



State of New Jersey
DELAWARE AND RARITAN CANAL COMMISSION
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STAFF REPORT

DRCC #: 26-6362

DATE: October 5, 2026

PROJECT NAME: 824 Parkway Avenue -- Car Wash Facility

Latest Submission Received:

Applicant:

Flagship New Jersey Propco, LLC
4 Caufield Place, Suite 102
Newton, NJ 18940
Erika.reed@thedrehergroup.com

Engineer:

Alec Urbano, P.E.
Colliers Engineering & Design
101 Crawfords Corner Road, Suite 3400
Holmdel, NJ 07733
Alec.urbano@collierseng.com

Project Location:

Road	Municipality	County	Block(s)	Lot(s)
824 Parkway Avenue (Mercer County Route No. 634)	Ewing Township	Mercer	488	1, 2

Jurisdictional Determination:

Zone B	Major	Nongovernmental

Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
X			

Documents Received: Site plans (20 pages) dated January 30, 2026, revised September 15, 2026; Survey dated May 25, 2025, revised January 7, 2026; Stormwater Management Report dated March 6, 2026, revised September 15, 2026; Preliminary Infiltration Report

**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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dated October 29, 2025; Environmental Impact Statement dated March 2026, prepared by Colliers Engineering & Design.

The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the October 21, 2026, meeting based upon the following analysis:

Existing Conditions: The project site consists of two lots totaling 2.82 acres located on the northerly side of the intersection of Parkway Avenue and North Olden Avenue Extension in Ewing Township, Mercer County, approximately 1.11 miles northeast of the Delaware and Raritan Canal and within Commission Review Zone B.



In the existing condition, the western and southern portions of the project site are developed with a vacant building and asphalt parking area, while the eastern and northern portions of the site contain some wooded areas, open space and grass. The site is bounded by Parkway Avenue to the west, North Olden Avenue Extension to the south, commercial and residential property to the east and public school property to the north.

Proposed Project: The applicant proposes to construct a 4,935 square-foot car wash facility and vacuum structures, along with associated parking areas, internal roads, sidewalks, stormwater management system, utility services, lighting, landscaping and other site amenities. The project would result in the creation of approximately 17,860 square feet (0.41 acre) of new impervious surface coverage and the disturbance of approximately 62,334 square feet (1.43 acres) of land.

Stream Corridor: The project site is located within the Assunpink Creek (below Shipetaukin Creek) Watershed Area and Central Delaware Watershed Management Area (WMA). There are two regulated waters situated near the proposed project site. The West Branch Shabakunk Creek is situated approximately 1,430 feet northeast of the project site,

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and an unnamed tributary to Gold Run is situated approximately 2,410 feet west of the project site. Pursuant to the submitted survey and grading plans, as well as based on the distances of regulated waters from the proposed project site, Commission staff has determined that the project site is not located within a Commission-regulated stream corridor to either of these watercourses. 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 project involves the construction of a new 4,935 square-foot car wash and vacuum structures with associated parking areas, internal roads, sidewalk, stormwater management system, utility services, lighting, landscaping and other amenities. The stormwater runoff from the developed portions of the site has been analyzed at one (1) point-of-analysis, which is the county's combined stormwater management system along the county-owned roadways: Parkway Avenue and North Olden Avenue Extension.

Existing Conditions: In the existing conditions, western and southern portions of the project site are developed with a vacant building and asphalt parking area, while the eastern and northern portions of the site contain some wooded areas, open space, and grass areas. The site generally slopes from north to south. The stormwater runoff from the entire site flows overland following existing topography to one point-of-analysis (POA), which is the county combined stormwater management system along the county roadways (Parkway Avenue and North Olden Avenue Extension).

Proposed Conditions: The applicant proposes the construction of a new 4,935 square-foot car wash and vacuum structures with associated parking areas, internal roads, sidewalk, stormwater management system, utility services, lighting, landscaping and other amenities. One surface infiltration basin (Basin 1) system, and one bio-retention basin system without underdrains (Basin 2) are proposed to address stormwater runoff in proposed conditions. The stormwater runoff from the site will ultimately drain to the same POA as is the case in the existing conditions. The stormwater runoff from most of the developed portions of the site would drain to either of the proposed stormwater BMP measures, except for some bypass areas which would drain directly to the POA. These bypass areas were taken into consideration while demonstrating compliance with the stormwater quantity requirements.

The applicant has provided engineering calculations to verify that for stormwater leaving the site at the point-of-analysis, the post-construction peak runoff rates for the current and projected 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 the same storm events for entire site.

The submitted calculations utilized the USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15, and 16, Part 630, Hydrology National Engineering Handbook. This methodology is additionally described in Technical Release 55 Urban Hydrology for Small Watersheds (TR-55), dated June 1986. The calculations were performed using NOAA -- Type C rainfall distribution, Standard Unit Hydrograph and New Jersey 24-hour rainfall frequency data for Mercer County. The post-developed peak flows have been calculated by creating separate pervious and impervious hydrographs

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for post-developed conditions and then combining them to develop total post-developed hydrographs.

A soil investigation was performed pursuant to the criteria in the NJ Stormwater BMP Manual at Chapter 12. Also, the proposed stormwater BMP measures have been designed pursuant to the guidelines provided in the NJ Stormwater BMP Manual. Therefore, Commission staff determines that the project is in compliance 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, 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, the project proposes construction of new vehicular trafficked areas, as well as reconstruction of existing parking areas and accessways. Therefore, these vehicular trafficked areas on the site must be treated to at least an 80% TSS removal rate.

Based on the submitted information, the project proposes construction of one surface infiltration basin (Basin 1) system, and one bio-retention basin system without underdrains (Basin 2) to provide required 80% TSS removal rate for the runoff generated from onsite vehicular trafficked areas. The stormwater runoff from most of the onsite vehicular trafficked areas would drain one of these stormwater management measures, with the exception of some bypass areas.

Therefore, the applicant has submitted weighted TSS removal rate calculations to demonstrate compliance with stormwater quality requirement. The project proposes 0.709 acres (30,884 square-feet) of regulated motor vehicle surface that requires 80% TSS removal rate and thus, the required TSS removal rate is 24,707 square feet (0.57 acre). The proposed design will provide 90% TSS removal rate for 28,139 square feet (0.646 acre) of motor vehicle surface; thus, the provided TSS removal rate is 25,325 square feet (0.58 acre), which is more than the required TSS removal rate.

A soil investigation was performed pursuant to the criteria in the NJ Stormwater BMP Manual at Chapter 12. Also, the proposed stormwater BMP measures have been designed pursuant to the guidelines provided in the NJ Stormwater BMP Manual. Therefore, Commission staff determines that the project is in compliance with the specific runoff quantity 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. A groundwater recharge analysis calculation (NJDEP GSR-32 spreadsheet) has been submitted, which demonstrates that the annual groundwater recharge deficit for the site is 18,693 cubic feet.

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Pursuant to the spreadsheet, the proposed stormwater measures will provide 53,635 cubic feet of groundwater recharge, which is more than the required.

A soil investigation was performed pursuant to the criteria in the NJ Stormwater BMP Manual at Chapter 12. The mounding analysis for the proposed stormwater BMP measures have been submitted. Also, the proposed stormwater BMP measures have been designed pursuant to the guidelines provided within the NJ Stormwater BMP Manual. Therefore, Commission staff have confirmed that the project meets the specific groundwater recharge requirements of 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 non-structural stormwater management strategies 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 (76%) exceeds the required site points ratio (67%).

Therefore, Commission staff has determined that the project nonstructural 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 a stormwater management maintenance plan for the site. Therefore, Commission staff has determined that the project meets the specific stormwater management maintenance requirements of N.J.A.C. 7:45-8.8.

Staff Recommendation: Staff recommends approval.

Sincerely,



John Hutchison
Executive Director

- c. Mercer County Planning Board
Ewing Township Planning Board
Sara R. Werner, Esq. (sara@primelaw.com)

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