

Applicant: Aqua NJ Well #9 - Denow Rd.

Appl. No.: SP-3/25

## REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	<u>6/24/25</u>	<u>7/25/25</u>			
b. Professional Planner	<u>6/24/25</u>	<u>7/25/25</u>			
c. Traffic Consultant					
d. Construction Official	<u>6/24/25</u>	<u>6/26/25</u>			
e. Shade Tree Advisory Comm.	<u>6/24/25</u>				
f. Health Officer	<u>6/24/25</u>	<u>7/2/25</u>			
g. Tax Collector	<u>6/24/25</u>	<u>6/24/25</u>			
h. Public Safety	<u>6/24/25</u>	<u>7/24/25</u>			
i. Environ. Res. Committee	<u>6/24/25</u>	<u>7/25/25</u>			
j. Mercer County Planning Bd.					
k. Ewing-Law. Sewer Auth.					
l. _____ Water Co.					
m. D & R Canal Commission					
n. U.S. Post Office					
o. NJDOT					
p. PSE&G Co.					
q. Board of Education					
r. Historic Preserv. Comm.					
s. NJDEPE/Wetlands					
t. NJDEPE/Stream Encroach.					
u. _____					
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

**TOWNSHIP OF LAWRENCE**  
**Division of Planning and Redevelopment**

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Minor Site Plan Application No. SP-3/25  
Aqua New Jersey, Inc., Well #9, Denow Road  
Tax Map Page 47, Block 4701, Lot 42

DATE: July 25, 2025

Aqua NJ has applied to the Planning Board for minor site plan approval to construct a 350 square foot addition to the existing building on Block 4701, Lot 42, owned by Lawrence Township. Public Utilities and distribution facilities are permitted uses in all zones per §431.H of the LUO. We will defer to the Applicant's Attorney and Board Attorney to confirm the existing easement agreement dated 1985 allows the expansion and improvements.

Our detailed report consists of technical items that should be addressed by the applicant and the engineer.

**Detailed Report:**

1. The architectural plans show two overhead doors on the side of the building. The applicant shall clarify the purpose of the doors and whether driveway access for vehicles is needed. If the existing stone area is expanding, the limits shall be provided with a calculation of new impervious area. Any tree removal shall also be identified.
2. A dehumidifier is shown on the easterly outside face of the building. Noise impacts shall be discussed. If necessary, the Applicant shall consider locating the dehumidifier within the building. Any noise impacts from exhaust fans (if any) shall also be discussed.
3. Lighting fixture information shall be provided. A lighting pattern has been shown on the Landscape Plan (LA-1) but fixtures, conforming with night sky standard, and timing devices must be addressed.
4. All new electric shall be installed underground from the existing utility pole.
5. Soil erosion measures shall be removed from this set. A separate approval through the Lawrence Township Engineering Department is required.
6. Bonding and inspection fees are required. All construction and restoration in the Township right of way must be bonded. The contractor will be responsible for any trail damage as this section was recently paved.
7. Barbed wire is not permitted per §524.D. The detail on sheet D-2 shall be revised to "barbless" wire. All construction details for improvements noted above shall be added to the plans.
8. The Engineer shall clarify how backwash water is handled as there is no sanitary connection.
9. Other permits/approvals:
  - a. Mercer County Planning Board (or letter of no interest)
  - b. ELSA
  - c. Public Safety Coordinating Committee

Aqua New Jersey – Appl. No. SP-4/22

**Documents Reviewed:**


- Application SP-3/25 and supporting documents
- Site Plans dated January 2025



P.O. Box 236  
2 East Broad Street, 2<sup>nd</sup> Floor  
Hopewell, NJ 08525  
609-257-6705 (v)  
609-374-9939 (f)  
info@kylemcmanus.com

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**To:** Lawrence Township Planning Board

**From:** Elizabeth McManus, PP, AICP 

**Re:** **Aqua New Jersey, Inc.: Well 9, Water Treatment Plant Improvements**  
**Minor Site Plan and Bulk Variance Application**  
Denow Road  
Block 4701, Lot 42  
R-2B Zone District

**Date:** July 25, 2025

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## **1.0 Proposal Overview**

- 1.1. The applicant seeks minor site plan and bulk variance approval to construct a new 350 s.f. building at an existing water treatment plant on Block 4701, Lot 42, as well as associated improvements. The purpose of the building is to conduct PFAS treatment of drinking water. The proposed building is directly adjacent to the existing building, in an area covered by stone, and will have two garage doors facing south (opposite the existing building), as well as one entrance facing west. The existing chain link fence enclosing the developed portion of the site will be replaced and the applicant is proposing evergreen trees along the rear of the fence.
- 1.2. The site is located along Denow Road, just north of Interstate 295, and where the Johnson Trolley Line intersects the road. The existing and proposed improvements are proximate to and have "frontage" on the Johnson Trolley line. While they do not impact the existing or proposed improvements, the site contains a 20' easement to ELSA and there is a transmission line along the southern property line.
- 1.3. Access to the treatment plant is provided via the Johnson Trolley Line. No parking exists or is proposed.
- 1.4. The site is in the R-2B zone district and consists of 1.28 acres.
- 1.5. The property is owned by Lawrence Township; however, there is a deed of easement on the site for the purpose of public water distribution.

## **2.0 Surrounding Area**

- 2.1. The Johnson Trolley Line is immediately west of the site. Interstate 295 is south of the site, on the other side of Denow Road.
- 2.2. North, west (opposite the Johnson Trolley Line) and east of the site are single-family detached homes in the R-2B district. The rear of single-family homes along Hopkins Drive abut the site. The rear yards of single-family homes along Melvina Drive face the site, across the Johnson Trolley Line.
- 2.3. Further east of the site, opposite Denow Road, is undeveloped land in the EGI zone district that is part of the Lawrence Rehabilitation and Healthcare Center located along Route 206.



### 3.0 Zone District Compliance

- 3.1. The R-2B district does not cite utilities as permitted uses. However, municipal uses are cited as permitted. Additionally, Section 431.H. states "Distribution facilities for public and local utilities and cable television companies and interstate natural gas pipeline companies shall be permitted in any district". This section goes on to provide several requirements, each of which is summarized below as well as the application's compliance.
- a. The use shall not include utility yards for the storage of vehicles, equipment and supplies, nor for maintaining and extending distribution networks, power generation, or facilities requiring a New Jersey Pollution Discharge Elimination System permit (NJPDES), or regulated by the Federal Energy Regulatory Commission (FERC) and the United States Department of Transportation. *The application complies with this requirement.*
  - b. The proposed installation in a specific location must be reasonably necessary for the satisfactory provision of service by the utility to the neighborhood or area in which the particular use is to be located. *The applicant should address this in testimony.*
  - c. The design of any building in connection with such facilities must conform to the general character of the area and not adversely affect the safe, comfortable enjoyment of property rights in the zone in which it is located. *The application appears to be compliant with this requirement; however, testimony should be provided.*
  - d. Adequate fences and other safety devices must be provided as may be required. *The application appears to be compliant with this requirement since the existing chain-link fence will be replaced; however, testimony should be provided. See also item 4.2 herein for more information.*
  - e. Landscaping, including shrubs, trees and lawns, shall be provided and maintained as required by §525. *The application complies with this requirement. See items 4.4 and 4.5 herein for more information.*
  - f. Off-street parking shall be provided as determined by the Board of Jurisdiction during site plan review. *Compliance with this requirement should be determined during the hearing.*
  - g. All other area, yard, height and building coverage requirements of the respective zone and any other applicable requirements of this Ordinance shall be met. *The application largely complies with this requirement: variance relief for existing conditions and the proposed fencing is necessary.*
- 3.2. The application requires bulk variance relief from the R-2B zone district, Section 405.E., for existing conditions. See the below table for more information.

R-2B District Requirements (permitted uses other than single-family detached homes)			
	Required	Proposed	Variance?
Min. Lot Area	60,000 s.f.	55,750 s.f.	Yes *
Min. Lot Frontage	150 ft.	> 150 ft.	No
Min. Front Yard	50 ft.	9.37 ft.	Yes *



R-2B District Requirements (permitted uses other than single-family detached homes)			
	Required	Proposed	Variance?
Min. Side Yard	40 ft.	48.06 ft.	No
Min. Rear Yard	50 ft.	147.10 ft.	No
Max. Impervious Surface Ratio	.50	< .50	No
Min. Useable Yard Area	20% each yard	Unstated	Unknown
Max. Building Height	35 ft.	18 ft.	No

*\* Existing condition*

- 3.3. The applicant should provide information to determine compliance with the minimum useable yard area, and request relief as necessary.

#### 4.0 Comments

- 4.1. The applicant should correct the zoning compliance table on Sheet T-1 for consistency with the R-2B zone district requirements.
- 4.2. The proposed chain link fence is 6 ft. in height with barbed wire atop that will increase the height to a maximum of 10 ft.
- a. Barbed wire is prohibited in residential districts, as per Section 429.G.3, and the maximum fence height is 6 ft, as per Section 429.G.4. The applicant should address the need for security and request relief as needed.
- 4.3. The applicant should confirm no tree removal is proposed.
- 4.4. Section 525.H. of the Land Use Ordinance requires landscaping buffers with Table 5.10 providing the required buffer between various land uses. Utility uses are not listed in the table and do not have a required buffer. Notwithstanding, the applicant is proposing a row of evergreen trees along the rear of the chain link fence, between the use and the residences to the rear.
- 4.5. The applicant should revise the landscape plan as follows:
- a. Trees and/or shrubs between the fence and the Johnson Trolley Line should be added, excluding the driveway area. This multi-use path is an important recreation feature in the Township and is planned for further improvement and therefore public use. The addition of plantings in this area may require the fence to be setback further from the property line. The plants selected should be native to New Jersey and consistent with the recommendations in Section 525.
- b. The applicant should diversify the trees proposed along the rear to include multiple species, rather than only arborvitae trees. The trees selected should be native to New Jersey and consistent with the recommendations in Section 525.



- 4.6. The applicant should indicate if deliveries or site visits will increase as a result of the new building. Additionally, the applicant should address site access and how vehicle parking is accommodated.
- 4.7. The applicant should indicate if there is existing or proposed lighting on the site. If yes, additional information (such as lighting levels, fixture types, etc.) should be provided.
- 4.8. The applicant should indicate if there is an audible equipment failure alert system proposed for the site. If so, testimony should be provided to address the noise level and length of time the alert will ring.
- 4.9. Signage with contact information for area residents in the event there is concern on the site should be provided at the site.

## **5.0 Land Use Policy**

- 5.1. As stated in Section 405., *The Residential 2B district is intended primarily for single family detached residential uses on lots of 15,000 square feet or larger, or in cluster developments on smaller lots.*
- 5.2. The 2023 Master Plan Reexamination Report provides the following Community Facilities and Municipal Services goal and objective which are relevant to the application:

*Goal: Establish and maintain a level of community facilities and public services sufficient to satisfy the needs of present residents and to allow for the well-planned expansion of facilities to meet future needs.*

*Objective: Provide for streets, utilities, parks, police and fire protection, and other services sufficient to meet the needs of Lawrence residents and business owners.*

## **6.0 Materials Reviewed**


- 6.1. Application and Supporting Documents
- 6.2. *Minor Site Plan*, 23 sheets, prepared by Remington & Vernick Engineers, dated May 2024, last revised January 2025

## **7.0 Applicant Team**

- 7.1. Applicant: Aqua New Jersey, Inc., 10 Black Forest Road, Hamilton, NJ 08691
- 7.2. Owner: Township of Lawrence, 2207 Lawrence Road, Lawrenceville, NJ 08648
- 7.3. Attorney: Richard Wells, Esq., Archer & Greiner, P.C., 1025 Laurel Oak Road, Voorhees, NJ 08043. Telephone: 856.616.2689. Email: [rwells@archerlaw.com](mailto:rwells@archerlaw.com).
- 7.4. Engineer: Stephanie Cuthbert, PE, CME, Remington & Vernick Engineers, 2059 Springdale Road, Cherry Hill, NJ 08003. Telephone: 609.680.5831. Email: [stephanie.cuthbert@rve.com](mailto:stephanie.cuthbert@rve.com).

**TOWNSHIP OF LAWRENCE**  
**Division of Planning and Redevelopment**

TO: Brenda Kraemer, Assistant Municipal Engineer  
Elizabeth McManus, Planning Consultant  
Edwin W. Schmierer, Planning Board Attorney  
**James DeForte, Construction Official**  
Edward Tencza, Public Safety Coordinating Committee  
Environmental Resources Committee  
Shade Tree Advisory Committee  
Keith Levine, Health Officer

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Minor Site Plan Application No. SP-3/25  
**Aqua New Jersey, Inc.**, Well #9, Denow Road  
Tax Map Page 47, Block 4701, Lot 42

DATE: June 24, 2025

Attached are the documents listed below with regard to the referenced site plan application:

- Application No. SP-3/25 and Supporting Documents
- Site Plans, dated January 31, 2025

This application is scheduled for review by the Planning Board at the meeting to be held Monday, August 4, 2025. Please review these documents and submit your report to this office as soon as possible, but **no later than July 25, 2025**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRL  
M:\Planning Board\Applications\Aqua SP 3.25\Distribution Letter.doc  
Attachments

RECEIVED

JUN 24 2025

TOWNSHIP  
CLERK DEPARTMENT

*No Pldy Comments 6/24/25 JRL*  
*No Fire Comments 06/25/2025 SM*

*UCC Building Permit will be required 6-26-25 AAC*

*No Electric Comments 6-26-25 JRL*



# LAWRENCE TOWNSHIP HEALTH DEPARTMENT

2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648

Telephone: (609) 844-7089

Date: July 2, 2025

To: James Parvesse, P.E., Municipal Engineer, Secretary to Planning Board

From: Keith Levine

## REVIEW FOR:

<input type="checkbox"/>	Building Permit	<input type="checkbox"/>	Food Establishment
<input type="checkbox"/>	Certificate of Occupancy	<input type="checkbox"/>	Sewage Disposal System
<input checked="" type="checkbox"/>	Planning Board	<input type="checkbox"/>	Individual Water Supply
<input type="checkbox"/>	Zoning Board	<input checked="" type="checkbox"/>	Commercial Property
<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	Other: <u>Appln # SP-3/25</u>

PROJECT NAME: Aqua NJ Well #9 Amended Minor Site Plan

LOCATION: Denow Rd

BLOCK: 4701 LOT # 42 PR# \_\_\_\_\_

OWNER: Aqua New Jersey, Inc. Phone: 856-616-2689

ENGINEER/ARCHITECT: Remington & Vernick Engineers

ADDRESS: 2059 Springdale Rd  
Cherry Hill, NJ 08003 PHONE: 856-795-9595

☐ APPROVAL ☐ DISAPPROVAL ☒ APPROVAL WITH CONDITIONS

## COMMENTS:

For RVE plans dated May 2024, Revision 1 Jan. 2025:

Construction activities shall comply with Township Noise Ordinance #935-07 Chapter 258.

Protect existing well during construction in accordance with NJAC 7D.

Provide list of hazardous chemicals, if any, that will be used in the proposed treatment process and storage location(s) as appropriate.

Provide proof of compliance with NJAC 7:10 Safe Drinking Water Act rules.

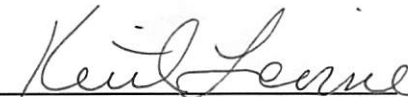
Consider installing roof access hatch over well as shown on plans for well #6.

RECEIVED

JUL - 2 2025

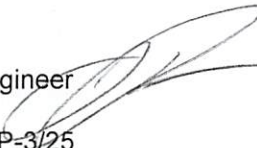
ENGINEERING DEPT.

  
John R. Sullivan, REHS

  
Keith Levine, Health Officer

**TOWNSHIP OF LAWRENCE**  
**Division of Planning and Redevelopment**

TO: Brenda Kraemer, Assistant Municipal Engineer  
Elizabeth McManus, Planning Consultant  
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JRL  
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Attachments

No Comment



Eric Marshall / Public Safety  
7/24/2025



**To:** Lawrence Township Planning Board  
**From:** Environmental and Green Advisory Committee (EGAC)  
**Date:** July 25, 2025  
**Re:** Aqua Well 9 Preliminary and Final Application

Per the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), we have reviewed the application materials provided to the Committee by the Township of Lawrence.

**Wetlands**

Verify wetland limits and buffers, risk of encroachment on transition areas.

**Landscaping**

Tree removal is not indicated. Will any trees be lost?

All replacement trees are Thuja. Layering native species such as Eastern Red Cedar along with understory plants with year-round interest would benefit biodiversity, screening, and increased environmental services.

**Wildlife**

How will the taking of bats be mitigated?

**Lighting**

Not found on plans. Will there be lighting? If so, apply Dark Sky standards.