State of New Jersey
DELAWARE AND RARITAN CANAL COMMISSION
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STAFF REPORT

DRCC #: 25-6211A
DATE: January 22, 2026
PROJECT NAME: Littlebrook Elementary School -- Building Additions
Latest Submission Received: December 17, 2025

Applicant:
Princeton Public Schools
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Princeton, NJ 08540
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Engineer:
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Project Location:

Road	Municipality	County	Block(s)	Lot(s)
39 Magnolia Lane	Municipality of Princeton	Mercer	5803	1

Jurisdictional Determination:

Zone B	Major	Nongovernmental

Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			

Documents Received: Site Plans (10 sheets) dated October 21, 2025, revised December 15, 2025; prepared by Fraytak Veisz Hopkins Duthie Architect Planners, PC; Stormwater Management Report dated July 17, 2025, revised December 15, 2025; prepared by Edwards Engineering Group.

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 February 18, 2026, meeting based upon the following analysis:

Existing Conditions: The project area is a 9.75-acre site located on the easterly side of Magnolia Lane in the northeastern portion of the Municipality of Princeton, Mercer County, approximately 0.62 mile west of the Delaware and Raritan Canal and within Commission Review Zone B.

The project site is bounded by single-family residential developments in all directions. In the existing condition, the project site consists of a one-story brick elementary school building opened in 1957, along with associated paved driveway parking areas, sidewalks, playground areas, wooded areas, maintained lawn, onsite storm sewer system, open space, and other site amenities.

No prior Commission approvals have been issued for the project area block and lot. As noted above, the school building and other onsite improvements were constructed prior to January 11, 1980. However, a review of aerial imagery indicates that construction of building additions occurred between 2002 and 2007. That project did not result in the cumulative coverage of one acre or more of land with impervious surface; thus, the project was not a "major project" pursuant to the threshold for jurisdiction in effect at that time.

Impervious surface coverage in the existing condition totals approximately 47,988 square feet (1.10 acres).

The Commission issued a certificate of approval on November 19, 2025, for a project to construct an asphalt access driveway and playground improvements at the project site (DRCC #24-6211).

Proposed Project: The applicant proposes to construct two building additions to the east side of the existing building, along with walkways, playground equipment, stairs, ramps,

landscaping, stormwater management system, with associated infrastructure. The project would result in the addition of 16,781 square feet (0.385 acre) of impervious surface coverage and the disturbance of approximately 77,927 square feet (1.79.06 acres) of land. The proposed total amount of impervious surface coverage onsite in the proposed condition would total 64,769 square feet (1.487 acres).

Stream Corridor: The project site is located within the Millstone watershed area. There are no streams or mapped watercourses on the site, the nearest being a tributary to Harry's Brook, which lies approximately 450 feet to the east. Neither Harry's Brook nor the Millstone River are tributary to the Delaware and Raritan Canal. Pursuant to the available FEMA mapping, the 100-year floodplain limit is not located within 100 linear feet of the 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 subject property generally slopes toward the northeast. In the existing condition, there are no surface attenuation stormwater management best management practices (BMPs) located onsite.

Discharges have been analyzed at one point-of-analysis. The drainage area (2.33 acres) includes all of the developed portions of the site. The submitted application proposes to control stormwater runoff flow and volume in this drainage area using surface bio-retention basin equipped with an outlet control structure and an underdrain system. The applicant has provided engineering calculations verifying that for stormwater leaving the site, 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, NOAA Region C unit hydrograph rainfall distribution, standard peak rate factor and current New Jersey 24-hour rainfall frequency data for Mercer County to compute peak runoff flow rates and volumes.

Therefore, Commission staff has determined this application is compliant with the specific runoff quantity standards of N.J.A.C. 7:45-8.6.

Water Quality: The Commission requires that all proposed pavement parking and access drives 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 tributary to the canal by a rate of 80% of the anticipated load from the developed site, expressed as an annual average.

Based upon the submitted application, approximately 22,360 square feet of existing access drives and parking areas will be reconstructed. The proposed development intends to direct all of this area to the proposed surface bio-retention basin. Commission staff has confirmed the amount of pavement being direct to the proposed stormwater management BMP will equal or exceed the amount of motor vehicle pavement proposed to be reconstructed at full depth. Therefore, Commission staff has determined the project has been designed in

compliance with the specific water quality standards for motor vehicle surface areas 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 web soil survey characterizes the site as "UdbB" Udorthents with a Hydrologic Soil Group (HSG) rating of Type "D." As a result, the existing conditions of the site do not provide groundwater recharge. Therefore, groundwater recharge measures are not required to demonstrate compliance with the specific recharge standards at N.J.A.C. 7:45-8.5 for this project, since the site does not provide recharge in the existing condition.

Non-Structural Methods: To determine if the development includes sufficient non-structural stormwater management strategies that have been incorporated into the project site design "to the maximum extent practicable," the 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 (125%) exceeds the required site points ratio (95%). 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 BMP measures onsite. 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. Mercer County Planning Board
Municipality of Princeton Planning Board
Brandon R. Croker, Esq. (bcroker@comegnolaw.com)

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