



STAFF REPORT

DRCC #: 26-6405
DATE: July 8, 2026
PROJECT NAME: 322 North Union Street -- Demolition
Latest Submission Received: June 15, 2026

Applicant:

NJDEP Blue Acres Program
 401 E. State St., 7th Floor
 Trenton, NJ 08625
courtney.wald-wittkop@dep.nj.gov

Engineer:

David W. Heber, P.E.
 Mott MacDonald
 Iselin, NJ 08830
david.heber@mottmac.com

Project Location:

Road	Municipality	County	Block(s)	Lot(s)
322 North Union Street	Lambertville City	Hunterdon	1003	15

Jurisdictional Determination:

Zone A	Minor	Governmental
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Subject to Review for:

Drainage	Visual	Traffic	Stream Corridors
	X		

Documents Received: Survey dated March 12, 2025; prepared by Boswell Engineering.

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.

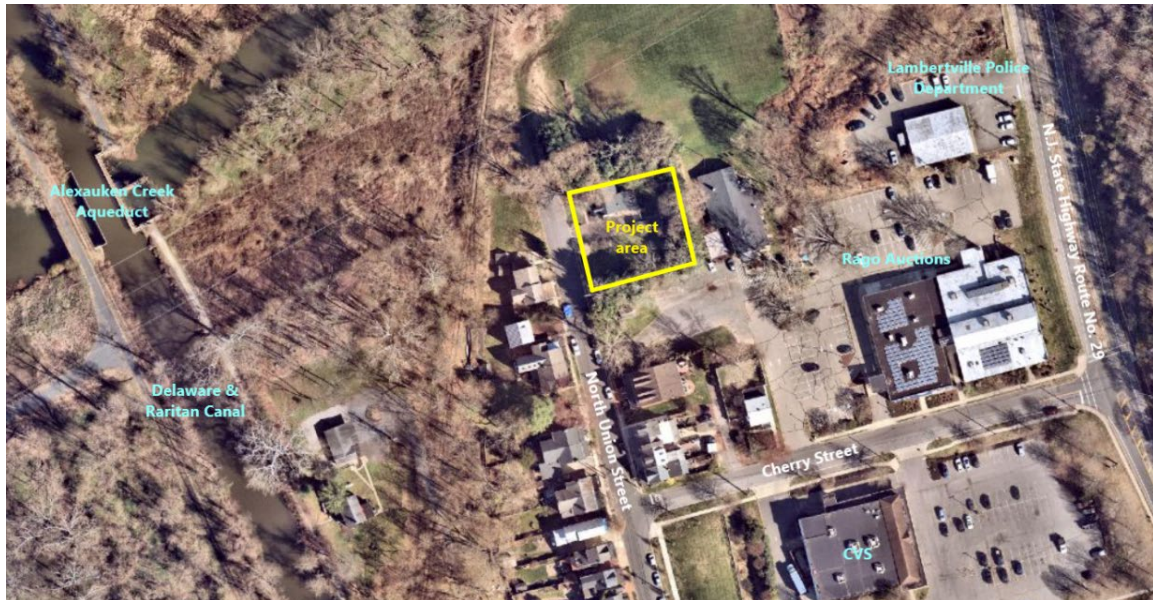
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The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the July 15, 2026, meeting based upon the following analysis:

Existing Conditions: The project site is a 12,500 square-foot (0.29 acre) lot located on the easterly side of the terminus of North Union Street in the City of Lambertville, Hunterdon County, approximately 460 feet northeast of the Delaware and Raritan Canal and within Commission Review Zone A. The project site is bounded by a public utility right-of-way followed by the Holcombe-Jimison farmstead museum site to the north, North Union Street followed by a former residential property that is proposed to be converted to a micro-forest (See DRCC #26-0390A) and the Black River and Western excursion railroad line to the west, and attached and semi-detached residential dwellings to the south, and by a veterans' organization building, a former industrial property currently used as an antiques business, and the Lambertville Police Department headquarters to the east.



In the existing condition, the site is improved with a one- and one-half story single-family residential dwelling constructed in 1950 in the post-World War II Minimal Traditional Style, along with an asphalt paved driveway, prefabricated garage, garden shed, concrete sidewalks, and maintained lawn. Impervious surface coverage in the existing condition totals 4,283 square feet (0.098 acre) and is visible on historic aerial imagery dating to 1951.

The residence was acquired by the Department of Environmental Protection (DEP) Blue Acres Program using U.S. Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant funds, and a FEMA Model Deed Restriction has been executed for the site, which requires the land to remain as open space in perpetuity.

Proposed Project: The applicant proposes the demolition of the existing residence and the removal of all impervious surface coverage. The residence basement would be filled in with clean fill material and graded to match the surrounding landscape. The applicant also proposed the eradication of invasive bamboo on the property. Existing trees onsite

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would remain. The land would then be graded, stabilized, and seeded with wildflower seed mix. The project would result in reduction in impervious surface coverage of 4,283 square feet (0.098) and the disturbance of approximately 12,500 square feet (0.29 acre) of land.

Stream Corridor: There are no streams or mapped watercourses on the site, the nearest being Alexauken Creek, a tributary of the Delaware River that runs beneath the Delaware and Raritan Canal, located approximately 295 feet to the north of the site. The project does not propose an intrusion into the stream corridor to Alexauken Creek pursuant to N.J.A.C. 7:45-9.3. Therefore, the project is not subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a).

Stormwater Runoff and Water Quality: The project does not propose an increase in impervious surface coverage. Therefore, the proposed project is not subject to stormwater runoff and water quality impact review pursuant to N.J.A.C. 7:45-8.

Visual, Historic and Natural Quality Impact: N.J.A.C. 7:45-10.2(a) directs that the Commission shall review all projects in Zone A to determine if the project is in accord with the goals for the Delaware and Raritan Canal State Park as defined in the park's Master Plan. The visual, historic, and natural quality impact review is intended to assure that development within Zone A is not harmful to the character of the environmental types identified in the Master Plan as comprising the park.

The project is located in an "Urban" canal environment as described in the Master Plan. The Urban canal environment name is characterized at N.J.A.C. 7:45-10.2(a) by the enclosure of the canal by dense development. The Master Plan states at Page 14 that goals for this section of the canal in the City of Lambertville are the completion of the multiuse trail and the placement of trees and shrubbery for definition and privacy. Therefore, the proposed demolition and lawn replacement is not incompatible with the goals of the Master Plan.

The provisions of N.J.A.C. 7:45-10.3(a) and (b), respectively, which discourage projects within certain portions of Review Zone A and authorize the Commission to require specific compensatory measures that mitigate the project's potential for harmful impact on the park as a condition of approval, are inapplicable to the proposed project, which is located in an Urban canal environment.

N.J.A.C. 7:45-10.4(a) directs that the projects in Review Zone A shall be set back from the Delaware and Raritan Canal State Park sufficiently far so that the winter visual and natural quality of the park are not adversely affected. In Urban canal environments, there are no minimum setbacks except as may be prescribed by municipal ordinances. The project proposes the demolition of a structure and does not propose any new structures; therefore, this requirement is inapplicable to the proposed project.

N.J.A.C. 7:45-10.4(b) directs that projects in Review Zone A shall maintain a reasonable height and scale relationship to nearby structures or vegetation. In the Urban canal environment, the height of structures may vary according to the height of existing structures that have a visual relationship to the proposed structure. The project does not

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propose the construction of any structure. Therefore, this requirement is inapplicable to the proposed project.

The provisions of N.J.A.C. 7:45-10.4(c), which direct that for projects in Review Zone A, the exterior appearances of a project shall be in keeping with the character of the Delaware and Raritan Canal State Park's individual environments, are inapplicable to the proposed project.

The provisions of N.J.A.C. 7:45-10.4(d)1, which direct that for projects in Review Zone A, electric, telephone, cable television, and other such lines and equipment shall be underground or otherwise not visible from the Delaware and Raritan Canal State Park, are inapplicable to the proposed project.

The provisions of N.J.A.C. 7:45-10.4(d)2, which direct that exposed storage areas, out-buildings, exposed machinery service areas, parking lots, loading areas, utility buildings, and similar ancillary areas and structures shall either be completely concealed from view from the Delaware and Raritan Canal State Park or designed to minimize their visual impact on the park, are inapplicable to the project.

The provisions of N.J.A.C. 7:45-10.4(d)3 and 4, which regulate the dimensions and location of commercial signs or outdoor advertising structures, are inapplicable to the proposed project.

The provisions of N.J.A.C. 7:45-10.4(d)5, which direct that wherever possible, natural terrains, soils, stones, and vegetation should be preserved, and that new vegetation, stones, and soils should be native to the environment in which they are placed. The applicant's submission indicates that the existing trees on the project site will be preserved in the proposed condition, and has not proposed any additional trees or shrubs. Therefore, the project is in compliance with this requirement.

N.J.A.C. 7:45-10.4(d)6 directs that projects located in any officially designated Federal, State or local historic district or site shall be assessed for their impact upon that district or site. Recommendations to avoid, minimize, and/or mitigate the impacts of a project on a listed property shall be made in consultation with the New Jersey Historic Preservation Office (SHPO) and based upon the United States Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

The project site is located approximately 160 feet beyond the boundaries of the Delaware and Raritan Canal Historic District, which encompasses the canal bed and all structures within 300 feet of the centerline of the canal. The project is also located outside the boundaries of the Lambertville Historic District, which generally encompasses the area from Delaware River to N.J. State Highway Route No. Route 29 and N.J. State Highway Route No. 179 (Bridge Street), and from north of Cherry Lane to south of Weeden Street. The district was added to the National and State Registers of Historic Places in 1983, and it appears that the district was drawn to exclude the project site lot.

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As noted hereinabove, the existing residence was constructed in 1950 and is thus beyond the period of historic significance of the Lambertville Historic District, which encompassed the years 1700 through 1899. A review of the 1912 Sanborn Fire Insurance map of that section of Lambertville indicates that no structures existed north of the residence located at 306 North Union Street, and that the area occupied by the project site appears to have been vacant land. An examination of the 1872 F.W. Beers Map of the city indicates that Union Street did not extend northward beyond Elm Street in the 19th century, and that Cherry Street did not exist until around 1883.

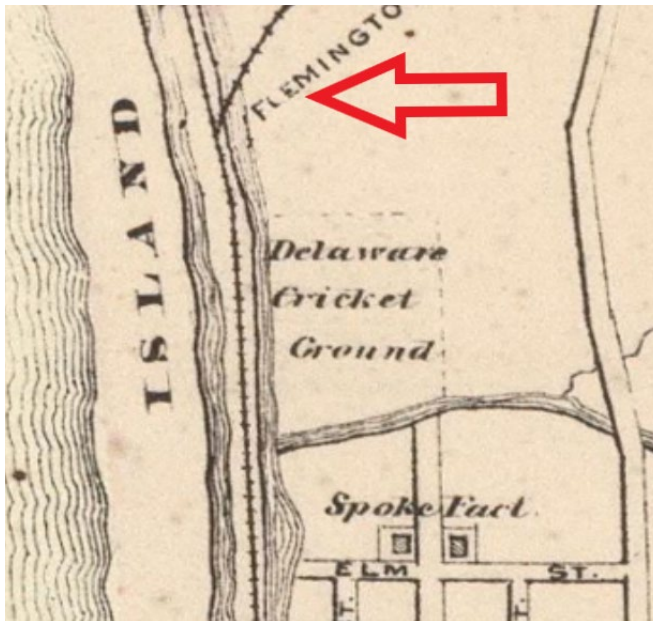


It appears that the area north of the terminus of North Union Street was the location of the “Delaware Cricket Club,” and was also the site where the first game of baseball was played in Lambertville on August 11, 1865.

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Given the foregoing, Commission staff determines that consultation with SHPO is not warranted in this case, and that the project is in compliance with this requirement.

Staff Recommendation: Staff recommends approval.

Sincerely,

A handwritten signature in black ink that reads 'John Hutchison'.

John Hutchison
Executive Director

c. Hunterdon County Planning Board
Lambertville City Planning Board
Nicholas J. Angarone, PP/AICP, NJDEP Chief Resilience Officer

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