

Applicant

Agua New Jersey, Inc

Appl. No.


SP-4/22

REFERRALS

	Date		Date		Additional Reports
	Referred	Dated	Referred	Dated	
a. Municipal Engineer	<u>10/27/22</u>	<u>11/29/22</u>			
b. Professional Planner	<u>10/27/22</u>	<u>11/28/22</u>			
c. Traffic Consultant					
d. Construction Official	<u>10/27/22</u>	<u>10/31/22</u>			
e. Shade Tree Advisory Comm.	<u>10/27/22</u>	<u>11/28/22</u>			
f. Health Officer	<u>10/27/22</u>	<u>11/10/22</u>			
g. Tax Collector	<u>10/31/22</u>	<u>11/1/22</u>			
h. Public Safety	<u>10/27/22</u>				
i. Environ. Res. Committee	<u>10/27/22</u>	<u>11/29/22</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. <u>Ed Schriener</u>	<u>10/27/22</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-4/22
Aqua New Jersey, Inc., 25 Green Avenue
Tax Map Page 57, Block 5703, Lot 109

DATE: November 29, 2022

Aqua New Jersey, Inc. has requested minor site plan approval for a 760 sf addition to the existing water treatment building at 25 Green Avenue. The existing building was approved in 2015 per Resolution of Memorialization 25-15. The proposed improvements include the building, fencing, landscaping, utilities and new grass paver blocks.

Detailed Report:

1. The plans show installation of a new backwash tank to be connected to the existing sanitary sewer pipe in Green Avenue. Green Avenue was recently paved and is under moratorium until July 2025. The applicant shall provide further information regarding the need for the connection. Ewing-Lawrence Sewerage Authority approval will be required.

If a road opening is approved, the applicant will be required to provide a more comprehensive repair to mitigate the impacts to this recently paved roadway.

2. The plans show two (2) drywells for roof runoff. The drainage calculations approved in 2015 shall be updated to include the new impervious coverage. The plans note the existing drywells will be removed; the plans shall clarify all roof drainage will be connected to the new infiltration areas. Soil testing is required per §522.E.4. and must be witnessed by this office.
3. Section 431.J.3.c. of the Lawrence Township Land Use Ordinance prohibits land disturbance within 50' of a stream. Several improvements proposed by the Applicant are within 50' of a stream or in a riparian area. However, this Section of the Lawrence Township Land Use Ordinance does contain an exception which provides that such disturbances in riparian zones necessary to protect public health, safety or welfare or provide an environmental benefit are exempt from the requirements of the ordinance.
4. The applicant had previously represented and shall confirm that there will be no chemicals stored indoors other than the chemicals used in the operation, and no outdoor chemicals stored on the property for the applicant's water treatment work. It is our understanding that all chemicals are delivered directly into the chemical tanks used for operation of the water treatment.
5. The applicant shall replace dead / dying landscaping material required in conjunction with the 2015 project. In addition, there are numerous items missing around the fence perimeter. The driplines for the existing 30" specimen trees on the west side of the new fence shall be accurately shown on the plans. The fence shall be relocated if necessary to avoid this area.
6. A Lawrence Township Soil Disturbance Permit is required.
7. Bonding and inspection fees per current MLUL regulations and §902 shall be posted. Note that a public improvement bond will be required to include any work in the right-of-way and perimeter buffer landscaping.
8. Other permits / approvals:
 - o NJDEP
 - o ELSA

Documents Reviewed:

- Letter from HDR, dated October 31, 2022
- Application No. SP-4/22
- Civil Cover Sheet, Sheet 01C-00, revision dated September 20, 2022
- Civil Symbols, Abbreviations and Notes, Sheet 01C-01, revision dated September 20, 2022
- Existing Conditions and Demolition Plan, sheet 01C-02, revision dated September 20, 2022
- Site Plan, Sheet 01C-03, revision dated September 20, 2022
- Utility Plan and Profile, Sheet 01C-04, revision dated September 20, 2022
- Grading and Drainage Plan, Sheet 01C-05, revision dated September 20, 2022
- Landscaping and Lighting Plan, Sheet 01C-06, revision dated September 20, 2022
- Construction Details I, Sheet 01C-07, revision dated September 20, 2022
- Construction Details II, Sheet 01C-08, revision dated September 20, 2022
- Construction Details III, Sheet 01C-09, revision dated September 20, 2022
- Architectural Symbols, Legend and Symbols, Sheet 01A-01, revision dated June 20, 2022
- Fire and Life Safety Plan, Sheet 01A-02, revision dated June 20, 2022
- Ground Floor Plan, Sheet 01A-03, revision dated June 20, 2022
- Roof and Reflected Ceiling Plan, Sheet 01A-04, revision dated June 20, 2022
- Exterior Elevations, Sheet 01A-05, revision dated June 20, 2022
- Building Sections, Sheet 01A-06, revision dated June 20, 2022
- Wall Sections, Sheet 01A-07, revision dated June 20, 2022
- Details 1 of 2, Sheet 01A-08, revision dated June 20, 2022
- Details 2 of 2, Sheet 01A-09, revision dated June 20, 2022
- Door Schedule and Details, Sheet 01A-10 revision dated June 20, 2022

JFP/sjs

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

To: Lawrence Township Planning Board

From: Elizabeth McManus, PP, AICP, LEED AP *EM*
Brett Harris, PP AICP *BH*

Re: **Aqua NJ Minor Site Plan**
Minor Site Plan Application
Block 5703, Lot 109 | 25 Green Avenue
R-2B Residential 2B Zoning District

Date: November 28, 2022

1.0 Project Overview

- 1.1 The Applicant is requesting minor site plan approval to construct a 760 square foot building addition to the rear of the existing water treatment building, located on Lot 109. Additional proposed site improvements include the removal and replacement of grass pavers, the removal and replacement of a security fence, and screening plantings. No improvements are proposed on Lots 160 or 161.
- 1.2 No new variances or design waivers are requested as part of the application. We note the minimum lot area, and lot width, are existing non-conforming conditions.





2.0 Site & Surrounding Area

- 2.1** The subject property is composed of three lots and operates as one site. The site is occupied by a water treatment building, an enclosed generator, a wellhouse, two parking spots, and a loading area. There is a pedestrian walkway connecting Merion Place and Green Avenue located on the northern portion.
- 2.2** The site is located in a residential neighborhood, with single-family residential uses in the R-2B District to the north, south, east and west. Directly adjacent to the south of the site is the Johnson Trolley line, which serves as a passive recreation amenity for members of the community. The residential neighborhood can be characterized by two-way streets, street parking, and limited sidewalks. The site and surrounding areas can be seen on the following Aerial Map.



Merion Place frontage.



POLICY
PLANNING
DESIGN

25 GREEN AVENUE - AQUA NJ

Block 5703 Lots 160, 161, & 109

BOROUGH OF LAWRENCE, MERCER COUNTY NJ

DATA SOURCE: Aerial Imagery, Google Earth 2021; NJGIN Mercer County Parcels 2021



3.0 Variances and Exceptions

- 3.1** The subject site is located within the R-2B Residential 2B Zoning District. The R-2B District permits single family detached dwellings on lots of 15,000 square feet or larger. Municipal uses are permitted in the District.
- 3.2** The Applicant does not require new bulk variance relief from the R-2B District standards. Please see the following table for additional detail.

R-2B District Standards (§405)				
	Required	Existing	Proposed	Variance?
Min. Lot Area	60,000 SF	35,182 SF	No Change	*No
Min. Lot Width	150 feet	139.57 feet	No Change	*No
Min. Usable Yard	20%	> 20%	60%	No
Max. Impervious Surface Ratio	.5	< .5	.23	No
Min. Front Yard	50 feet	> 50 feet	52.2 feet	No
Min. Rear Yard	50 feet	> 50 feet	162.4 feet	No
Min. Side Yard	40 feet	40 feet	40 feet	No
Max. Building Height	35 feet	<35 feet	<21 feet	No

**Indicates existing non-conforming condition*

4.0 Plan Comments

- 4.1** In §504 of the Township’s Land Use Ordinance, Table 5.1 states one sidewalk or graded area is required for street types with low intensity residential access. There are limited sidewalks in this neighborhood, particularly along Green Avenue. The Applicant is not proposing a sidewalk along Green Avenue; however, we note a pedestrian walkway connects Merion Place and Green Avenue.
- 4.2** Additional detail should be provided regarding the proposed lighting and should include the proposed footcandle values and any light spillage of the proposed site and building lighting.
- 4.3** The Applicant is proposing to replace a portion of the existing chain link fence with a chain link fence with mesh fabric. The color of the proposed fence and fabric should be specified. Alternatively, the Board may



consider a fence with no mesh fabric or a solid wood fence in order to provide the desired screening but in a more attractive manner. The Applicant should confirm the portion of the fence along the Green Avenue frontage is proposed to remain.

- 4.4 Confirmation should be provided regarding the preservation of the existing mature trees along the site's Green Avenue frontage.



5.0 Materials Reviewed

5.1 Application and supporting documents.

5.2 Preliminary & Final Minor Site Plans, consisting of 10 sheets, prepared by Kristin Munoz of HDR Engineering, dated September 2022

5.3 Architecture Plans, consisting of 10 sheets, prepared by Kristin Munoz of HDR Engineering, dated July 2022

6.0 Applicant Team

6.1 Applicant & Owner: Adam Burger (Aqua NJ), 25 Green Avenue 609-587-4080x56530
aburger@aquaaamerica.com

6.2 Engineer: Kristin Munoz PE HDR Engineering Inc, 1 International Blvd 10th Floor Mahwah NJ 07495 201-312-8075, Kristin.munoz@hdrinc.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
Michael Rodgers, 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-4/22
Aqua New Jersey, Inc., 25 Green Avenue
Tax Map Page 57, Block 5703, Lot 109

DATE: October 27, 2022

Attached are the following documents with regard to the above-referenced site plan application:

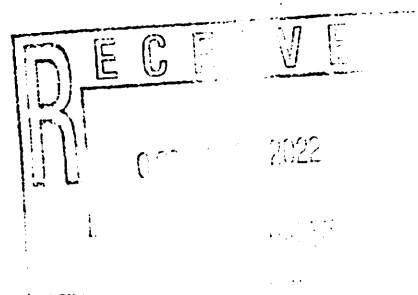
- Letter from HDR, dated October 31, 2022
- Application No. SP-4/22
- Civil Cover Sheet, Sheet 01C-00, revision dated September 20, 2022
- Civil Symbols, Abbreviations and Notes, Sheet 01C-01, revision dated September 20, 2022
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- Construction Details III, Sheet 01C-09, revision dated September 20, 2022
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- Fire and Life Safety Plan, Sheet 01A-02, revision dated June 20, 2022
- Ground Floor Plan, Sheet 01A-03, revision dated June 20, 2022
- Roof and Reflected Ceiling Plan, Sheet 01A-04, revision dated June 20, 2022
- Exterior Elevations, Sheet 01A-05, revision dated June 20, 2022
- Building Sections, Sheet 01A-06, revision dated June 20, 2022
- Wall Sections, Sheet 01A-07, revision dated June 20, 2022
- Details 1 of 2, Sheet 01A-08, revision dated June 20, 2022
- Details 2 of 2, Sheet 01A-09, revision dated June 20, 2022
- Door Schedule and Details, Sheet 01A-10 revision dated June 20, 2022

This application is scheduled for review by the Planning Board at the meeting to be held Monday, December 19, 2022. Please review these documents and submit your report to this office as soon as possible, but **no later than Monday, November 28, 2022** so that reports may be provided to the applicant and Board members prior to the meeting.

SJS
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Attachments

NO Bldg Comments 10/31/22 MZ
NO Fire Comments 10/31/22 SM
NO PCBG Comments 11/2/22 JEO
NO ELECTRICAL COMMENTS 11/4/2022 JFW



**TOWNSHIP OF LAWRENCE
P.O. Box 6006
Lawrenceville, New Jersey 08648**

**Department of Community Development
609-844-7087**

**Lawrence Township Shade Tree Advisory Committee
REPORT**

25 Green Avenue, AQUA NJ WELL STATION Water Treatment Facility
November 28, 2022 STAC meeting

Committee members David Bosted (chair), Ed Sproles, and Ed Brzoza contributed to this report.

- We have reviewed the plans for 25 Green Avenue. STAC suggests fewer Spotted Laurel and more rhododendrons. The goal is to make the screening look more naturalistic.
- Also, replace some of the Spotted Laurel with Mountain laurel. The spotted laurel are proposed to be planted in an unnatural-looking straight line. Make the screening shrubs look more natural.
- STAC suggests planting some screening plants alongside the Trolley line trail. Mountain laurel (Kalmia) is a native plant that would be a good choice.
- Also, Native honeysuckle could be planted along the fence that is alongside the Trolley line trail. It would help screen the industrial-looking well station treatment facility which is in a residential area. Diervilla lonicera is native to Eastern North America. It is shade-tolerant.
- PUBLIC COMMENT PERIOD. Public testimony suggested that acquisition the flood-prone property on Zoar Ave, near the East Branch of the Shabakunk Creek and the Johnson Trolley Line, would be desirable. The property is on the market. The property is partially wooded and is adjacent to existing Township-owned property.

--Respectfully submitted, David Bosted, STAC Chair

LAWRENCE TOWNSHIP HEALTH DEPARTMENT
2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648
Telephone: (609) 844-7089

Date: November 10, 2022
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>AppIn # SP-4/22</u>

PROJECT NAME: Aqua NJ Well Sta. Water Treatment Upgrades Prelim. & Final Minor Site Plan

LOCATION: 25 Green Ave.

BLOCK: 5703 LOT # 109, 160 & 161 PR# _____

OWNER: Aqua New Jersey, Inc. Phone: 609-587-4080 X 56530

ENGINEER/ARCHITECT: Kristin Munoz, PE HDR Engineering, Inc.

ADDRESS: 1 International Blvd., 10th Fl
Mahah, NJ 07495 PHONE: 201-312-8075

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:

For HDR plans dated Sept 2022, Revision B:
Provide approval from ELSA for the potential increased usage, as appropriate.
Construction activities shall comply with Township Noise Ordinance #935-07 Chapter 258.
Protect existing wells during construction in accordance with NJAC 7D.
Provide description of proposed treatment process and equipment.
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

NOV 14 2022

ENGINEERING DEPT.


John R. Sullivan, REHS


Keith Levine, Health Officer

Township of Lawrence
ENGINEERING DEPARTMENT

TO: Susan McCloskey, Tax Collector
FROM: Susan Snook, Administrative Secretary *SJS*
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: October 31, 2022

Please update the status of taxes and sewer payments with regard to the following application:

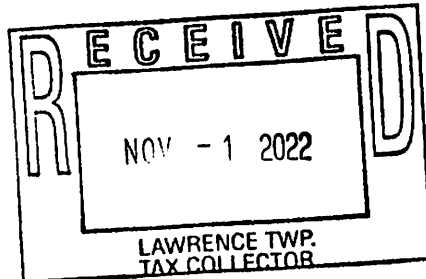
Application No(s): SP-4/22
Application Name: Aqua New Jersey, Inc.
Street Address: 25 Green Avenue
Tax Map Page(s): 57
Block: 5703
Lot(s): 109

Thank you for your anticipated assistance and response.

SJS
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*Taxes are current and
this property is not
billed for sewer*

SJS
Tax Collector





To: Lawrence Township Planning Board
From: Environmental and Green Advisory Committee (EGAC)
Date: November 29, 2022
Re: Aqua, 25 Green Ave. Minor Site Plan Application No. SP-4/22
Tax Map Pages 57, Block 5703, Lot 109

In accordance with the legal authority and responsibility of the Lawrence Township Environmental and Green Advisory Committee (EGAC), we have conducted a review of the application materials provided to the Committee by the Township of Lawrence.

SUMMARY

This is a Tier 1 Community Well Head Protection Area (WHPA) in the Historic District. The site is in the flood plain, contains wetlands, and is a Riparian Corridor Rank 1.

Vegetation is primarily non-native shallow-rooted turf grass, limiting environmental services for the site and township. Vegetated riparian buffer and additional trees are of import for the Riparian Corridor and will help mitigate stormwater runoff, control erosion problems on-site and downstream, and improve water quality, which seems particularly of interest in Aqua's Tier 1 WHPA.

Stormwater Management

1. Stormwater calculations, storage calculations, and mounding analysis have not been provided.
2. Required soil permeability tests at dry well locations have not been provided. Note that per NJ BMP, a factor of safety of 2 must be applied to the slowest tested permeability rate to determine the design permeability rate (as the actual permeability rate may vary from soil testing results and may decrease over time).
3. Dry well appears to need 8 feet (per plans) *plus* the 2-foot separation from the Seasonal High-Water Table (SHWT), which is not indicated on the plans.
4. Confirm the lowest invert in the outlet or overflow structure is below the flood hazard area design flood.
5. NJ BMP indicates no filter fabric at bottom of the dry well, only the top and sides (plans show filter fabric surrounding the entire dry well).
6. There is no riparian buffer vegetation. Native trees and vegetation will improve water quality, stabilize the erosion issue, and help mitigate runoff on-site and downstream.

Riparian Buffer, Wetlands, Flood Plain, and Flood Hazard Area

1. Required list of Regulatory Approval and Permits (and status) is missing, including DEP, ELSA, and D&R Canal Commission.
2. The Flood Hazard Area, in particular, appears to need review and confirmation.
3. The new building is right up against the 50' Riparian and Wetland Buffers (as delineated by HDR Engineering and surveyed by Borbas). How will the buffer be protected during construction or activity afterward?
4. Seems sports activities may be occurring in buffer areas (soccer net in buffer). Increased vegetation can help protect the buffer from activity as well as increase environmental services and visual appeal.

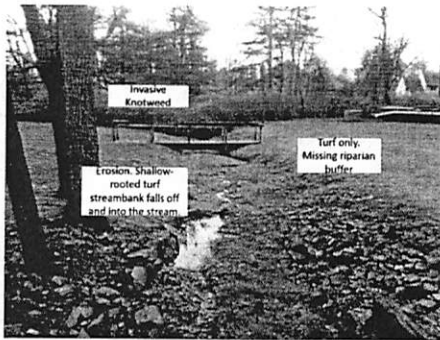
Lighting

1. The Holophane lighting product indicates a CCT of 5000K which is a very bright blue-white and is an issue for insects, birds, and other creatures as well as light pollution. A CCT of

3000k is strongly recommended for environmental health and control of light pollution, particularly for the Historic District and residential neighborhood.

Landscaping

1. There is invasive knotweed on the site along the trolley line, an increasing problem. Herbicide is not recommended as the site is within the Tier One of the Community WHPA and because of the dry wells. Repeated cutting back during the growing season can control. Aggressive *native* vegetation can be added which can eventually take over.
2. Adding riparian vegetation to the buffer will improve water quality, mitigate quantity, improve water temperature, stabilize erosion, and increase biodiversity.
3. The plans do not show tree or shrub removal. Will the rhododendrons currently along the sidewalk remain and new shrubs add to density or are they included as the new planting on the Landscaping Plan? Dense planting (using mulch only as a temporary input until plant density takes over) will increase plant resiliency.
4. Substitute non-native cultivars on Landscaping Plan with native (non-cultivar) shrubs. If deer browse a concern intermingle native with non-native abhorrent to the deer (e.g. bee balm, garlic, chives) and increase density.
5. Add native trees. Seems Lot 160 has space for tree density that would not interfere with the drive paths or mechanical and building assets. Tall, deciduous trees should be avoided near the roofs to avoid clogging dry well flows.



Other

1. The Lawrence Township tax map shows "well access utility and conservation easement" at the site but it is missing on the plans. Clarify?
2. Location is in a preferred solar siting. Add solar or build for addition in the future?
3. Is snow removal an issue? If so, what is the plan and where is the storage?

Well Head Protection Area

1. A Well Head Protection Area (WHPA) is an area calculated around a Public Community Water Supply (PCWS) well in New Jersey that delineates the horizontal extent of groundwater captured by a well pumping at a specific rate over two-, five-, and twelve-year periods of time for unconfined wells. The confined wells have a fifty-foot radius delineated around each well serving as the wellhead protection area to be controlled by the water purveyor in accordance with Safe Drinking Water Regulations.
2. EGAC would be happy to cooperate on an educational community outreach campaign regarding the importance of the WHPA and how the community can help protect it if Aqua would find that appealing.