



State of New Jersey

DELAWARE AND RARITAN CANAL COMMISSION

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



## STAFF REPORT

**DRCC #:** 26-6389

**DATE:** June 2, 2026

**PROJECT NAME:** Disbrow Hill Road -- Residential Development

**Latest Submission Received:** May 29, 2026

**Applicant:**

M&T Partners LLC

26 Potomac Avenue

Monroe, NJ 08831

[madala75@gmail.com](mailto:madala75@gmail.com)

**Engineer:**

Sharif H. Aly, P.E.

Amertech Engineering, Inc.

757 Ridgewood Avenue

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**Project Location:**

Road	Municipality	County	Block(s)	Lot(s)
Disbrow Hill Road	Monroe Township	Middlesex	2	11.05

**Jurisdictional Determination:**

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

Drainage	Visual	Traffic	Stream Corridors
X			

**Documents Received:** Site Plans (10 sheets) dated November 6, 2024, revised May 5, 2026; Drainage Area Maps (2 sheets) dated November 6, 2024, last revised May 5, 2026; Site Photos and Photo Location Map dated May 5, 2026; Stormwater Management Report (Volumes 1&2) dated November 6, 2024, revised May 5, 2026; prepared by Amertech Engineering, Inc.

**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.**

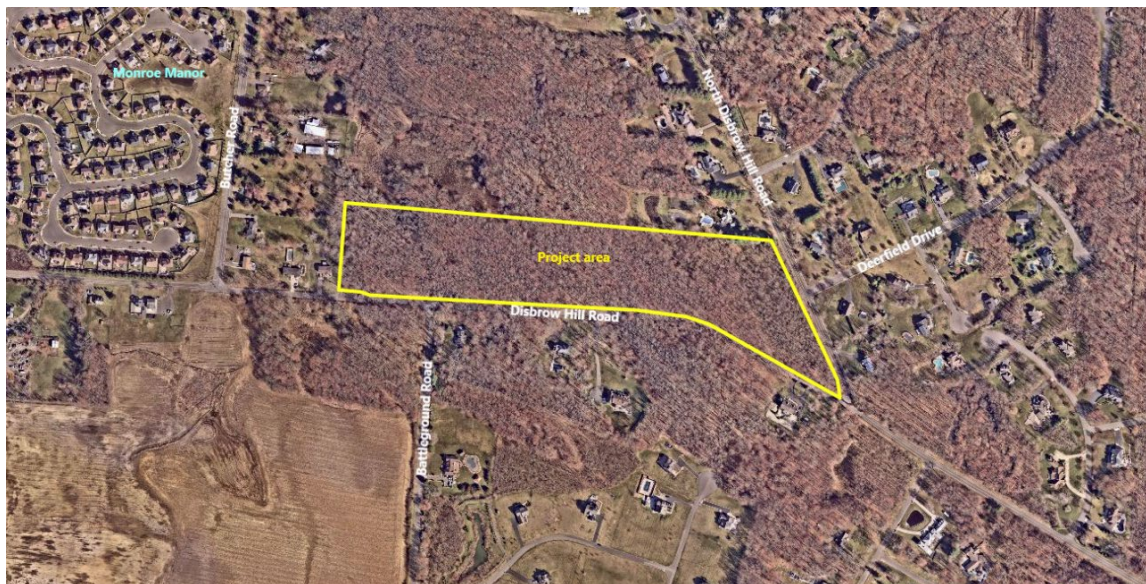
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**The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the June 17, 2026, meeting based upon the following analysis:**

**Existing Conditions:** The project is a 899,514 square-foot (20.65 acres) lot located on the northerly side of Disbrow Hill Road in the Township of Monroe, Middlesex County, approximately 13.2 miles east of the Delaware and Raritan Canal and in Commission Review Zone B.



In the existing condition the site is wooded and contains approximately 11,760 square feet (0.27 acre) of impervious surface coverage consisting of pavement surfaces of the surrounding roadways. The project site slopes to the west toward a tributary to Bentley Brook.

**Proposed Project:** The applicant proposes to subdivide the property into five residential lots and two open space lots. The applicant further proposes to construct five single-family residential dwellings, along with driveways, septic systems, stormwater management system, and associated infrastructure. The project would result in the creation of 47,045 square feet (1.08 acres) of impervious surface coverage and the disturbance of 263,538 square feet (6.05 acres) of land.

**Stream Corridor:** The project site is located within the Millstone watershed area. As noted above a tributary to Bentley Brook is located along the westerly property boundary. Neither the Millstone River nor Bentley Brook flows into the Delaware and Raritan Canal. This watercourse has a contributory drainage area greater than 50 acres, totaling approximately 215 acres. However, Commission staff determines that the project site is not located within 100 feet of a 100-year floodplain of the watercourse. Therefore, the project is not subject to a stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a).

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**Stormwater Runoff Quantity:** The subject property generally slopes toward the west. In the existing condition, there are no surface attenuation stormwater management best management practices (BMPs) onsite.

Discharges have been analyzed at four points-of-analysis, denoted on the applicant's submission as A (2.61 acres), B (2.70 acres), C (0.47 acre), and Un-detained (0.27 acre). The drainage areas are predominantly woods in the existing condition, and have a Hydrologic Soil Group (HSG) Type A classification, and would consist of a combination of lawn and impervious surface coverage in the proposed condition.

The submitted application proposes to control stormwater runoff flow and volume in the drainage area by using two surface infiltration basins. 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 D unit hydrograph rainfall distribution, DelMarVa peak rate factor and current New Jersey 24-hour rainfall frequency data for Middlesex County to compute peak runoff flow rates and volumes.

Therefore, Commission staff determines that the project includes stormwater management measures that will provide enough attenuation to meet the specific runoff quantity standards at N.J.A.C. 7:45-8.6(a)1.

**Water Quality:** The Commission requires that all proposed pavement parking and access drives 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, new parking and driveway pavement areas are being proposed onsite which total approximately 18,295 square feet (0.42 acre). The submitted stormwater design proposes to treat water quality through two surface infiltration basins.

Infiltration basin systems are stormwater management systems constructed with highly permeable components designed to both maximize the removal of pollutants from stormwater and to promote groundwater recharge. Pollutants are treated through settling, filtration of the runoff through and biological and chemical activity within the components. The TSS removal rate of a small-scale infiltration basin that is designed in accordance with the NJ Stormwater BMP Manual is 80%. Therefore, Commission staff determines that the project is in compliance with 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 preconstruction 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 design

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will infiltrate the increase in two-year storm event volume via the proposed stormwater management system. Therefore, the proposed groundwater recharge measures are in compliance with the specific recharge standards at N.J.A.C. 7:45-8.5.

**Non-Structural Methods:** To determine if the development includes 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 results indicate that the ratio of proposed to existing site points (90%) equals the required site points ratio (90%). 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 of N.J.A.C. 7:45-8.8.

**Staff Recommendation:** Staff recommends approval.

Sincerely,



John Hutchison  
Executive Director

- c. Middlesex County Planning Board  
Monroe Township Planning Board  
Jared Pape, Esq. ([jpape@hpnjlaw.com](mailto:jpape@hpnjlaw.com))

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