



**Delaware and Raritan Canal Commission**  
**2025 ANNUAL REPORT**





On the cover: Southern view of the D&R Canal, alongside Route 29, in Hopewell Township, Mercer County.  
*Drone Photo: Steven Jacobus*

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*This annual report was prepared in compliance with the provisions of N.J.S.A. 13:113A-11(i), which directs that “... each year, the Commission shall make an annual report of its activities for the preceding calendar year to the Governor and to the Legislature.” This report provides a complete statement of the Commission’s finances and covers its operations for 2025.*



# From the Executive Director's Desk



**John Hutchison**

The Delaware and Raritan Canal Commission marked an important milestone during 2025. For the first time since 1989, the Commission made progress toward updating its Master Plan and its Historic Structures Survey last conducted more than two decades ago. With the assistance of our DEP and Department of Treasury colleagues and after an open and transparent procurement process, a lead consultant, Trenton-based Clarke Caton Hintz, was chosen to help the Commission guide the planning process, and the first concrete steps were taken at organizing this vital project.

The Master Plan is more than an document that gathers dust on a shelf. It is the seminal document that provides the scientific and planning basis underpinning the Commission's land use regulatory program and administrative regulations – essential tools for protecting the environmental, historic, water supply, and recreational resources of the canal state park and the adjacent Review Zone. The Commission staff looks forward to engaging in a robust public outreach process to make the new plan a reality, and thereby fulfill the mandate assigned to us by the Legislature in 1974.

The long-awaited update to the Commission's Historic Structures Survey is the centerpiece of this challenging initiative. That critical work is being led by subconsultant

Hunter Research Inc., a cultural resource consulting firm specializing in historical and archaeological investigations. Hunter professionals, headquartered in Trenton, spent weeks during autumn and winter assessing the condition of the canal's historic resources. Their findings will inform strategic recommendations for ensuring the preservation of the canal's unique history.

As the year comes to an end, I would like to extend my thanks to Bruce Stout for his service as Commission Vice-Chairman. His thoughtful approach to his duties, his fair-mindedness when dealing with applicants before the Commission, and his support of our staff has been invaluable, was greatly appreciated, and will be sorely missed.

I hope you find this annual report both interesting and informative, and I encourage you to visit and enjoy the remarkable resource that is the Delaware and Raritan Canal State Park.

Sincerely,

John Hutchison

# Message from the Vice-Chairman

On behalf of the Commission, I am pleased to present our 2025 annual report featuring the work we do every day to protect and enhance the abundance of resources within New Jersey's popular Delaware and Raritan Canal State Park.

For the past 27 years, I have had the good fortune, as a resident of Delaware Township, Hunterdon County, to live a half mile from the State Park. It has become a fixture in my life, and I enjoy it daily. From walking, biking, birding, fishing, canoeing, or just following the storied canal towpath to dine in restaurants in Lambertville, the State Park has consistently been a welcome source of joy, peace and serenity. I know that countless other residents and visitors have experienced the same. And they keep returning because the State Park is simply one of New Jersey's best destinations and easily accessible from more than a dozen communities along the 70-mile canal route.

Elsewhere in this report, you can learn more about the Commission, created by the Delaware and Raritan Canal State Park Law of 1974, passed by the Legislature and signed into law by Governor Brendan T. Byrne. For more than 50 years, the Commission has proudly upheld its legislative mandate to protect the environmental, historical, recreational and visual qualities of the State Park and to safeguard the water quality in the 191-year-old canal, which serves as a drinking-water source for an estimated one million New Jerseyans.

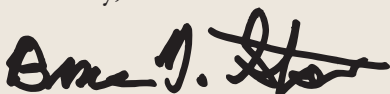
For the past 12 years, it has been my distinct honor to serve as a member of the Commission. I am tremendously proud to have played a small role in ensuring that this incredible resource will be here for the benefit of today's residents and visitors and for future generations to enjoy.

As the year 2025 drew to a close and as the Commission welcomed a trio of new Commissioners, I made the bittersweet decision to conclude the public service I have found so rewarding for so many years.

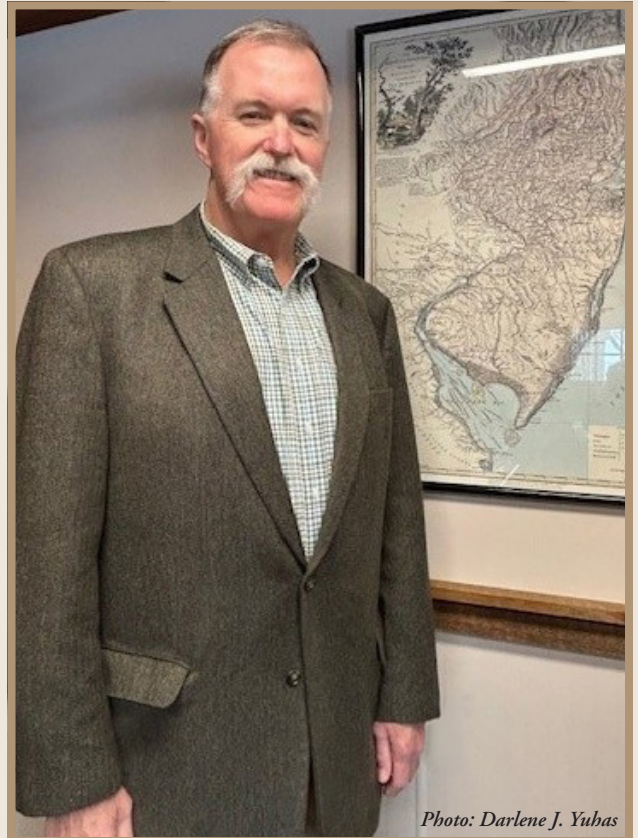
What will remain a constant, however, is my affinity for the State Park as a wonderful, special place we all can count on to improve our quality of life in the great state of New Jersey.

Please, go out and enjoy the State Park!

Sincerely,



Bruce D. Stout



**Bruce D. Stout**



# About the Commission

The Delaware and Raritan Canal Commission, a state agency created by law in 1974, is responsible for preparing, adopting and implementing a master plan for the physical development of the Delaware and Raritan Canal State Park; reviewing state and local actions that impact on the park to ensure that these actions conform as nearly as possible to the Commission's master plan; and coordinating and supporting activities by citizens' groups to promote and preserve the park.

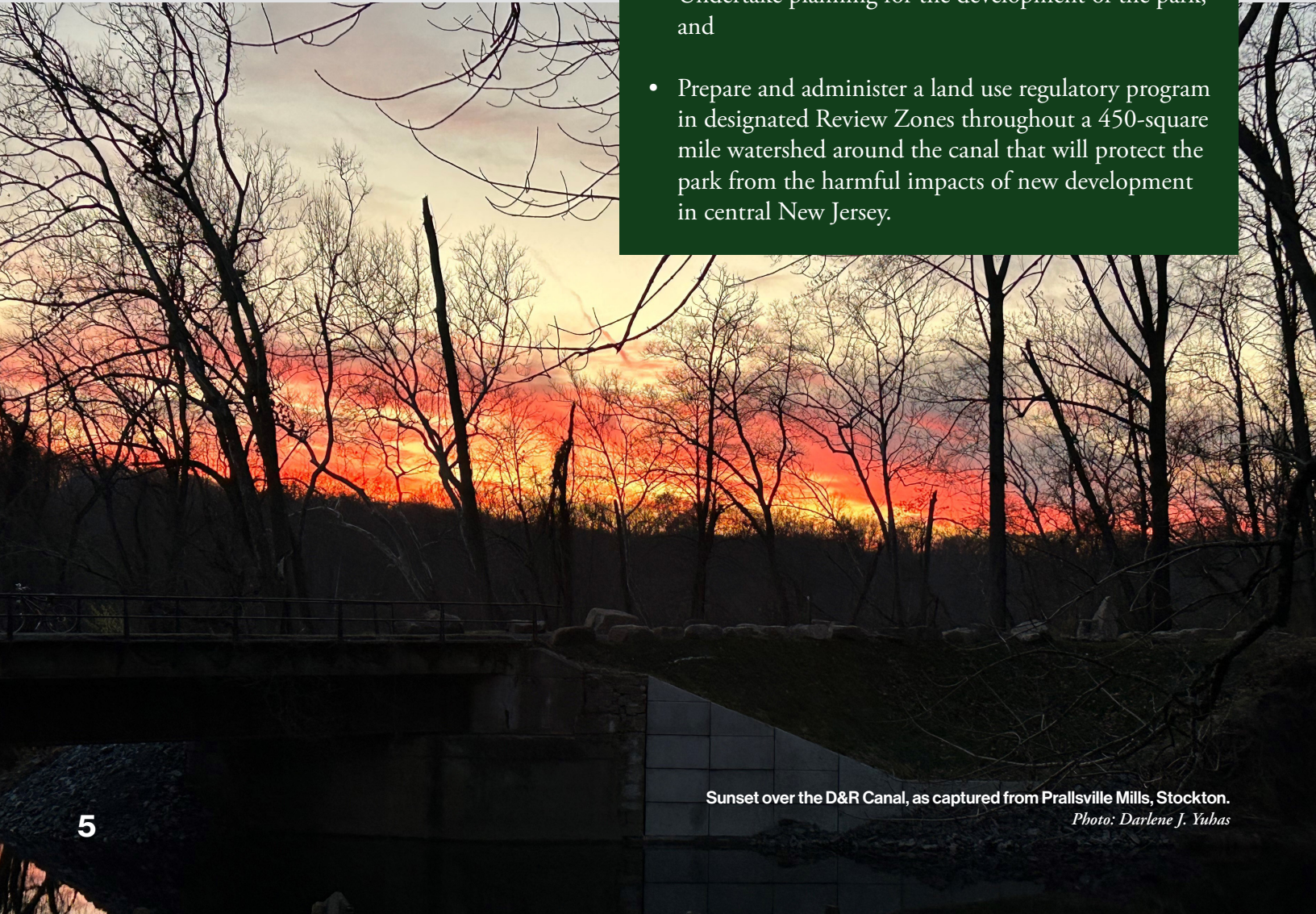
The Commission works closely with the New Jersey Department of Environmental Protection, State Parks, Forests & Historic Sites, State Park Service, which owns and manages the Delaware and Raritan Canal as a state park.

The Commission also coordinates its activities with the New Jersey Water Supply Authority, which operates and maintains the vitally important water transmission complex elements of the canal, providing up to 100 million gallons of drinking water daily for an estimated 1 million people in central New Jersey.

Together, the three agencies ensure that the environmental, recreational, historic and water supply resources of the Delaware and Raritan Canal are protected and preserved for future generations of New Jerseyans.

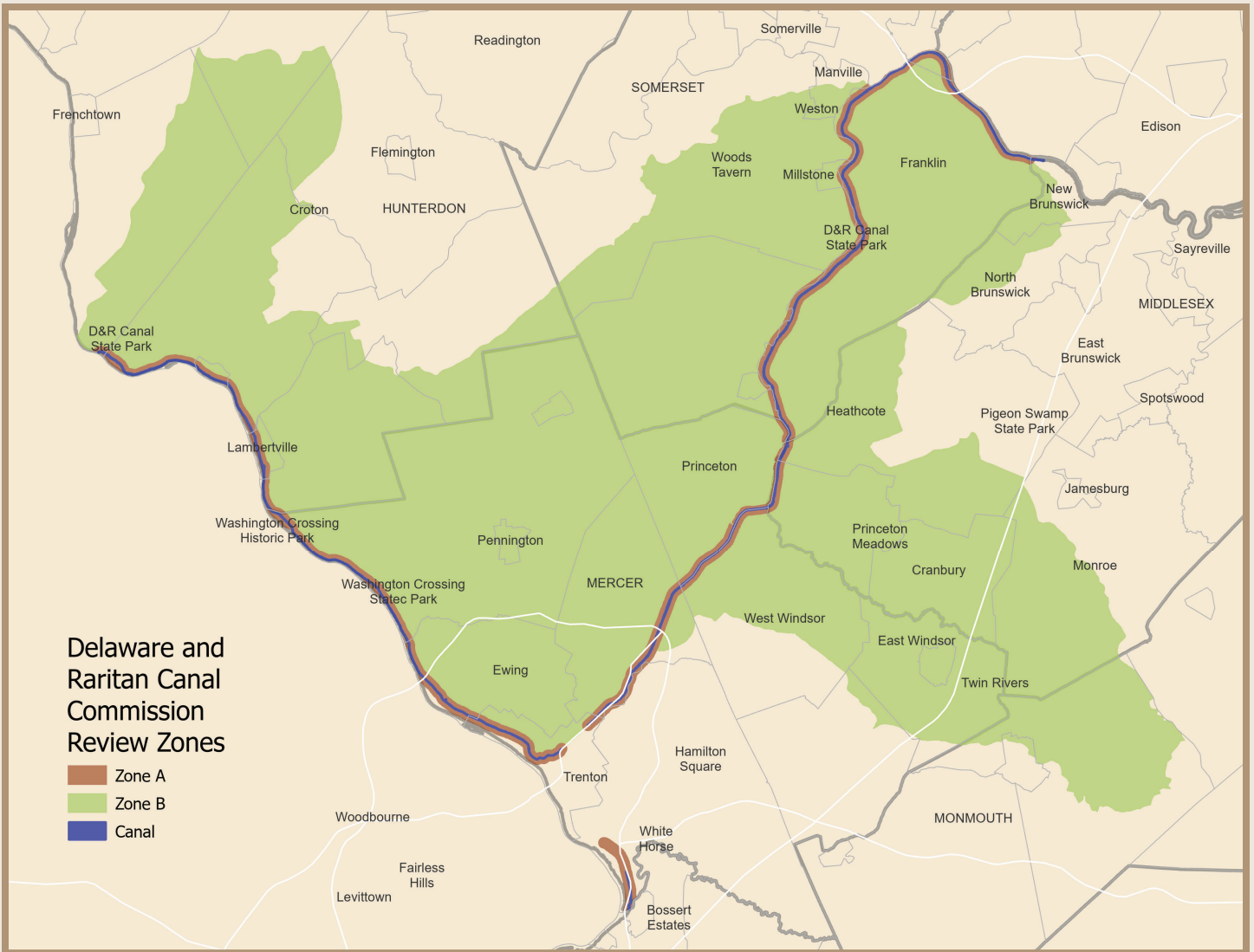
## The Legislature gave the Commission the power to perform three major duties:

- Review and approve, reject or modify any action by the State in the Canal Park, or any permit for action in the Delaware and Raritan Canal State Park;
- Undertake planning for the development of the park; and
- Prepare and administer a land use regulatory program in designated Review Zones throughout a 450-square mile watershed around the canal that will protect the park from the harmful impacts of new development in central New Jersey.



Sunset over the D&R Canal, as captured from Prallsville Mills, Stockton.

*Photo: Darlene J. Yubas*



Map: Steven Jacobus, NJ DER, Bureau of GIS

# The D&R Canal Commission Review Zones comprise 5 counties and 34 municipalities.

## Hunterdon County

Delaware  
 East Amwell  
 Franklin  
 Kingwood  
 Lambertville  
 Raritan  
 Stockton  
 West Amwell

## Mercer County

East Windsor  
 Ewing  
 Hamilton  
 Hightstown  
 Hopewell Borough  
 Hopewell Township  
 Lawrence  
 Pennington  
 Princeton  
 Robbinsville  
 Trenton  
 West Windsor

## Middlesex County

Cranbury  
 Monroe  
 New Brunswick  
 North Brunswick  
 Plainsboro  
 South Brunswick

## Monmouth County

Millstone Township

## Somerset County

Franklin  
 Hillsborough  
 Manville  
 Millstone Borough  
 Montgomery  
 Rocky Hill  
 South Bound Brook



# Connecting with the Commission

It's easy to connect with the Commission. Nearly everything you need can be found on its user-friendly website: [nj.gov/dep/drcc/](http://nj.gov/dep/drcc/)

The website features a wide array of helpful information under each drop-down tab, including upcoming meeting information, meeting calendar, meeting minutes, Commission bylaws, annual reports, biographies on the Commissioner and the Executive Director, Commission regulations, fee schedule, application, agreement forms, checklists, Commission master plan, development plan, historic structures survey, canal history, historical photographs, legislation, contact information, hot issues, native tree and shrub lists and interesting facts..

The image shows a screenshot of the Delaware and Raritan Canal Commission website. At the top, there is a navigation bar with the text "OFFICIAL SITE OF THE STATE OF NEW JERSEY" and "Governor Mikie Sherrill • Lt. Governor Dr. Dale G. Caldwell". Below this, there are links for "Translate", "NJ.gov", "Services", "Agencies", "FAQs", "Get Updates", and a search bar. The main header features the "Delaware and Raritan Canal Commission" logo and a navigation menu with items like "Home", "Meeting Information", "About the Commission", "Commissioners", "Regulatory Program", "Planning Program", "About the D&R Canal", "Contact the Commission", and "Information & Education". A large banner image shows a canal winding through a lush green forest. A dark green overlay on the right side of the page contains the following text:

## Application Form for Proposed Projects

For proposed projects within the Commission's Review Zones, an application form must be completed and submitted to the Commission. The application form can be found under the Regulatory Program tab. The form also provides information on the fee schedule. The FAQs under the Regulatory tab offers details about application and review procedures.

The Commission encourages the submission of all application materials in digital format. Please email the following staff:

Erica.Vavrence@dep.nj.gov  
Megan.Black@dep.nj.gov  
John.Hutchison@dep.nj.gov

Need more assistance?  
Call us at (609) 397-2000.

On the left side of the overlay, there is a "Monthly Meetings" section:

## Monthly Meetings

The Delaware and Raritan Canal Commission holds its meeting on the third Wednesday of every month. Information on the agenda and how to participate either in person or via an online platform is available before each meeting by clicking on: Upcoming Meeting Notice under the Meeting Information tab.

At the bottom left of the screenshot, there is a "Contact Us" section with the phone number 609.397.2000 and the email address John.Hutchison@dep.nj.gov. Below this, there is a "New! 2024 Annual Report" section with a "View Annual Report" link. At the bottom of the page, there is a "Welcome! Find it Fast Here" section with a "View Calendar" link.

# Commissioners

## Bruce D. Stout, Ph.D.

*Vice-Chairman*

Bruce D. Stout, Ph.D., a resident of Delaware Township, Hunterdon County, has been a public member of the Delaware and Raritan Canal Commission since 2013.

A daily user of the Delaware and Raritan Canal State Park, Vice-Chairman Stout is Professor Emeritus at The College of New Jersey and has held numerous positions in government and academia. Former Chair of the Department of Criminology at The College of New Jersey, he taught at the Rutgers Graduate School of Criminal Justice and at Penn State-Abington. He also was Executive Director of the Violence Institute and the Behavioral Research and Training Institute at the University of Medicine and Dentistry of New Jersey, where he was a clinical assistant professor in the Department of Psychiatry at the Robert Wood Johnson Medical School.

In government, Vice-Chairman Stout has served as Deputy Chief of Policy and Planning for Governor Christine Todd Whitman, Executive Director of the Juvenile Justice Commission, Director of the Division of Child Behavioral Health Services and Research Director for the Juvenile Delinquency Commission. He also worked for the Office of Governor Jon Corzine, where he chaired the re-entry working group that developed the re-entry component of the Governor's crime plan and where he worked with the Government Efficiency and Reform Commission on sentencing and corrections reform. He earned his doctorate at Rutgers University.



**The Delaware and Raritan Canal Commission was created by the Delaware and Raritan Canal State Park Law of 1974, (N.J.S.A. 13:13A-1 et seq.), passed by the Legislature and signed into law by Governor Brendan T. Byrne. The law states that the Commission shall consist of nine members:**

- The Commissioner of the Department of Environmental Protection, who serves ex officio; or a designee of the Commissioner, who may lawfully vote in the Commissioner's absence; and
- Eight citizens of the State, appointed by the Governor, with the advice and consent of the Senate. No more than four Commissioners shall be of the same political party. At least four of the Commissioners shall be residents of Hunterdon, Mercer, Middlesex and Somerset counties. One Commissioner must also be a mayor of a municipality appertaining to the Delaware and Raritan Canal State Park. No more than one Commissioner can be appointed from any one municipality.

Commissioners serve for terms of five years from their appointment, and until a successor has been appointed and qualified. Commissioners are uncompensated for their service. The law directs that the Governor designate one of the Commissioners, other than the Commissioner of the Department of Environmental Protection, to serve as Chairman. The position of Chairman has been vacant since November 19, 2014, and the Commission Vice-Chairman has served as Acting Chairman since that time.

The Commission meets once a month to take formal action on development applications and to make recommendations to staff about planning efforts. Commissioners appoint the Executive Director who serves at the pleasure of the Commission. The Commissioners are routinely involved with staff on many key issues.



## Douglas H. Palmer

*Commissioner*

Douglas H. Palmer has served the public for more than 30 years, first, legislatively as a Mercer County Freeholder in the 1980s, and then, in 1990, when he became the first African American elected to lead the capital city of Trenton as Mayor and completed his fifth term in June 2010. He has developed and implemented urban policy and community development initiatives, presiding over the U.S. Conference of Mayors, the New Jersey Urban Mayors and other national and statewide organizations dedicated to data-driven problem solving and best practices.



Commissioner Palmer's achievements as Mayor included reducing crime and unemployment, dramatically increasing homeownership for working families, maintaining a high tax collection rate and balanced budgets, establishing a civilian police director and bringing to the state capital the Marriott Hotel, an anchor of downtown revitalization. He also led efforts to obtain funding for the \$75 million expansion of the Trenton Train Station. He is the recipient of numerous awards and honors, and he has been involved extensively in philanthropy and related projects.

He is President and Chief Executive Officer of Douglas H. Palmer and Associates, LLC, which specializes in intergovernmental and corporate consulting. In addition, he is a managing principal in Arete Strategic Development, LLC, and co-founder of Arete Financial where he is the manager of its public sector and infrastructure programs. He also is a partner in DSW Solutions, a government relations firm.

A graduate of Hampton University where he earned a Bachelor of Science in Business Administration, he is married to Christiana Foglio-Palmer. They have a daughter, Laila.

## Shawn M. LaTourette

*Commissioner of Environmental Protection,  
Ex Officio*

Appointed by Governor Philip D. Murphy, Shawn M. LaTourette became New Jersey's Commissioner of Environmental Protection on June 14, 2021. He is responsible for formulating statewide environmental policy while directing programs that protect public health and ensure the quality of New Jersey's air, land, water, and natural and historic resources. A lawyer and policymaker with more than 20 years of experience in environmental protection, Commissioner LaTourette began his career defending victims of toxic exposure. He also has served in executive roles and as a trusted adviser to government, community and non-profit organizations, and leaders in industry and infrastructure, while also litigating high-stakes lawsuits involving environmental, energy and public health concerns.



Born and raised in New Jersey, he graduated magna cum laude from Rutgers University and earned his law degree summa cum laude from Rutgers Law School, where he was the class salutatorian and received multiple environmental and governance awards, and published scholarship on environmental law, natural resource damage and climate issues.

In January 2026, Mr. LaTourette was succeeded by Ed Potosnak, who was nominated by Governor Mikie Sherrill to become New Jersey's Environmental Protection Commissioner.

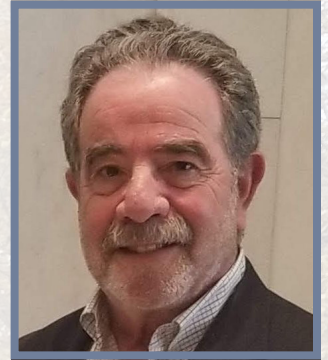
Background image, Wickecheoke Creek.  
Photo: Darlene J. Yubas

## Phillip Lubitz

*Commissioner*

Phillip Lubitz has spent a lifetime living along the Delaware and Raritan Canal. He is a four-time mayor of Kingwood Township where he currently chairs the township Board of Adjustment and Housing Board. He has also served on Kingwood's Open Space Committee for the past 10 years.

Commissioner Lubitz earned a Bachelor of Arts from George Washington University and a master's degree in social work, with a concentration in administration and policy, from Rutgers University. He and his family are featured in the 2005 documentary *Love Without Boundaries*.



## Caryl "Chris" Shoffner

*Commissioner*

Caryl "Chris" Shoffner is Mayor of South Bound Brook Borough and has served as a member of the Delaware and Raritan Canal Commission since 2020. Before becoming Mayor in 2016, she was a borough council member for nine years. Deeply committed to her community, she also has served as a volunteer with the South Bound Brook Fire Company for the past two decades.

Commissioner Shoffner earned a bachelor's degree in education from Marywood University in Scranton, Pa., and worked as a special education teacher.

A member of the Teamsters Union for more than three decades, she was employed as a driver for Entenmann's for 24 years. She also worked as a driver for UPS for a decade and served as a shop steward.



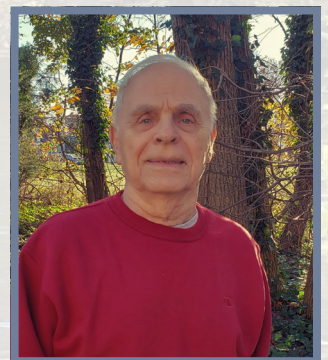
## John J. Reiser

*Commissioner*

John Reiser is a resident of North Brunswick Township. He served as County Engineer for Middlesex County for 43 years until his retirement in 2013. Commissioner Reiser is a civil engineer with a bachelor's degree and master's degree in civil engineering from Rutgers University.

Upon graduation from Rutgers, he attended the U.S. Army Corps of Engineers School at Fort Belvoir, Virginia. In 1965, he left the Army Corps of Engineers Reserve as a Captain on the general staff of an Engineering Brigade. Subsequently, he worked for the County of Los Angeles and the City of New Brunswick. Before retiring, he was a licensed professional engineer in four states.

Commissioner Reiser has been married for 58 years to Sandra Wisniewski. They have two children, Marla, a 1991 graduate of Stanford University, and Matthew, who graduated from Georgetown University in 1993.



# Staff

John Hutchison, **Executive Director**  
Megan Black, **Administrative Assistant**  
Erica Vavrence, **Executive Assistant**  
Darlene J. Yuhas, **Communications Director**

# Engineers

Joseph Ruggeri, **P.E., CFM**  
Damian T. Friebe, **P.E.**  
Dhruv Patel  
Chingwah Liang

## John Hutchison

*Executive Director*

John Hutchison was appointed the fourth Executive Director of the Delaware and Raritan Canal Commission on July 10, 2017. Prior to his appointment, he served as a Senior Policy Advisor to the Commissioner of Environmental Protection. From 2010 to 2011, Mr. Hutchison was Executive Director of the Red Tape Review Group, a bipartisan commission established to review rules promulgated by State departments and agencies and make recommendations for reforming the regulatory process in New Jersey.

Before serving in the Executive Branch, Mr. Hutchison held various staff positions with the New Jersey Legislature. He served as Director of Research for the Senate Majority Staff from 1993 to 2007. He was aide to several standing reference committees, most notably the Senate Environment Committee, where he assisted in drafting legislation to reform the State's hazardous waste cleanup laws, promote the productive reuse of brownfields sites, and establish the Garden State Preservation Trust open space acquisition program. From 1988 until 1993, he was a Research Associate with the non-partisan Office of Legislative Services. At OLS he drafted legislation on a wide range of environmental protection, natural resource, agriculture and coastal issues. He also served as aide to the Senate Coastal Resources and Tourism Committee and the Assembly Economic Growth, Agriculture and Tourism Committee.

Mr. Hutchison formerly served as a member of the State Health Benefits Plan Design Committee, the New Jersey Economic Development Authority, the New Jersey State Privacy Study Commission, the New Jersey Lake Restoration Study Commission, the Lambertville City Planning Board and the Lambertville Shade Tree Commission.

**The Delaware & Raritan Canal Commission is advised in its actions by its Executive Director, who serves as the chief administrative officer of the Commission. The Executive Director is an employee of the New Jersey Department of Environmental Protection, but by law is appointed by and serves at the pleasure of the Commission. The Executive Director oversees the operations of the professional staff based at their office at the historic Prallsville Mills complex in Stockton, New Jersey.**

## Staffing Changes Keep Commission Running Smoothly

Executive Director John Hutchison announced in December the promotion of Commission colleague, Erica Vavrence, and the appointment of Megan Black as a full-time employee to hold Mrs. Vavrence's previous position.

Along with her duties as Executive Assistant, Mrs. Vavrence takes on the role and responsibilities of Commission Review Zone Officer Colleen Maloney who retired in October.

Mrs. Black, the Commission's Administrative Assistant, first joined the agency in November 2023 as a temporary employee assigned to the Commission's ambitious document digitizing project. She continues that work (see related story on page 20) in addition to various other essential duties.

# Engineers

## Joseph Ruggeri, P.E., CFM

### Engineer

Joseph Ruggeri is a Supervising Environmental Engineer in the New Jersey State National Flood Insurance Program Coordinator's Office of the Department of Environmental Protection. He is a licensed professional engineer and certified floodplain manager who holds both a Bachelor of Science and a Master of Science in Civil and Environmental Engineering from the College of Engineering at Rutgers University. Reporting directly to the Executive Director of the Delaware and Raritan Canal Commission, Mr. Ruggeri serves as the Commission engineer performing stormwater management and stream corridor reviews for proposed development projects within the canal watershed. He is a Past Chair of the New Jersey Association for Floodplain Management and past Treasurer of the Association of State Floodplain Managers.



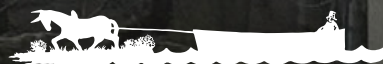
For the first 16-plus years of his career with the DEP, he was responsible for preparing and reviewing dam engineering studies, construction permit applications, dam removal design plans, restoration grant and loan applications, hydrologic and hydraulic studies, dam breach studies, emergency action plans, flood inundation mapping and dam operation and maintenance manuals.

During the past 19-plus years in the New Jersey State National Flood Insurance Program Coordinator's Office, Mr. Ruggeri's responsibilities have included assisting municipalities with their participation in the Federal Emergency Management Agency, National Flood Insurance Program and the Community Rating System; leading the DEP Cooperating Technical Partners program in developing Flood Risk MAP products for FEMA; coordination and assistance to the U.S. Army Corps of Engineers in the planning, design and construction of flood mitigation projects; maintaining, amending, revising and distributing New Jersey Floodway and Flood Hazard Area Delineation Maps and their supporting data; and all work related to flood insurance, flood hazard mitigation, flood risk reduction, floodplain management and floodplain studies.

In addition, Mr. Ruggeri was highly involved in developing the New Jersey Governor Flood Task Force and the associated Report on Delaware River Flood Mitigation issued in August 2006 and the Passaic River Basin Flood Advisory Commission and associated report to the Governor in December 2010. He served as chair of the Floodplain Mapping Committee of the Delaware River Basin Interstate Flood Mitigation Task Force and as co-chair of the Delaware River Basin Floodplain Regulations Evaluation Subcommittee, and currently serves on several committees including the State Hazard Mitigation Team technical and planning committees.

Commission Office at sunset.

Photos: Darlene J. Yubas



## Damian T. Friebel, P.E.

Damian T. Friebel, P.E., is a Section Chief with more than 25 years of experience with the New Jersey Department of Environmental Protection's Watershed and Land Management Program. In that role, Mr. Friebel supervises and manages staff engineers who perform reviews of environmental control work consisting of design calculations, plans and project specific specifications, while using laws such as the Flood Hazard Area Control Act, Waterfront Development Act, Coastal Area Facility Review Act, and Freshwater Wetland Protection Act, to issue permits intended to minimize damage to life and property from flooding caused by development within regulated areas and to preserve the quality of surface waters.



Mr. Friebel also works as a review zone officer for the Delaware and Raritan Canal Commission, where his primary responsibility is to prepare engineering reports for the Commission to ensure compliance with the agency's regulations for all public and private projects located within the Commission's review zone.

He is a licensed professional engineer and graduate of the Florida Institute of Technology with a Bachelor of Science in Civil Engineering.

## Chingwah Liang

Chingwah Liang serves as a Supervising Environmental Engineer within the New Jersey Department of Environmental Protection's Watershed and Land Management Program. He is assigned to the Division of Land Resource Protection, specifically the Bureau of Flood Hazard & Stormwater Engineering.



In his capacity as a supervising engineer, Mr. Liang oversees a team of staff engineers responsible for evaluating permit applications. These applications pertain to a variety of construction projects including bridges, roadways, flood control initiatives, streambank stabilization efforts, channel modifications, and both residential and commercial development projects situated in the southern counties of New Jersey.

Mr. Liang and his team conduct thorough reviews of application engineering reports, development plans, hydrologic and hydraulic studies, and stormwater design models. The objective of these reviews is to ensure compliance with several critical regulatory frameworks: Flood Hazard Area Control Act Rules, Coastal Zone Management Rules, Freshwater Wetland Rules, Stormwater Management Rules, and relevant technical guidance manuals. The reviews aim to mitigate risks and prevent damage to life and property resulting from flooding attributable to development activities within regulated areas. Additionally, the reviews seek to preserve the environmental quality of regulated surface waters. Mr. Liang has more than 20 years of experience with the NJDEP's Watershed and Land Management Program.

Mr. Liang holds a Bachelor of Engineering in Civil Engineering from the Stevens Institute of Technology in Hoboken.

## Dhruv Patel

Dhruv Patel is a Supervising Environmental Engineer with the Bureau of Flood Hazard & Stormwater Engineering, Division of Land Resource Protection within the Watershed and Land Management Program of the New Jersey Department of Environmental Protection. He has more than 18 years of experience as a review engineer, analyst, regulator and researcher in the field of environmental permitting that controls development within and along the waters of New Jersey.



For the Delaware and Raritan Canal Commission, Mr. Patel works as a review zone officer, performing stormwater management and stream corridor reviews for the Commission's Executive Director for all public and private projects located within the Commission's review zone.

In his role at the DEP, Mr. Patel leads and supervises the engineering reviews that include evaluation, interpretation and analysis of the project designs, plans, engineering calculations, designs of stormwater management systems, engineering specifications and engineering reports, through implementing engineering requirements of the Flood Hazard Area Control Act Rules, Freshwater Wetlands Rules, Stormwater Management Rules and Coastal Rules, in relation to issuance of the permits to conduct activities within Review Zones under the program's regulations. The goal of his work is to minimize risk to the public health, safety, and welfare due to loss of life, injury, and property damage caused by flooding as well as to preserve the quality of surface waters.

He has earned both a Bachelor of Engineering in Civil Engineering and a Master of Engineering in Environmental Engineering.

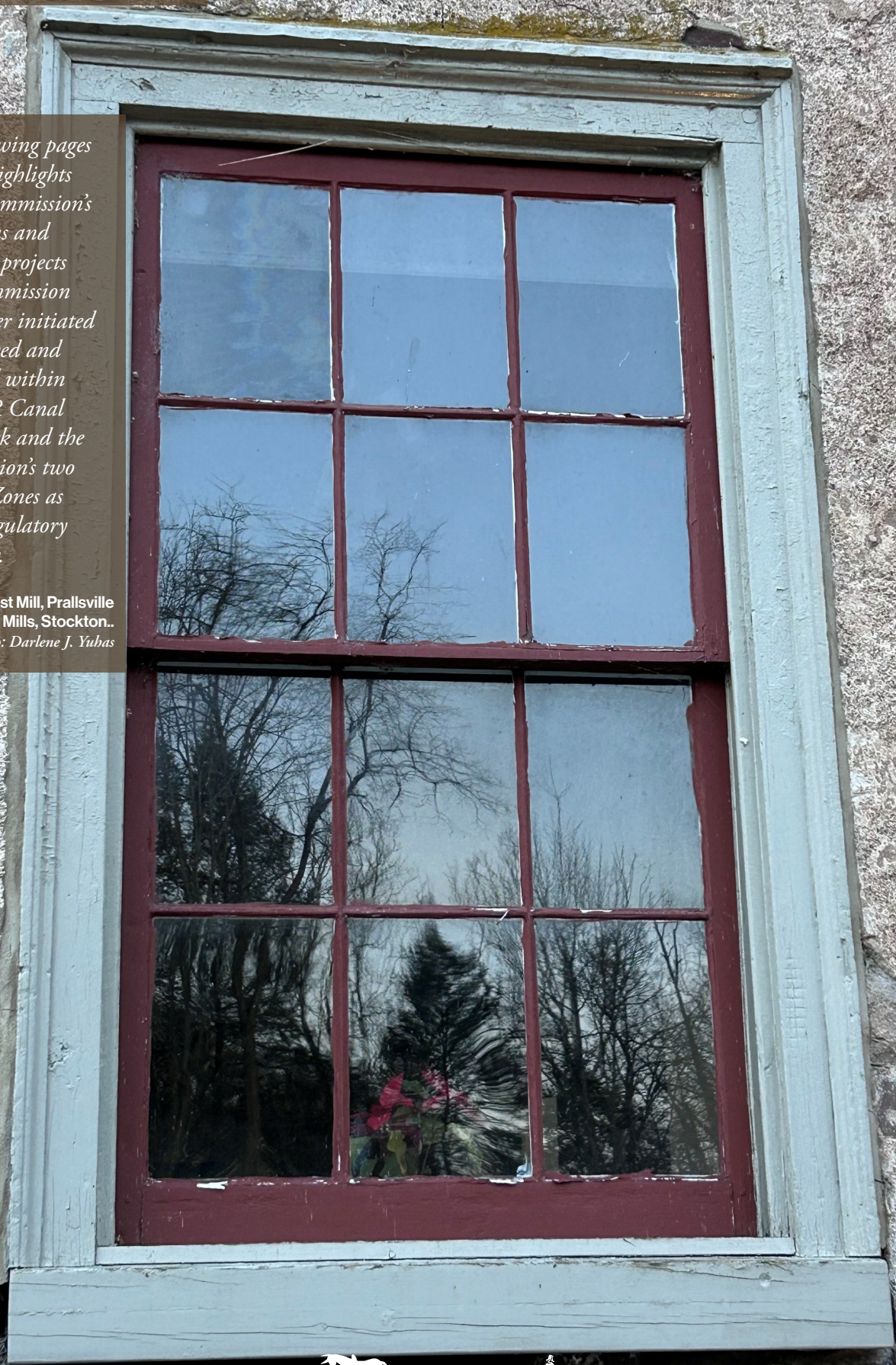
D&R Canal, North of Lambertville.  
*Drone photo: Steven Jacobus*



# Highlights

*The following pages feature highlights of the Commission's operations and some key projects that Commission staff either initiated or reviewed and approved within the D&R Canal State Park and the Commission's two Review Zones as per its regulatory authority.*

Window, Grist Mill, Prallsville Mills, Stockton..  
Photo: Darlene J. Yugas





Right to left, Vice-Chairman Bruce Stout administers the oath of office to Commissioners Matthew Walsh, Randy L. Jones and Robert Bostock..

*Photo: Darlene J. Yubas*

## Three New Commissioners Take the Oath of Office

As this annual report was being prepared, the Commission welcomed three new Commissioners who took the oath of office during the agency's monthly meeting in January.

Each new member, Commissioners Robert Bostock, Randy L. Jones and Matthew Walsh, was nominated by outgoing Governor Phil Murphy and confirmed by the Senate.

The annual reorganization during the January meeting routinely features the election of officers. Long-time Vice-Chairman Bruce Stout announced he would decline serving in that role and called for nominations for the offices of Vice-Chairman and Treasurer. He said that it is appropriate for Commissioners to self-nominate if they wish to serve.

Commissioner Bostock offered his name in nomination for Vice-Chairman, noting that he had previously served as Chairman and was familiar with the responsibilities and procedures that accompany the office.

The Commissioners unanimously approved Commissioner Bostock as Vice-Chairman. In assuming that office, Vice-Chairman Bostock presided over the nomination and unanimous approval of Commissioner Phillip Lubitz as Treasurer.

## Incoming Commissioners

### Robert M. Bostock

Robert M. Bostock was nominated to the Commission by Governor Phil Murphy and confirmed by the New Jersey Senate in late 2025, marking the second time he has served the agency.

In 2012, Governor Chris Christie nominated Mr. Bostock and, following Senate confirmation, appointed him to serve as the Commission's chairman. In 2014, Mr. Bostock joined the senior staff of New Jersey Environmental Protection Commissioner Bob Martin, necessitating his resignation from the Commission. Mr. Martin later named him as his designee on the Commission, a position he held until early 2018.



Mr. Bostock has spent most of his career in senior positions on the staffs of senior federal and state officials, including Congressman Dean A. Gallo; Governor Christine Todd Whitman during both her service as Governor and as Administrator of the U.S. Environmental Protection Agency; U.S. Senator Jeffrey Chiesa; and Congressman Rodney Frelinghuysen. He also served as an elected member of the Lawrence Township Council from 2008 to 2012.

Mr. Bostock, an executive communications consultant, has lived in Lawrence Township for 30 years and currently works primarily as a consultant to the Richard Nixon Presidential Library Foundation.

Soon after he was sworn in as a Commissioner in January 2026, Mr. Bostock was elected by Commission members to serve as Vice-Chairman.

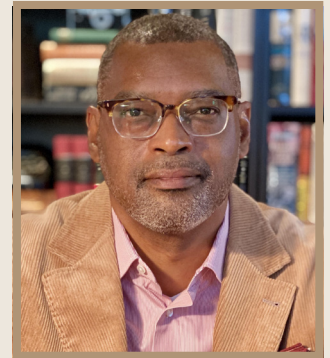
## Randy L. Jones

Randy L. Jones is the Managing Partner and Founder of Vignetic, an executive search and professional services firm with more than 25 years of experience supporting complex organizations across the private and nonprofit sectors. His civic leadership centers on conservation, public lands, and environmental policy.

Mr. Jones serves as Vice Chair of the National Wildlife Federation, Chair of the New Jersey League of Conservation Voters, and as a Commissioner on the Somerset County Parks Commission. He also has previously held leadership roles at New Jersey Audubon and local open space advisory bodies.

He serves on the board of the Zimmerli Art Museum at Rutgers University, reflecting a parallel commitment to arts, history, and public education.

Mr. Jones earned a Master of Public and International Affairs from the University of Pittsburgh and a Bachelor of Arts in History and Political Science from Temple University.



## Matthew Walsh

Matthew Walsh is the Regional Head of State & Local Public Policy at Waymo, where he leads government engagement, regulatory strategy, and legislative initiatives across the eastern United States.

A resident of Flemington, Matt lives with his wife and two children and is an active proponent of preserving New Jersey's natural and recreational resources.

Mr. Walsh's background in public service includes a dedicated focus on the stewardship of public lands and transportation infrastructure. He previously led government relations for Accenture in the U.S. Northeast and served as a consultant to several organizations, including the Central Park Conservancy, where he worked on legislative efforts to support the protection and safety of major public green spaces.

His extensive experience in government includes senior leadership roles as Chief of Staff of the Commissioner's Correspondence Unit at the New York City Department of Transportation and District Office Director in the New York State Assembly. He earned his Juris Doctor from New York Law School and a Bachelor of Arts in Sociology from the University at Albany.



# Initiative to Update D&R Canal State Park Master Plan, Historic Structures Survey Now in Full Swing

The Commission's long-awaited initiative to update its master plan for the D&R Canal State Park got underway in August with the hiring of Trenton-based consultant Clarke Caton Hintz.

The award of a contract to CCH marked a milestone in the Commission's effort to create a 21st century master plan for the State Park. The challenging project was made possible through a \$550,000 grant from the New Jersey Historic Trust.

The CCH contract brings on board as a subconsultant Hunter Research, Inc., a cultural resource consulting firm specializing in historical and archaeological investigations.

Headquartered in Trenton, the Hunter professionals are conducting a historic structures survey that will document the condition of the State Park's historic resources and yield recommended strategies to preserve and enhance these treasures. The last historic structures survey was conducted in 1982.

Also on the CCH team are professionals with Princeton Hydro, LLC, and mcfa, a Haddonfield-based agency that will be focusing on public engagement.

In September, a project kickoff brought together more than 20 professionals representing those four firms and colleagues from the DEP, including the State Park Service, the State Historic Preservation Office, the New Jersey Water Supply Authority, the New Jersey Historic Trust, and the Treasury Department. The discussion centered on the collaborative approach necessary to achieve big-picture goals as well as strategies for engaging the public and other stakeholders in the process and the creation of a Project Advisory Committee (PAC) and various Technical Advisory Committees (TACs).

The Commission will publicly share additional information on the project in the coming weeks and months.

The current master plan, last updated in 1989, guides the physical development of the park and informs the implementation of the Commission's land use regulatory program to protect the canal's environmental, historic, recreational and water supply resources. During the ensuing three decades, however, central New Jersey has undergone critical environmental, economic and demographic changes.

Although the master plan continues to be a significant document, it no longer accurately reflects the "truth on the ground" in the 450 square miles of the Commission's jurisdiction. The updated master plan would provide current and comprehensive data, analysis, strategies and recommendations on guiding the physical development and future growth of the canal park and maximizing the potential of its abundant resources.

Commission staff conveyed their gratitude to colleagues in the Department of the Treasury's Division of Property Management and Construction and to the DEP's Office of Resource Development for their technical expertise and guidance during the consultant selection process.



# Commission Accepts Donation of Delightful Commemorative Plate That Captures the Storied D&R Canal on Porcelain

It was a nice surprise.

On a morning in October, Transportation Historian, Preservationist and Author William J. McKelvey dropped by the Commission office with the kind donation of a commemorative plate from the “Golden Age of American Railroads Plate Collection” depicting a class D-16 locomotive thundering along the banks of the Delaware and Raritan Canal.



Porcelain plate

After reporting the donation to the DEP’s Ethics Liaison Officer in the Office of Legal Affairs, as required, and receiving authorization to keep the item, Commission staff proudly displayed the limited edition, gold-trimmed porcelain plate on the office wall for visitors to admire.

In a letter of thanks to Mr. McKelvey, Executive Director John Hutchison conveyed gratitude to the well-known canal historian for his decades-long commitment to educating the public on the history of the D&R Canal and advancing the understanding of transportation history in New Jersey and elsewhere.

## Ambitious File Digitization Project Is in the Home Stretch

The Commission’s work to digitize irreplaceable documents continued to make impressive progress throughout 2025.

As the year drew to a close, Executive Director John Hutchison reported that 166 boxes of Commission files had been digitized during 2025. Of the total 526 boxes, 379 boxes of files or 72 percent had been digitally preserved.

The project to digitize an estimated 1 million pages of essential agency records is one of the most significant the Commission has ever undertaken. It marks the first time in the Commission’s 51-year history that it has instituted a records retention and storage policy that complies with state regulations and creates a permanent electronic library of the Commission’s project documents. Commission staff members now have at their disposal electronic records of previous projects, which – given the need to assess impervious surface cumulative to 1980 – are indispensable in determining Commission jurisdiction and the scope of review of future projects.

The work was initially expected to take four years to complete, but the Commission’s strategic move to rent the large document scanner and hire temporary staff substantially cut time and costs.

The boxes of documents were previously stored at the Department of Environmental Protection’s Central Warehouse in Trenton. Before being warehoused, most of the records were kept in dozens of old filing cabinets at the Commission’s flood-prone office at Stockton’s historic Prallsville Mills and, earlier, in an adjacent grain silo circa 1890 where the papers were not maintained in a climate-controlled environment.

The electronic records library now enables Commission staff to respond quickly to Open Public Records Act (OPRA) requests related to past Commission projects and ensures the continuity of government and of Commission operations.



# Commission Adds Third Oral History to YouTube Channel

The Commission's third installment of its "On the Level" series of videotaped oral histories with key canal leaders has been made available on the agency's YouTube channel.

The interview features Executive Director John Hutchison's conversation with Kingston Historical Society President Robert Von Zumbusch, a long-time canal state park stakeholder. He was intimately involved in the creation of the original Commission Master Plan.

During the discussion, videotaped at the historic Kingston Locktender's House, Mr. von Zumbusch shares his knowledge of historic canal resources and decades of experience in architecture. Mr. Von Zumbusch was intimately involved in the creation of the original Commission Master Plan.

Also featured on the YouTube channel are oral history interviews with Jim Amon, the Commission's first Executive Director who served for more than 30 years, and William J. "Captain Bill" McKelvey, a well-known canal and railroad historian, author, preservationist and lecturer.

The oral history project is a collaboration between the Commission and the New Jersey Office of Information Technology. NJOIT's Multimedia specialists and videographers John "Jack" Hensley, Carol McKenna and Chris Balint provided their equipment and production talent for all three interviews at no additional cost to the Commission's budget.



Videotaping of an oral history with Kingston Historical Society President Robert von Zumbusch..

*Photo: Darlene J. Yuhus*

# Public Projects

## Washington Crossing State Park Toll Booth Demolition, Hopewell Township

The Washington Crossing State Park toll house demolition was among several projects the Commission reviewed and approved during 2025 as part of the DEP State Parks, Forests and Historic Site's preparation for America's celebration of the 2026 Semiquincentennial, the 250th anniversary of the Declaration of Independence.

The Commission takes pride in its ability to assist the State Park Service in advancing the success of this milestone celebration.

Following the demolition of the toll house and the underlying concrete pad, the area would be seeded as lawn. The electricity to the building would be disconnected, but the service to the flagpole would be retained.

The toll house and entrance driveway were constructed after 1974, but before 1979, and likely built by the State Park Service as part of the preparations for the American Bicentennial celebration in 1976.



Toll Booth.

## Washington Crossing State Park, Johnson Ferry House Exterior Restoration, Hopewell Township

Several exterior renovations were planned by the DEP's State Parks, Forests & Historic Sites for the Johnson Ferry House, one of the oldest buildings in Hopewell Township and the only surviving building on the New Jersey side of Washington's crossing of the Delaware River.

Before its association with one of the pivotal events of the American Revolution, the Washington Crossing area was a small riverside settlement that served as a minor transportation hub during the first half of the 18th century.

Under the proposed project, approved by the Commission in May, renovations to the small frame, Dutch Colonial house constructed circa 1740 were to include: installation of a new barrier-free paths from the parking lot to the house and around it, reconstruction of the steps, a new barrier-free ramp with handrails, painting of the shingle and clapboard siding, door and window restoration, restoration of the shutters and the replacement of the existing woodshed with a new period appropriate woodshed.



Johnson Ferry House, circa 1890.



Johnson Ferry House, present day.



# Trenton Battle Monument, Access & Landscaping Improvements, Trenton

In preparation for the celebration of America's 250th anniversary, the DEP's State Parks, Forests & Historic Sites proposed modifications at the Trenton Battle Monument to improve public access and allow visitors to view the monument's statues, bronze plaques and the monument shaft.

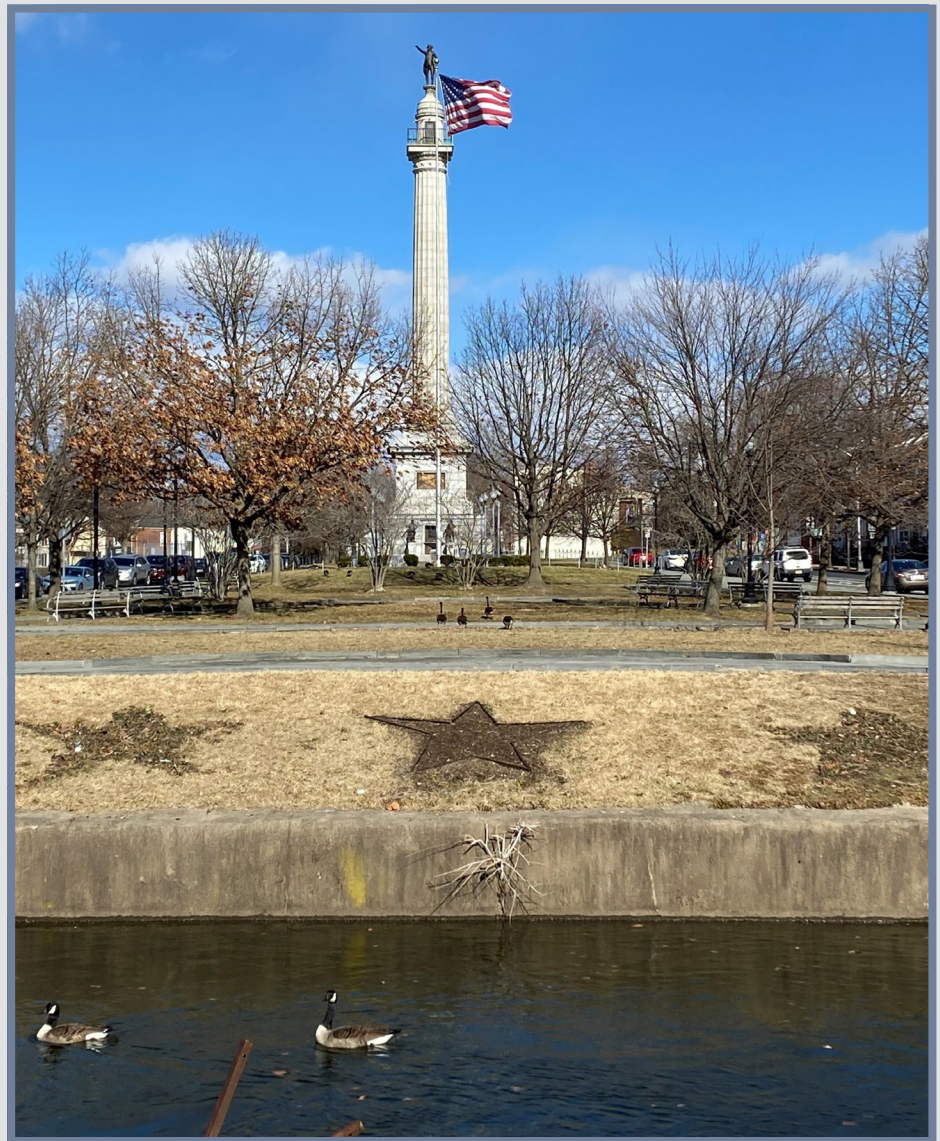
The Commission in April approved the proposed improvements that feature modifying the existing entrance stairs and installing landscaping and six bollard-style light fixtures at the base of the monument. The existing entrance of stone stairs impose a physical barrier to wheelchair access.

Specifically, the existing stone stairs would be modified to accept the newly proposed sloped walkway. The existing stairs would be deconstructed and the landing extended to allow wheelchair access to the first floor of the monument. The new landing would also create a resting space outside the monument for visitors and allow for closer viewing of the historic statues, bronze plaques, and other features.

The Trenton Battle Monument commemorates the American victory at the Battle of Trenton in December 1776 and is reputed to stand upon the location of Washington's main artillery emplacement.

The monument was designed by John H. Duncan (1854-1929), whose commissions also include the General Grant National Memorial (Grant's Tomb) and the Soldiers' and Sailors' Memorial Arch at Grand Army Plaza in Brooklyn, N.Y.

Its monumentality, together with its thick, barrel-like proportions, mark it as an early example of the Beaux-Arts style that heavily influenced public architecture in the United States from the 1880s through the 1920s.



Trenton Battle Monument. Foreground, D&R Canal.

*Photo: Darlene J. Yuhas*

The historic site is administered by the DEP's State Parks, Forests & Historic Sites as part of Washington Crossing State Park.

# Maternal and Infant Health Innovation Center, Trenton

New Jersey Gov. Phil Murphy and First Lady Tammy Murphy in July held a ceremonial groundbreaking for the Trenton Maternal & Infant Health Innovation Center, a first-of-its-kind facility designed to eliminate racial disparities in care, improve birth outcomes and serve as a national model.

The Commission approved the proposed project to construct a 66,861 square-foot center, along with associated paved parking area and stormwater management infrastructure, at Pennington Avenue and Warren Street, in the Five Points neighborhood of the City of Trenton.



Rendering of Maternal and Infant Health Innovation Center, Trenton.

According to the New Jersey Economic Development Authority (NJ EDA), the project applicant, the facility is intended to serve as “an anchor for equitable provision of maternal and infant health care services, social services and wraparound supports, data analysis and first-in-class research on maternal health care and equity in care, a training and education site for the perinatal workforce, a catalyst of new innovations to drive improved maternal and infant health outcomes, and as a central hub for New Jersey’s stakeholders which include mothers and trusted community actors dedicated to improving the health of New Jersey’s babies and mothers.”

In its project application to the Commission, the NJ EDA noted published materials stating that “New Jersey has among the widest maternal and infant health disparities in the United States. For example, 24.1 mothers die in childbirth in New Jersey for every 100,000 live births, compared with 20.1 nationally. It is 6.6 times more likely for an African American mother to die in childbirth compared with a white mother.”

The historic Five Points area of Trenton takes its name from the star-shaped configuration created by the convergence of five streets: Princeton, Pennington and Brunswick avenues, and North Warren and North Broad streets. The Five Points served as an entrance point to the city for most of Trenton’s early history, as both gateway and community, dating to the 18th century when King (now North Warren) and Queen (now North Broad) streets were first laid out to converge north of the town leading to New Brunswick, Pennington, and Princeton.

By the time of the American Revolution, the Five Points was a small community of dwellings, shops and taverns. During the First Battle of Trenton, General Washington and Major General Greene and his troops marched down Pennington Road and set up six cannons at the Five Points. From this vantage point, Colonial artillerymen directed fire down both King and Queen Streets toward the Hessians stationed in the center of the town.



# Phillip Pittore Justice Center – Hazard Floor Mitigation Project, Lambertville

The Commission in July approved a proposal to erect a hydraulically activated, vertically rising flood barrier at the front and rear doors of the Phillip Pittore Justice Center on South Union Street in Lambertville.

The one-story brick, former retail grocery store constructed in 1951 serves as Lambertville’s location for city council meetings, municipal government court and other community uses. Immediately adjacent to the property is the flood-prone Swan Creek, a tributary of the Delaware River that flows beneath the Delaware and Raritan Canal.

The Justice Center occupies the site of the former Perseverance Paper Mill/Lambertville Paper Manufacturing Company built by William McCready in the spring of 1868, according to “Snell’s 1881 History of Hunterdon County” as well as an article in the September 11, 1868, edition of “The Beacon” newspaper. McCready named it “Perseverance” Mill because several enterprises that he had owned in the past had burned to the ground, and he was determined to continue in business. The paper company occupied the back half of the lot and was situated alongside the Delaware and Raritan Canal.



Flood barrier.



Acme 1991.

## 14 North Union Street, Parking Lot Improvements, Lambertville



14 North Union historical photo.

A rain garden, a new bench, signage, lighting and a new trellis wall are among proposed improvements, approved by the Commission in July, for a municipal parking lot at 14 North Union Street in Lambertville. The work at the parking lot, located in the city’s central business district, also includes new pavement surfaces and the reconstruction of brick retaining walls.

The 6,089-square-foot municipal parking lot was formerly the site of the “Mackler Building,” a three-story, brick structure originally constructed as a residence in the late 1800s.

On April 15, 1959, the building was consumed in a fire that started in the Faherty Hardware store. Despite the efforts of the Union, Fleetwing and Hibernia fire companies, assisted by other area firefighters, the building was destroyed, subsequently demolished and converted to its current use as a municipal parking lot.

# NJDOT Route 295 Noise Barrier, Lawrence Township

In June, the Commission approved the New Jersey Department of Transportation's proposal to construct a 13-foot noise barrier wall along the I-295 southbound lane between milepost 69.38 and milepost 69.98 in Lawrence Township.

The approved project also called for the construction of new beam guide rail, roadway berms, drainage pipes, stormwater management basins, replacement stormwater outfall structures, and updates to lighting.



NJDOT Route 295 Noise Barrier proposed area.

The project site is bounded by a medical rehabilitation/assisted living/healthcare development, U.S./N.J. Route No. 206, athletic fields and a solar array on the campus of Rider University and residential developments. The current alignment of I-295 was constructed over several years in the mid-1970s.

# New Jersey Public Health, Environmental and Agriculture Laboratory Expansion, Ewing Township

A major construction project that calls for four building additions to the New Jersey Public Health, Environmental and Agriculture Laboratory (NJ PHEAL) facility on Schwarzkopf Drive was approved by the Commission in August.

The proposed additions totaling 58,000 square feet were planned for the administrative, laboratory,



NJ PHEAL building rendering.

warehouse and mechanical elements of the five-story, approximate 200,000 square-foot modern facility, along with six additional parking spaces, two stormwater subsurface infiltration basins and other associated infrastructure.

The property, owned by the State of New Jersey, serves as the location for several government agency buildings, including the headquarters, ancillary buildings and museum of the Division of State Police, the New Jersey Regional Operations & Intelligence Center (NJ ROIC), the Department of the Treasury Office of Information Technology (NJ OIT) Hub, and the New Jersey Public Health, Environmental, and Agriculture Laboratory (NJ PHEAL). The site also contains an internal road network, paved parking areas, stormwater management infrastructure, areas of maintained lawn, and other improvements.



# Manville Causeway – Crosswalk Improvements, Franklin Township

Seeking to enhance pedestrian and bicyclist safety, Somerset County officials proposed to install a crosswalk and pedestrian-activated crossing beacons at the location where the Delaware and Raritan Canal State Park multiuse trail crosses the Manville Causeway.

Specifically, the proposed enhancements, approved by the Commission in September, include the installation of high-visibility crosswalk markings, crosswalk warning signs, and ADA-compliant curb ramps and concrete pads on each side of the crosswalk.



Manville causeway crosswalk.

The approved proposal also called for rectangular rapid flashing beacons to be installed at the multiuse trail crossing as well as an advanced flashing beacon on the southbound approach to be located 275 feet ahead of the crosswalk. The project also includes the removal of five trees northeast of the crossing to improve visibility and provide sufficient stopping distance for drivers approaching the crosswalk.

# Alec E. Baker Park, New Brunswick

A host of renovations were coming to New Brunswick's Alec E. Baker Park, based on a proposed project the Commission approved in December.

Known originally as Remsen Park, the municipal park was dedicated in 1977 to the memory of Alec E. Baker (1904-1977), the former city Recreation Director.

The featured upgrades are new multi-purpose field that would replace the baseball field, barrier-free concrete and stone walkways, a splash pad in place of the existing tennis court, a renovated playground area equipped with Consumer Product Safety Commission-compliant play structures, and grassy big and small dog park areas enclosed by fences.



Alec E. Baker Park project area.

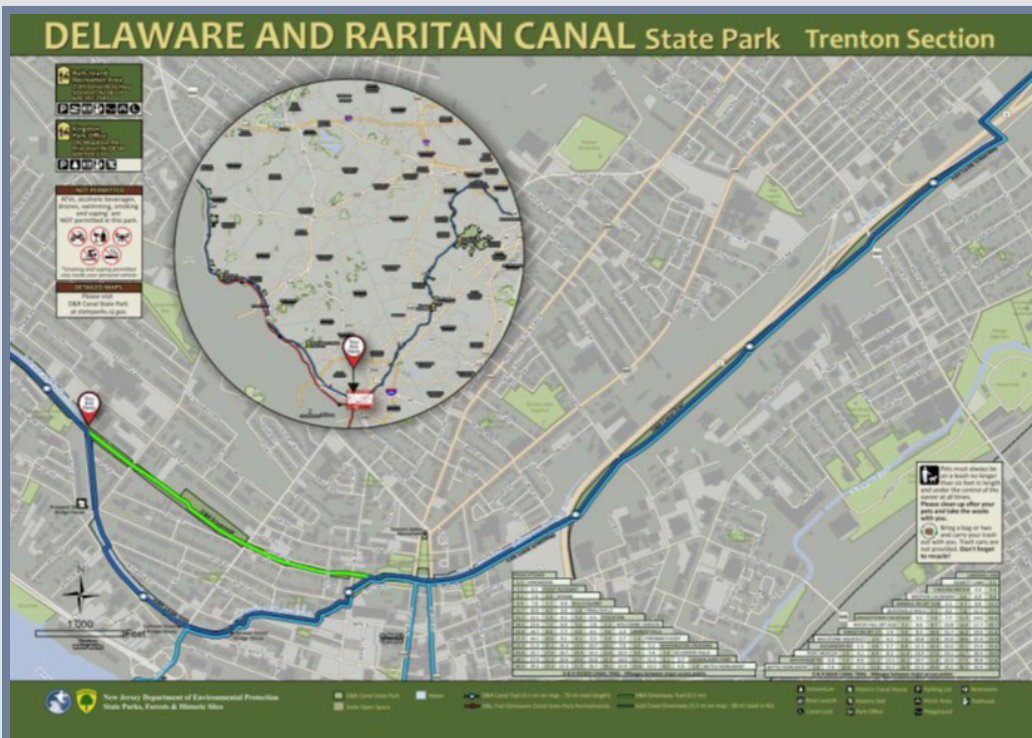
Also, the proposed project includes a resurfaced and refurbished basketball court within its existing footprint, new access drive and parking area with ADA-compliant space, a hexagonal gazebo to be erected over the relocated and renovated existing monument to Alec E. Baker, picnic areas with tables, drinking fountains, and fitness equipment among other improvements.

# New Map Kiosks in Trenton Show Where You Are, Where You're Going

In November, the Commission approved a State Park Service proposal to install two signs, depicting an enlarged map of the Delaware and Raritan Canal State Park, on the multiuse trail in the City of Trenton to provide visitors with wayfinding in the park.

One sign was to be located where the park multiuse trail diverges from the canal and proceeds along a former Belvidere-Delaware railroad line in the vicinity of Jarvis Place in the city's West End neighborhood and proceeds in a west-east direction, ultimately rejoining the canal in the vicinity of Chauncey Street near the Trenton Battle Monument.

The other sign was planned for the location where the park multiuse trail, after having proceeded through the city's Coalport and then East Trenton sections, connects with Mulberry Street, where park users then must proceed beneath the "Trenton Freeway" section of U.S. Highway Route No. 1 and continue along the multiuse trail to where the canal emerges from the section where it is contained within two box culverts that run parallel to the Trenton Freeway.



Delaware and Raritan Canal State Park Trenton Section Map for Kiosks.

The Canal State Park trail system was designated a National Recreation Trail in 1992, which is a federally designated recognition for existing trails that provide outstanding recreational access to both rural and urban communities.

Approximately 36 miles of the park multiuse trail is part of the East Coast Greenway, a 3,000-mile pedestrian and bicycle route between Maine and Florida located along the east coast of the U.S.





D&R Canal looking north.  
*Drone photo: Steven Jacobus*

# Regulatory Program

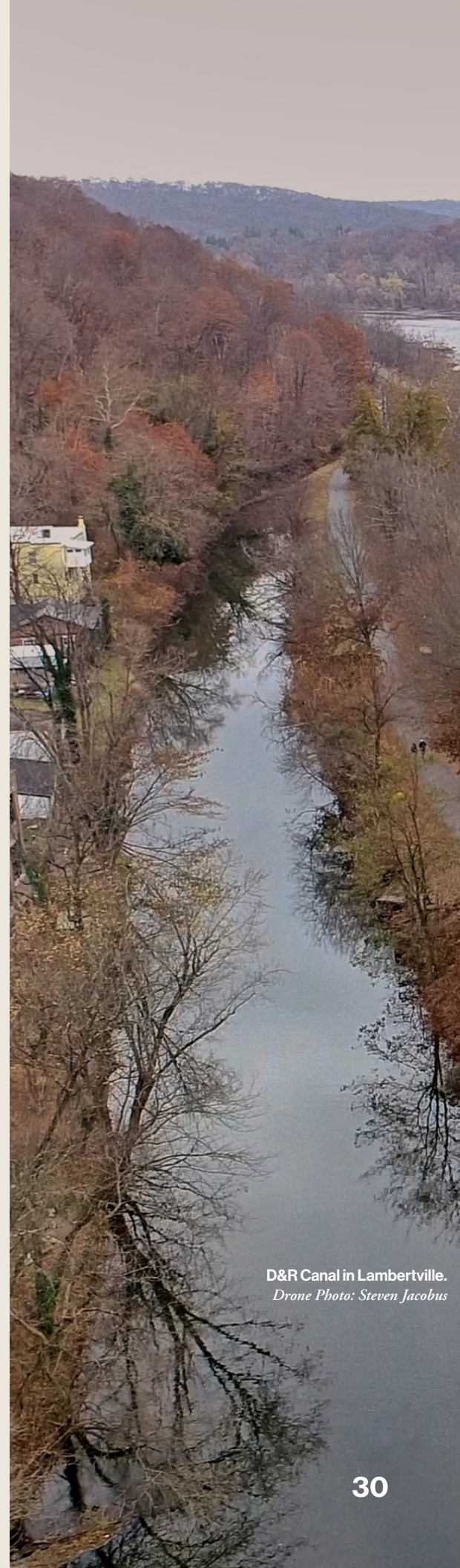
The “Delaware and Raritan Canal State Park Law of 1974” directs the Commission to preserve and protect the Delaware and Raritan Canal as a historic and natural resource as well as a water supply system for much of central New Jersey. To advance this statutory mandate, the Commission was given regulatory authority to protect the Delaware and Raritan Canal State Park from new development that “may cause an adverse impact on the park including drainage, esthetic and ecological factors.” To that end, the Commission reviews development projects within a designated “Review Zone” established by administrative regulations promulgated at N.J.A.C. 7:45 for their impact on the following:

- Stormwater drainage and water quality;
- Stream corridors;
- Visual, historic and natural quality; and
- Traffic.

The Review Zone is further divided into two subzones. Review Zone “A” is the area within 1,000 feet on either side of the center line of the canal, except in the Municipality of Princeton, where the west bank of Carnegie Lake shall be the boundary of Zone A and where the Raritan River is within 1,000 feet, its farthest bank being the boundary. Review Zone “B” is based upon sub-watersheds in central New Jersey that impact the Delaware and Raritan Canal. The Commission’s regulatory jurisdiction encompasses approximately 400 square miles of land area in central New Jersey.

Developments that are defined as “major” projects under the Commission’s regulations – projects that involve the cumulative coverage since January 11, 1980, of one-quarter acre or more of impervious surface, or the disturbance of one acre of land – must meet the Commission’s standards for managing stormwater runoff quantity and quality. In addition, a project of any size that is proposed in Zone A is reviewed for its visual, historic and natural quality impact upon the Delaware and Raritan Canal State Park. The Commission also reviews certain projects that are within one mile of the park for their traffic impact. The Commission also requires the preservation of corridors along the major streams that enter the park.

Through its regulatory program, the Commission holds conservation easements on more than 5,400 acres of land that provide flood storage, improve water quality of major streams that enter the canal and provide habitat for wildlife.



D&R Canal in Lambertville.  
*Drone Photo: Steven Jacobus*





Pedestrian Bridge, North of Lambertville  
*Drone photo: Steven Jacobus*

The Commission staff, consisting of four full-time employees and four part-time employees, reviewed a total of 540 projects during calendar year 2025. Of these reviews, 88 were deemed complete by staff and presented to the Commission for formal action; 84 were General Permit Authorizations issued by the Executive Director in accordance with Subchapter 5 of N.J.A.C. 7:45; 110 were jurisdictional determinations; and 76 were certificates of approval. In addition, 182 staff reports were determined to be technically or administratively deficient, and staff issued reports recommending that the necessary additional information be submitted to determine completeness.

Commission staff also engaged in many informal reviews and 116 preapplication meetings with the regulated community to provide guidance on proposed and pending projects.

## Conservation Easement Acreage Preserved

Stream corridors are critical to improving and maintaining water quality entering the Delaware and Raritan Canal and the canal park; they allow these areas to store and mitigate stormwater that may contribute to flooding. N.J.A.C. 7:45-9.5 directs applicants for individual permits that impact upon a Commission-regulated stream corridor to take whatever measures are necessary to ensure that those corridors will be preserved and to prevent future encroachments in the stream corridor.

The Commission's regulations also provide that, at a minimum, such measures shall include easements, deed restrictions or other measures satisfactory to the Commission. To further this regulatory mandate, the Commission requires conservation easements on stream corridors for approved projects.

The easements along stream corridors that flow into the Delaware and Raritan Canal State Park generally stipulate the landowner's responsibility to not develop the land, often require the planting of native vegetation, and often impose "no mowing" and other landscape maintenance restrictions. Easement documents are filed with the clerk of the county in which the permitted project is located and run with the land, meaning that the environmental protections automatically transfer with the property when it is transferred to a different owner.

The Commission's stream corridor protections and easement program has resulted in one of the largest protected riparian corridors in New Jersey. More than 5,400 acres of stream corridor have been preserved, and hundreds of acres of native plant restorations have been undertaken under the Commission's direction to date – an accomplishment reached at no cost to the taxpayers.

In 2025 the Commission executed easements that added an estimated 85 acres of stream corridor to those that have been preserved since the inception of the Commission's regulatory program in 1980.

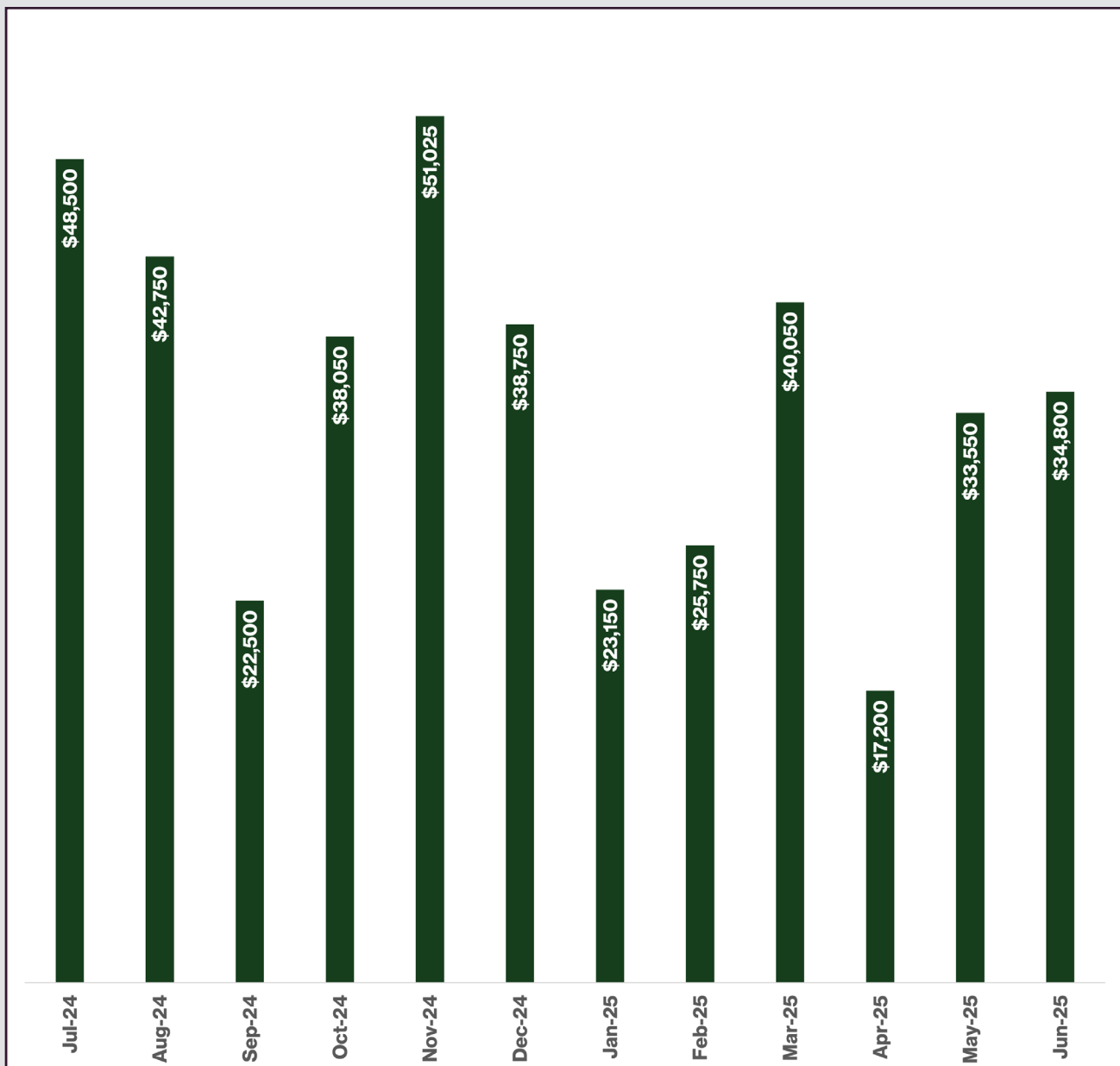
# Finances 2025

The Delaware and Raritan Canal Commission derives its revenue solely through fees; the agency receives no General Fund appropriation. Commission fees are predominantly collected for stormwater and stream corridor impact reviews, but also include the review of visual, historic and natural quality impacts of proposed projects, traffic impact, jurisdictional determinations, general permits and subdivisions.

Annual expenditures are earmarked primarily for personnel/salaries and operating costs.

Operating expenses for the Commission generally encompass such basic needs as office supplies, OPRA compliance costs, and building and grounds maintenance.

## Fiscal Year 2025 Monthly Fee Collections



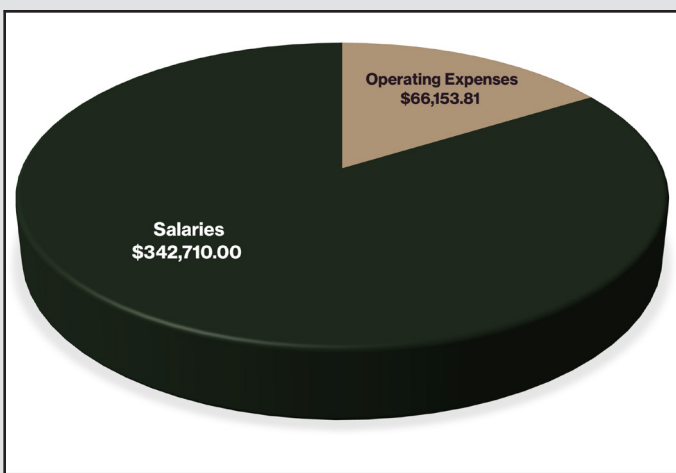
# Fee Categories

The following table provides a detailed breakdown of application fees collected pursuant to the various subchapters of the Commission’s regulations.

Fee Category	Amount Collected
Jurisdictional Determinations, N.J.A.C. 7:45-13.2(a)	\$4,700
General Permit No. 1, N.J.A.C. 7:45-13.2(b)	\$2,850
General Permit No. 2, N.J.A.C. 7:45-13.2(c)	\$2,750
Subdivision Review (lot line review only), N.J.A.C. 7:45-13.2(i)	\$400
Stormwater Runoff & Water Quality Impact, N.J.A.C. 7:45-13.2	\$332,250
Stream Corridor Impact, N.J.A.C. 7:45-13.2(g)	\$54,750
Visual, Historic & Natural Quality Impact Review, N.J.A.C. 7:45-13.2(d)&(e)	\$9,700
Traffic Review, N.J.A.C. 7:45-11.1 (k)	\$8,675
<b>TOTAL</b>	<b>\$416,075</b>

# Commission Expenditures

The Commission expended a total of \$408,863.81 in FY 2025. Those expenditures are broken down into operating costs and salaries. Employee salary costs typically represent about 80% of the total annual expenditures and have risen over the past five fiscal years and will rise by 3.5 percent annually through June 2027 as union-negotiated contractual increases take effect.



Fiscal Year	Salary Expenditure
2018	\$198,953
2019	\$202,483
2020	\$227,892
2021	\$240,761
2022	\$240,761
2023	\$312,771.16
2024	\$335,293.77
2025	\$342,710

A detailed itemization of the \$66,153.81 in Commission Operating Expenses for FY 2025 is provided in the following table:

Expenditure Detail	Total Amount Expended
Office Supplies	\$115.77
Scanning Services	\$888.72
State Print Shop Services	\$399.89
Photocopier & Large Scale Scanner Rental	\$5,970.69
Household/Security	\$9,163.30
Postage	\$1,958.03
NJOIT Website Administration	\$156.38
Internet Provider/VOIP	\$3,035.16
Temporary Employee Services	\$27,683.40
Office of the Attorney General Services	\$15,855.78
Vehicle Maintenance & Fuel	\$232.76
Archive Storage	\$342.46
Buildings & Grounds Improvements	\$61.47
Computer Hardware & Peripheral Purchases	\$290.00
<b>FY 2025 Total Operating Expenses</b>	<b>\$66,153.81</b>





# Approved Individual Projects 2025

## JANUARY

### ZONE A

None.

### ZONE B

#22-1278A	216 Route 206 -- Industrial Complex Expansion (Hillsborough Township)
#24-1454D	15 Cranbury Road -- Major Modification (West Windsor Township)
#24-5339A	2495 Brunswick Pike -- Residential Development (Lawrence Township)
#23-5737A	2 Hawthorne Drive -- Proposed Apartment Building (Franklin Township)

## FEBRUARY

### ZONE A

#24-2834E	2950 U.S. Highway Route No. 1 -- Chick-fil-A Drive-Thru Alterations (Lawrence Township)
#24-6152A	240 West State Street -- Building Conversion (Trenton City)

### ZONE B

#24-2441LLL	Princeton University -- Eisenhart Arch Relocation (Municipality of Princeton)
#24-2965C	Princeton High School -- Turf and Track Replacement (Municipality of Princeton)
#24-3349H	Institute for Advanced Study -- Library Expansion (Municipality of Princeton)
#24-3422D	400 Forrestal ReCAP Module 10 Parking Lot Expansion -- Major Modification (Plainsboro Township)
#23-4260A	Americana Place -- Commercial Development (Hightstown Borough/East Windsor Township)
#24-5523A	3499 U.S. Highway Route No. 1 -- Chick-fil-A Restaurant (West Windsor Township)

## MARCH

### ZONE A

#25-1858D	Washington Crossing State Park -- Toll Booth Demolition (Hopewell Township)
#23-3353A	39 Wilburtha Road -- Proposed Residence (Ewing Township)

### ZONE B

#23-4663D	Route 33 and Joan Warren Way -- Proposed Bank/Restaurant (Monroe Township)
#24-5616G	Princeton University -- Baseball Ballpark (West Windsor Township)
#23-5967	711 Perrineville Road -- Residential Development (Millstone Township)



# APRIL

## ZONE A

#15-2465B Village Charter School -- Building Demolitions (Trenton City)  
#25-3773C Trenton Battle Monument -- Accessibility/Landscaping Improvements (Trenton City)  
#25-5069B 152 North Union Street -- Apartment Renovations (Lambertville City)  
#24-5099C 21 Kingwood-Stockton Road -- Major Modification/Pool (Delaware Township)  
#25-5536C 34 River Drive -- Solar Installation (Hopewell Township)

## ZONE B

#24-6206 25 Scotch Road -- Retail Coffee Shop Pad Site (Ewing Township)  
#24-6216 85 State Route 31 -- Sullivan Steel Expansion (Hopewell Township)

# MAY

## ZONE A

#25-1858H Washington Crossing State Park -- Johnson Ferry House Exterior Restoration (Hopewell Township)  
#23-2035B Millstone Valley Fire Department -- Pole Building (Franklin Township)  
#25-3442B 47 Swan Street -- Fence Installation (Lambertville City)

## ZONE B

#24-6139 695, 699 and 705 Joyce Kilmer Avenue -- Proposed Warehouse (New Brunswick City)

# JUNE

## ZONE A

None.

## ZONE B

# 25-6236A 170 Marshall's Corner Woodsville Road -- Barn and Riding Arena (Hopewell Township)  
# 25-6273 NJDOT Route 295 -- Milepost 69.38-69.98 Noise Barrier (Lawrence Township)

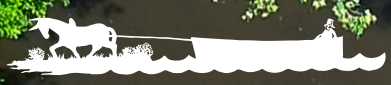
# JULY

## ZONE A

#23-0389H Rutgers Preparatory School -- Multi-Purpose Building (Franklin Township)  
#25-1880E 8½ Coryell Street -- Repairs/Renovations (Lambertville City)  
#24-2383H Phillip L. Pittore Justice Center -- Hazard Flood Mitigation Project (Lambertville City)  
#25-4582A Lambertville Municipal Utilities Authority -- Swan Street Pump Station Improvements (Lambertville City)  
#25-6232 54 Murray Street -- Proposed Residence (Trenton City)  
#25-6255 Lambertville Municipal Utilities Authority -- Coryell Pump Station Replacement (Lambertville City)  
#25-6274 14 North Union Street -- Parking Lot Improvements (Lambertville City)



D&R Canal at Prallsville Mills.  
*Drone photo: Steven Jacobus*





Locktender's House, Lambertville.  
*Drone photo: Steven Jacobus*

# July Cont.

## ZONE B

- #25-1688C Cranbury South Brunswick Park -- Warehouse Development (Cranbury Township/South Brunswick Township)
- #24-3012G 4405 U.S. Highway Route 1/987-1001 Ridge Road -- Data Center (South Brunswick Township)
- #24-5061A 501 Jersey Avenue -- Roadway Improvements (New Brunswick City)
- #24-5138A 900 Rike Drive -- Warehouse Building Expansion (Millstone Township)
- #24-5565B 230 Belmont Avenue -- Major Modification (Franklin Township)
- #23-5930A Franklin Township Sewerage Authority -- High Bay Garage (Franklin Township)
- #23-6034 Route 206 -- Storage Facility (Hillsborough Township)
- #25-6230A Hamilton Avenue -- Municipal Sewer Rehabilitation (Municipality of Princeton)

# AUGUST

## ZONE A

- #25-1724D New Jersey Public Health, Environmental, and Agriculture Laboratory (NJ PHEAL) Expansion (Ewing Township)
- #25-4051A NJEDA -- Maternal and Infant Health Innovation Center (Trenton City)
- #24-5357B 14 Lambert Lane -- Proposed Duplex Dwelling (Lambertville City)
- #21-5679 16 Butterfoss Avenue -- Proposed Residence (Hopewell Township)

## ZONE B

- #24-2117C 1 Overlook Drive -- Building Addition/Improvements (Monroe Township)
- #25-2663D 3401 Princeton Pike -- Bristol Myers Squibb Parking Expansion (Lawrence Township)
- #24-6128 16 Deerpark Drive -- Residential Development Parking Alterations (South Brunswick Township)
- #24-6144 131 Jersey Avenue -- Proposed Warehouse (New Brunswick City)
- #25-6161A 862 Georgetown-Franklin Turnpike -- Ambulatory Surgery Center (Montgomery Township)

# SEPTEMBER

## ZONE A

- #23-3604B 91 Cottontail Lane -- Proposed Warehouse (Franklin Township)
- #25-4595B Manville Causeway -- Crosswalk Improvements (Franklin Township)

## ZONE B

- #21-3006H The Peddie School -- Driveway Widening (Hightstown Borough)
- #23-6090 208 Sullivan Way -- Residential Townhome Development (Ewing Township)
- #24-6192 First Energy East Windsor Substation -- Expansion (East Windsor Township)
- #25-6263A Adda Court -- Residential Development (South Brunswick Township)



# OCTOBER

## ZONE A

#25-6223A 48 Elm Street -- Demolition/Proposed Residence (Franklin Township)

## ZONE B

#25-2441NNN Princeton University -- Washington Road Pedestrian/Roadway Improvement (Municipality of Princeton)  
#24-3012H Seminary Drive -- Mixed-Use Development (Plainsboro Township/South Brunswick Township)  
#25-5720A 3740 Route 27 -- Water Main Relocation Major Modification (South Brunswick Township)  
#21-5767 530 Route 33 -- Warehouse Development (Millstone Township)  
#23-5961 Country Classics at Montgomery -- Residential Development (Montgomery Township)  
#24-6208 QuickChek -- Ewing (Ewing Township)  
#24-6210 2393 Pennington Road -- Self Storage Facility (Hopewell Township)  
#24-6151 3131 Princeton Pike -- Mixed-Use Development (Lawrence Township)

# NOVEMBER

## ZONE A

#25-2518F 1350 Easton Avenue -- Rooftop Antenna Installation (Franklin Township)  
#25-2543C Ewing Lawrence Sewerage Authority -- Vehicle Storage Building (Lawrence Township)  
#25-3460I Delaware and Raritan Canal State Park -- Map Kiosks (Trenton City)  
#25-5616H Princeton University -- Tiger Trail Woodlands Restoration (West Windsor Township)  
#25-6202A 55 South Union Street -- Fence (Lambertville City)

## ZONE B

#25-2435E North Road -- Southfields Parking Expansion (Hopewell Township)  
#24-2436LL 311 Pennington Rocky Hill Road -- Buildings B1 and B2 (Hopewell Township)  
#25-2848A Johnson Park Elementary School -- Improvements (Municipality of Princeton)  
#25-4182E South Hunterdon Regional High School -- Turf Field Conversion (West Amwell Township)  
#25-5794A 11 Prentice Lane -- Pool/Pool House/Terrace (Municipality of Princeton)  
#24-6190 1-3 Executive Drive -- Warehouse Development (Franklin Township)  
#24-6207 Middlesex County Utilities Authority -- Landing Lane Rehabilitation -- Phase 1 (New Brunswick City)  
#24-6211 Littlebrook School Improvements -- Phase 1 (Municipality of Princeton)  
#25-6251 23 Elm Ridge Road -- Subdivision/Proposed Residences (Hopewell Township)

# DECEMBER

## ZONE A

#23-3604B 91 Cottontail Lane -- Proposed Warehouse (Franklin Township)

## ZONE B

#25-2436MM 311 Pennington-Rocky Hill Road -- Parking Expansion (Hopewell Township)  
#25-6310 Alec E. Baker Park -- Renovations (New Brunswick City)

# Acknowledgments

The Commission offers sincere appreciation to our colleagues for their shared commitment to protecting and improving the environmental, historic, recreational, and water supply resources of New Jersey's treasured Delaware and Raritan Canal and the canal state park.

## **New Jersey Department of Environmental Protection**

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## **And very special thanks to:**

**Lara Richey**, *NJOIT Graphic Designer*

**Steven Jacobus**, *NJ DEP, Bureau of GIS*

**Mia Jones-Starkey**, *Delaware River Mill Society*

**Mark Wells**, *Delaware River Mill Society*

D&R Canal, Delaware Township  
*Drone photo: Steven Jacobus*



