

Applicant: Aqua NJ Well #6 - Lawrenceville-Pennington Rd.

Appl. No.: SP-2/25

REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	6/24/25	7/25/25			
b. Professional Planner	6/24/25	7/25/25			
c. Traffic Consultant					
d. Construction Official	6/24/25	6/26/25			
e. Shade Tree Advisory Comm.	6/24/25				
f. Health Officer	6/24/25	7/2/25			
g. Tax Collector	6/24/25	6/24/25			
h. Public Safety	6/24/25	7/24/25			
i. Environ. Res. Committee	6/24/25	7/25/25			
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: Preliminary & Final Major Site Plan Application No. SP-2/25
Aqua New Jersey, Inc., Well #6, Lawrenceville-Pennington Road
Tax Map Page 47, Block 4701, Lot 4

DATE: July 25, 2025

Aqua NJ has applied to the Planning Board for preliminary and final major site plan approval for construction of a new 1,197 square foot water treatment building at the existing Well #6 facility. The existing building will be demolished. Additionally, improvements include landscaping, fencing and lighting.

The Aqua facility is located within an easement on property owned by the Village Mill HOA with access provided along the Johnson Trolley Line. 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 1976 allows the expansion and improvements. Notification of the property owner shall also be confirmed as the Village Mill HOA is not part of the 200-foot perimeter list.

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

Detailed Report:

1. The new building will be constructed in the southerly portion of the easement area, behind the existing building location. It appears that the location was selected to meet the required front yard setback of 50 feet (52.49 ft. provided); however, a significant rear yard setback variance is necessary (50 ft. required, 14.77 ft. provided).

Due to the location of this facility, adjacent to residential dwellings, we recommend shifting the building closer to the Trolley Line to maximize the rear yard setback. This relocation would be less intrusive and would improve the buffer between the building and the residential properties. It would also assist with protection of existing trees.

2. 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 additional tree removal shall also be identified.
3. There will be a significant impact on the Johnson Trolley Line Trail from construction vehicles accessing the site (both during and after construction). The Township recently refurbished the trail with stone dust for pedestrians and cyclists; however, the trail will not withstand truck traffic from building materials and equipment without surface damage. Surface condition has been an ongoing issue for several years as the Trolley Line is used for utility access. It is recommended that Aqua upgrade the surface to asphalt along the section of the trail between Lawrenceville-Pennington Road and Denow Road. Replacement of the existing concrete apron at Lawrenceville-Pennington Road (damaged by utility vehicles) should also be included.
4. A grinder pump is shown on the easterly outside face of the building. Noise impacts shall be discussed. If necessary, the Applicant shall consider locating the grinder pump within the building. Any noise impacts from exhaust fans shall also be discussed.

5. A “water” connection to an existing inlet in the front yard is labeled. The type and quantity of flow shall be provided. It is unclear whether the inlet functions as a drywell or is connected to a storm sewer system.
6. 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.
7. All new electric shall be installed underground from the existing utility pole.
8. Soil erosion measures shall be removed from this set. A separate approval through the Lawrence Township Engineering Department is required.
9. Bonding and inspection fees are required. All construction in the Township right of way must be bonded.
10. 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.
11. Other permits/approvals:
 - a. Mercer County Planning Board (or letter of no interest)
 - b. ELSA
 - c. Public Safety Coordinating Committee


Documents Reviewed:

- Application SP-2/25 and supporting documents
- Site Plans dated January 2025



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

To: Lawrence Township Planning Board

From: Elizabeth McManus, PP, AICP 

Re: **Aqua New Jersey, Inc.: Well 6, Water Treatment Plant Improvements**
Minor Site Plan and Bulk Variance Application
51 Lawrence-Pennington Road
Block 4701, Lot 4
AT Zone District

Date: July 25, 2025

1.0 Proposal Overview

- 1.1.** The applicant seeks minor site plan and bulk variance approval to replace the existing water treatment building of approximately 180 s.f. with a new 1,197 s.f. building at an existing water treatment plant on Block 4701, Lot 4, as well as associated improvements. The purpose of the building is to conduct PFAS treatment of drinking water. The proposed building is located at the southwest corner of the site, in a wooded area. The building will have multiple garage doors and building entrances. The existing chain link fence enclosing the developed portion of the site will be replaced and the applicant is proposing a variety of trees and shrubs along the east side of the fence.
- 1.2.** The site is located at the rear of a multi-family development along Lawrence-Pennington Road and adjacent to the Johnson Trolley Line. The existing and proposed improvements are proximate to and have "frontage" on the Johnson Trolley line. The area utilized for water treatment is subject to an easement intended for water distribution.
- 1.3.** Access to the treatment plant is provided via the Johnson Trolley Line; no access is provided via the multi-family development. No parking exists or is proposed.
- 1.4.** The site is in the AT zone district and consists of 2.24 acres; however, the lease area is .49 ac.

2.0 Surrounding Area

- 2.1.** The Johnson Trolley Line is immediately west of the site. The residential development on the property is north of the lease area.
- 2.2.** South and west (opposite the Johnson Trolley Line) of the site are single-family detached homes in the R-2B district. A detention basin serving single-family homes in the R-2B zone district and along Polonia Drive abuts the site to the east. The rear yards of single-family homes along Melvina Drive face the site, across the Johnson Trolley Line.



3.0 Zone District Compliance

3.1. The AT zone district, Section 409.B., 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 4.1 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 4.2, 4.3 and 4.4 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, the proposed building setback and the proposed fencing is necessary.*

3.2. The application requires bulk variance relief from the AT zone district, Section 409.E., for existing conditions and the proposed building setback. The below table provides additional information; note that it does not detail compliance of the existing multi-family development.

AT District Requirements			
	Required	Proposed	Variance?
Min. Lot Area	10 ac.	2.24 ac.	Yes *
Min. Buildable Land Area	7 ac.	< 7 ac.	Yes *



AT District Requirements			
	Required	Proposed	Variance?
Min. Open Space	30% of tract	> 32%	No
Min. Tract Frontage	300 ft.	< 300 ft.	Yes *
Max. Gross Density	10 du/ac	< 10 du/ac	No
Min. Building Setback	50 ft.	East Side: 14.77 ft. Rear: 40.19 ft.	Yes **
Min. Parking and Driveway Setback	25 ft.	< 25 ft.	Yes *
Max. Building Height	38 ft. / 3 stories	18 ft.	No

* Existing condition

** The table reflects noncompliance of the proposed building; however, the existing buildings are also noncompliant.

4.0 Comments

- 4.1. 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.
- 4.2. A buffer area of approximately 50 feet, and composed of deciduous trees, exists between the southernmost residential building on the site and the water treatment area. A buffer area of approximately 30 feet exists between the water treatment area and the single-family home to the south. The applicant proposes to remove 5 trees near the eastern property line, including 2 large trees adjacent to the Johnson Trolley Line.
- 4.3. 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 variety of trees and shrubs, the majority of which are evergreen: 23 trees and shrubs are proposed along the east side of the lease area, between the treatment plant and the detention basin of the adjacent residential development and, to a lesser extent, the single family home to the south. Another 8 shrubs are proposed proximate to the Johnson Trolley Line.
- 4.4. The applicant should revise the landscape plan to provide additional trees and/or shrubs between the fence and the Johnson Trolley Line, 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 plants selected should be native to New Jersey and consistent with the recommendations in Section 525.
- 4.5. 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.



- 4.6. 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 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.
- 4.8. 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 409., *The Apartment and Townhouse (AT) residential zone is intended to provide for dwellings in a garden apartment, multi-story or townhouse configuration at moderate multi-family densities.*
- 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: Village Mill Property Owners Association, PO Box 6622, 2 Meadow Road, Lawrence Township, 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.
- 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.

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: Preliminary & Final Major Site Plan Application No. SP-2/25
Aqua New Jersey, Inc., Well #6, Lawrenceville-Pennington Road
Tax Map Page 47, Block 4701, Lot 4

DATE: June 24, 2025

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

- Application No. SP-2/25 and Supporting Documents
- Site Plans, dated January 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
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Attachments

RECEIVED

JUN 24 2025

CONSTRUCTION DEPARTMENT

No Plbg Comments 6/24/25 JQ
No Fire Comments 06/25/2025 JY
UCC Building Permits will be required 6-26-25 AAC
No Electric Comments 6/26/2025 JY

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-2/25</u>

PROJECT NAME: Aqua NJ Well #6 Prelim. & Final Minor Site Plan

LOCATION: 51 Lawrenceville - Pennington Rd

BLOCK: 4701 LOT # 4 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.

RECEIVED

RECEIVED

JUL - 2 2025

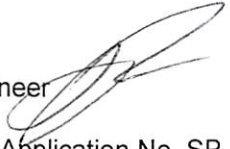
ENGINEERING DEPT.
ENGINEERING DEPT.


John R. Sullivan, REHS


Keith Levine, Health Officer

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
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FROM: James F. Parvesse, Municipal Engineer 

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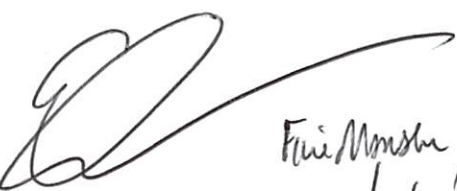
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JRL
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Attachments

No Comments


Elizabeth McManus / Public Safety
7/24/2025



To: Lawrence Township Planning Board
From: Environmental and Green Advisory Committee (EGAC)
Date: July 25, 2025
Re: Aqua Well 6 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.

Landscaping

- Approximately 10% of the total basal tree area is being mitigated for tree removal.
- Increase caliper size (e.g., 3"–3.5") for shade trees
- Add more canopy species, especially native oaks or maples
- Replace non-native and hybrids with natives that add biodiversity.
- Layer shade trees with understory and ground cover.

Wildlife

- How will the risk of taking bats be mitigated?

Wetlands

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

Stormwater

- Add filter strips, grassed swales, rain gardens to intercept runoff from disturbed or paved surfaces and wherever possible.

Lighting

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