance of 14,208 square feet (0.32 acre) of land.

As noted above, the Commission had no record of an approval for the Schizophrenia Foundation of New Jersey building project. However, the applicant has demonstrated through the submission of the Montgomery Township Planning Board Approval that the

impervious surface attributable to the office building project was lawfully placed on the subject block and lot. Therefore, the impervious surface coverage constructed as part of the Schizophrenia Foundation of New Jersey building project shall not be considered as part of the "existing condition" for the purposes of the current application.

However, there is no record of any Commission approval for the additional impervious surface coverage created subsequent to 1987, which resulted in the construction of exercise trails along the periphery of the site. Therefore, the "existing condition" for the purposes of the Commission's stormwater runoff and water quality impact review of the submitted proposed project must also include the impervious surface coverage attributable to these improvements that were constructed subsequent to 1987 and before 2020.

The following table represents the 1987 impervious area improvements to remain and the 2025 proposed new impervious, or a total of 17,886 square feet (0.4106 acre) of impervious surface:

1987 IMPROVEMENTS TO REMAIN		
GRAVEL PATHWAY	18,432 S.F.	
GRAVEL PATHWAY(TO BE REMOVED)	−9,546 S.F.	
GAZEBO	171 S.F.	
TOTAL AREA	9,057 S.F.	9,057 S.F.
2025 PROPOSED IMPROVEMENTS		
ASPHALT	4,328 S.F.	
SIDEWALK, CONCRETE (TRASH, GENERATOR, TRANSFORMER)	2,375 S.F.	
GRAVEL	2,022 S.F.	
BUILDING FACADE	104 S.F.	
TOTAL AREA	8,829 S.F.	8,829 S.F.
	TOTAL INCREASE AREA	17,886 S.F.

In addition, the proposed project would result in a total area of land disturbance of about 70,353 square feet (1.6151 acres).

Stream Corridor: The project site is located within the Millstone River (below/incl Carnegie Lake) Watershed Area and within the Millstone Watershed Management Area. The nearest regulated water, an unnamed tributary to Beden Brook, is situated approximately 1,200 feet southwest of the project site. No other regulated waters are situated near the property. Therefore, based on the distance of the nearest regulated water, Commission staff has concluded that this project is not situated within Commission's stream corridor limit, and, 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: As noted above, the applicant proposes to convert the office building to an orthopedic ambulatory surgery center along with installation of a trash/recycling enclosure, installation of an emergency generator on a concrete pad, construction of additional motor vehicle surface, construction of impervious surface

exercise trails located along the periphery of the project site, and construction of other associated site improvements. In addition, the previously noted 17,886 square feet of onsite impervious areas need to be considered as part of the stormwater design for this application.

Existing condition: As noted in the stormwater management report submitted with the application, in the existing condition, the site contains a one-story office building, along with associated asphalt parking and driveway areas, concrete, gravel and paved walkways, a gazebo, areas of landscaping, and maintained lawn. The submitted site plans indicate that impervious surface coverage in the existing condition totals 87,842 square feet (2.01 acres).

However, the applicant must also address the post-1987 development that occurred on the site after completion of the 1981 building construction project to the present date; thus, the conditions that existed on the site after completion of the 1981 building construction project must be considered as the existing condition while performing stormwater management calculations.

In the existing condition, the onsite stormwater management system collects and discharges runoff to the stormwater management system of Route 518. Also, portions of the site drain by means of overland flow to the rear of the site.

Proposed condition: As noted above, the applicant proposes to convert the office building to an orthopedic ambulatory surgery center along with installation of a trash/recycling enclosure, installation of an emergency generator on a concrete pad, additional motor vehicle surface, construction of impervious surface exercise trails located along the periphery of the project site, and construction of other associated site improvements.

To address stormwater management requirements, a bio-retention basin system will be installed. This basin will receive runoff from part of the development. The basin will ultimately discharge runoff to the existing onsite stormwater management system, which will discharge to the stormwater management system of Route 518.

Pre- and post-developed drainage area maps have been submitted, with points-of-analysis (POA) shown on these drainage area maps. The project has evaluated stormwater runoff quantity at three separate points-of-analysis. These points-of-analysis include POA1 (South West Inlet), POA2 (South East Inlet), and POA3 (North).

The applicant has provided engineering calculations for POA1 (South West Inlet) and POA2 (South East Inlet) to verify that for stormwater leaving the site at the point-of-analysis, 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 for entire site.

For stormwater leaving the site at POA3 (North), 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. The superimposed hydrographs in graphic as well as tabular format (Excel spreadsheet) for existing and proposed conditions for each storm event for the stormwater runoff leaving the site at POA3 (North) have been provided. There will be no change in peak flow rates and volumes of storm water leaving the site at POA3 (North) for all storm events.

The submitted calculations utilized the Natural Resource Conservation Service (NRCS) Technical Release No. 55 (TR-55) hydrologic methodology, a standard unit hydrograph, NOAA - Type C rainfall distribution and current New Jersey 24-hour rainfall frequency data for Somerset County to compute peak runoff flow rates. The post-developed peak flows were calculated by creating separate pervious and impervious hydrographs for post-developed conditions and combining to develop total post-developed hydrographs.

The submitted soil investigation has been carried out according to guidelines set forth within the New Jersey Stormwater Best Management Practice (BMP) Manual. The applicant has used the Web Soil Survey for Somerset County to determine the depth of seasonal high-water table at the location of proposed stormwater BMP. Also, 0.5 in./hr. of the infiltration rate was used as the design permeability rate while performing associated calculations. Thus, it can be confirmed that the proposed stormwater basin has been designed as per the guidance provided within the New Jersey Stormwater BMP Manual and thus, the basin will function properly.

Based upon a review of the submitted stormwater design, Commission staff has confirmed that the project meets the specific stormwater 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, shall 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, the project involves construction and reconstruction of parking and other motor vehicle surface on the site. Therefore, the stormwater runoff generated from the reconstructed and newly constructed parking areas must be treated to an 80% TSS removal rate. Approximately, 4,516 square feet of motor vehicle surface will be constructed as part of this project.

The applicant proposes to capture the runoff generated from 6,226 square feet of existing driveway surface and divert it to the proposed bio-retention basin system. Also, the submitted soil investigation has been carried out according to guidelines set forth within the New Jersey Stormwater BMP Manual. The applicant has used the Web Soil Survey for Somerset County to determine the depth of seasonal high-water table at the location of proposed stormwater BMP. Also, 0.5 inches/hour of infiltration rate was used as the design

permeability rate while performing associated calculations. Thus, it can be confirmed that the proposed stormwater basin has been designed as per the guidance provided within the NJ Stormwater BMP Manual and thus, the basin will function properly. The bio-retention basin qualifies for 80% TSS removal rate. Hence the required 80% TSS removal rate will be achieved for the proposed project.

Based upon a review of the submitted stormwater design, Commission staff has confirmed that the project meets the specific water quality standards 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 2-year storm is infiltrated.

The proposed development of the site will result in an increase in the amount of impervious surface related to new asphalt, sidewalks, gravel, and building facade. In addition, the impervious surface coverage area improvements since 1987, which are to remain on the project site, need to be designed to meet groundwater recharge requirements. The increase in impervious surface onsite will result in an associated decrease in the amount of groundwater recharge as compared to the existing conditions if unmitigated.

In order to address the groundwater recharge requirement, the Annual Groundwater Recharge Analysis Spreadsheet (based on GSR-32) has been submitted. In accordance with this spreadsheet, the post-development annual recharge deficit is 19,432 cubic feet. The results of the spreadsheet show that the proposed bio-retention basin system will provide more than the required recharge volume. In addition, the submitted soil investigation has been carried out according to guidelines set forth within NJ Stormwater BMP Manual. The applicant has used the Web Soil Survey for Somerset County to determine the depth of seasonal high-water table at the location of proposed stormwater BMP. Also, 0.5 inches/hour of infiltration rate was used as the design permeability rate while performing associated calculations. The satisfactory groundwater mounding analysis has been performed and submitted to demonstrate that the groundwater mounding will not adversely affect the function of proposed basin. Thus, it can be confirmed that the proposed stormwater basin has been designed as per the guidance provided within the NJ Stormwater BMP Manual and, thus, the basin will function properly.

Based upon a review of the submitted stormwater design, Commission staff has confirmed that the project meets the specific groundwater recharge requirements at N.J.A.C. 7:45-8.5.

Non-Structural Methods: The Commission requires that non-structural stormwater management strategies be incorporated into the stormwater design of a development project. 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 NSPS spreadsheet results indicate that the ratio of proposed to existing site points (105%) exceeds the required site points ratio (100%). Therefore, the Commission staff has confirmed that the project's proposed non-structural measures are adequate, and that the project is designed in accordance with N.J.A.C. 7:45-8.4.

Stormwater Management Maintenance Plan: The applicant has submitted an operation and maintenance plan for the proposed stormwater management system. The plan includes maintenance details for the proposed BMP measures. 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
Executive Director

c. Somerset County Planning Board
Montgomery Township Planning Board