

# Borough of Hightstown (1104)

## Introduction

This municipal chapter is an element of the Mercer County Wastewater Management Plan prepared by the Mercer County Planning Division in accordance with N.J.A.C. 7:15.

Hightstown Borough, an established, self-governing municipality, is located entirely within East Windsor Township in the southeastern corner of Mercer County. The Borough, like most of the other Boroughs in Mercer County, has a varied, built landscape with very little vacant land remaining and is identified under the New Jersey State Development and Redevelopment Plan as a Town Center. Hightstown Borough is intersected by one stream that runs north-south through a municipal park and a lake on the Borough's eastern edge. The Borough is comprised of a mix of land uses including a variety of housing, commercial uses, educational campuses, and industrial sites. The character of the Borough is defined by its historic structures and cultural resources. Primary transportation corridors define the downtown where CR 571 and CR539 intersect with Route 33.

The 2005 DVRPC (Delaware Valley Regional Planning Commission) population projection estimates Hightstown's population in 2010 to be 5,220 remaining constant with the 2005 projection. The 2007 DVRPC population projection estimates a slight increase in the Borough's 2010 population to be 5,263.

Following are some important considerations for this municipality with respect to wastewater management planning:

- Borough of Hightstown is considered an urban municipality.

In this document the following terms may be used:

Developed/under developed - areas within the existing or future sewer service area that are fully developed/ areas within the existing or future sewer service area that could be developed

EDUs - Equivalent Dwelling Units - a measure where one unit is equivalent to wastewater effluent from one dwelling unit. NJDEP defines a dwelling unit to mean any building or portion of a building, permanent or temporary, used or proposed to be used as a residence either seasonally or throughout the year. Most often, EDU is used in reference to a single family home.

gpd – gallons per day, a unit of flow measurement.

GSA - General Service Area (GSA) - represents the area to be served by septic systems or discharges to groundwater. For the purpose of this municipal chapter, GSAs are analogous to Individual Subsurface Sewage Disposal Systems (ISSDS).

GW – groundwater

HUC11 - Hydrologic Unit Code consisting of 11 digits – a United States Geological Survey (USGS) standard designation for subwatersheds delineated based on topography.

ISSDS – Individual Subsurface Sewage Disposal System – Also known as septic systems.

mgd – million gallons per day, a unit of flow measurement.

Nitrate Dilution Model (NDM) –The NDM is required by NJDEP and follows the calculations methodology developed by the New Jersey Geological Service (NJGS). The NDM uses the soils type (SSURGO (NRCS) digital soils GIS layer revised by DEP) to estimate the minimum lot size needed to provide enough recharge to dilute nitrate to a specified target. This method is intended to be a guide for estimating the impact of nitrate from septic tanks on groundwater quality. The NDM uses the minimum lot size to calculate the number of EDUs possible for a given area.

Non-discharge areas - areas where additional wastewater generation and/or discharge are prohibited.

Sewer Service Area (SSA) – represents the area to be served by a centralized treatment facility.

STP – Sewage Treatment Plant

SW – surface water

Urban municipality - those municipalities where 90 percent of the developable land area appears as “Urban Lands” as designated in the New Jersey Department of Environmental Protection’s 1995/97 and 2002 Land Use/Land Cover geographical information systems database as amended and updated, available as a digital data download from the Department at [www.state.nj.us/dep/gis](http://www.state.nj.us/dep/gis) , based on Level I of the Anderson Classification System (Anderson et al, 1976, modified by the New Jersey Department of Environmental Protection, 1999)

WMP – Wastewater Management Plan

WPCF – Water Pollution Control Facility

WPCP – Water Pollution Control Plant

WTF – Water Treatment Facility

WWTP – Wastewater Treatment Plant

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## Existing Infrastructure

The existing wastewater collection and conveyance infrastructure within this municipality consists of the following:

- Collection System – The entire Borough of Hightstown is largely developed. The collection system and associated trunk sewers convey flow from these populated areas to the Hightstown Advanced WWTP.
- Pumping Stations – Borough of Hightstown currently has XX existing pump stations through-out the municipality.

The existing major wastewater treatment facilities located within the municipality include:

- Hightstown Advanced WWTP – the wastewater treatment facility serving the municipality.

Tables 1a and 1b include additional minor facilities in Borough of Hightstown regulated through NJDEP that have individual New Jersey Pollutant Discharge Elimination System (NJPDES) discharge permits. Table 1a shows facilities which are indicated as discharge to groundwater (DGW). Table 1b shows facilities which are indicated as discharge to surface water.

The reference sources for Tables 1a and 1b were facility owners, NJDEP Dataminer, EPA Envirofacts Database, and NJDEP Bulletin.

The existing treatment facilities, if any, are illustrated on Map 2M.

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**Table 1a: Additional NJPDES (DGW) Minor Permitted Facilities within Borough of Hightstown**

NJPDES Permit Number	Facility Name	Permit Program Code	Receiving Stream or Aquifer	Classification	Permittee	Contact Organization Name	Block	Lot	Permitted Flow (gpd)	Existing Flow (gpd)	Future Flow (gpd)	Discharge Category
NONE												

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**Table 1b: Additional NJPDES (DSW) Minor Permitted Facilities within Borough of Hightstown**

NJPDES Permit Number	Facility Name	Permit Program Code	Receiving Stream or Aquifer	Classification	Permittee	Contact Organization Name	Block	Lot	Permitted Flow (gpd)	Existing Flow (gpd)	Future Flow (gpd)	Discharge Category
NONE												

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## Environmental Features

The Borough of Hightstown is surrounded entirely by East Windsor Township and is bisected by State Highway Route 33. The Borough contains small municipal parks, some that contain environmental features such as streams and lakes.

Two notable water features in the Borough are Peddie Lake which is drained by Rocky Brook flowing north toward the Millstone River.

## Delineation of Service Areas and Planning Integration

### *Sewer Service Areas*

Following are the sewer service areas within Borough of Hightstown. Existing areas served and future SSAs are shown on Maps 2M and 3M, respectively. The facilities providing treatment to these service areas have an associated facilities table in the Appendix.

- Hightstown Advanced WWTP (NJPDES NJ0029475) – This SSA encompasses the entire Borough.

An explanation of the mapping method used to delineate the SSA is included in Appendix A to this chapter.

### *General Service Area (Septic Service)*

General Service Areas (GSAs) consist of those areas with planning flows of less than 20,000 gallons for commercial properties or less than 2,000 gallons per day (i.e. residential septic systems) that are neither designated for sewer service nor as non-discharge areas. These areas can be seen in Maps 2M and 3M.

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## Future Wastewater Demand and Facilities

For the purposes of evaluating capacity and future sanitary flow rates, the full build-out of undeveloped or underdeveloped land in the Borough was derived from existing zoning and the development potential of land parcels within the Borough. The results of the build-out were compared to the permitted treatment capacity of major wastewater treatment facilities. This analysis is not required for the minor facilities.

The County used CommunityViz, a land use planning software package offered through Placeways, LLC. CommunityViz is an extension for ESRI's ArcGIS platform that uses existing zoning information to estimate future development. CommunityViz uses zoning data such as minimum lot size and set back requirements to evaluate potential number of future residential units or square feet of commercial space on individual parcels or within the municipality.

The County has identified a category of service indicated as "open with facilities". This category was created in response to a number of comments received from municipalities to include recreational lands, many purchased through public funding, in the Future SSA. The requests pertain to open space properties that currently have support facilities or may have them in the future. The intent of this service type category is to account for up to 2,000 gpd of wastewater generation from these parcels, while recognizing they will continue to function as municipal open space and recreational facilities. The estimated flow has been included in the capacity analysis for the facility serving the closest sewer service area. This category gives municipalities flexibility in planning for essential facilities that support existing and future recreational programming at the local level.

### ***Sewer Service Area Wastewater Capacity Analysis***

Table 2a presents the results of the Build-out Analysis within the SSA indicated above.

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**Table 2a: Borough of Hightstown Build-out Table (SSAs)**

NJPDES Permit Number	Major Public Wastewater Treatment Facility	Capacity Allocation/ Permitted Capacity (mgd)	Total Existing Flow (mgd)	Total Flow Attributed to TWAs Approved But Unconnected (mgd)	Residential Build-out Flow (mgd)	Non-Residential Build-out Flow (mgd)	Existing Septic Systems Flow (mgd)	Total Projected Build-out Flow (mgd)	Remaining Capacity (mgd)
NJ0029475	Hightstown AWWTP*	1.0 MGD	0.754	0.0154	N/A	N/A		0.769	0.231

\*Refer to Facility Table for Hightstown AWWTP

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Treatment Works Approvals (TWAs) approved by NJDEP for unconnected projects within the Borough of Hightstown consist of the following:

**Table 2b – Treatment Works Approvals**

TWA	Facility	Unconnected Flow (mgd)
North Preserve	Hightstown Advanced WTP	
Enchantment at Hightstown	Hightstown Advanced WTP	0.004395
Old Heights Overlook	Hightstown Advanced WTP	0.0024
Presbyterian Homes @ Meadow Lakes	Hightstown Advanced WTP	0.0086
<b>Total</b>		0.0154

The capacity of Hightstown Advanced WTP is shown in the Facility Table. The facility has no formal agreements with regard to allocation of treatment capacity. Flow to the facility comes almost entirely from within the Borough of Hightstown.

Undeveloped and underdeveloped parcels are shown on Map 3M.

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### ***General Service Area Wastewater Capacity Analysis***

The Borough of Hightstown is considered an urban community with no General Service Areas (i.e., septic) therefore a GSA capacity analysis is not applicable.

A list of zoning codes and descriptions are included on Map 4M.

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## Appendix A – Basis for Service Area Delineations

### SSA (Sewer Service Area)

The SSA designation is for areas from which wastewater is designated to flow to a permitted wastewater treatment facility.

In assigning the SSA designations shown, several data sources were considered:

- Cross-Acceptance proceedings (2004)
- NJDEP's adopted SSA map for Mercer County (2006)
- NJDEP's draft SSA map for Mercer County (2008) including revised editions based on public comments received from December 2008 through March 2011; editions of the original 2008 map were reviewed periodically during this period once in June 2009, once in February 2010, and once in November 2010 prior to the NJDEP Public Meeting in December 2010.
- Data (such as collection system extent) obtained from municipalities or private entities.
- Existing TWA permits
- Sewer service areas provided by existing sewerage authorities and wastewater treatment facilities

Parcels that were within previous draft or adopted sewer service areas, or existing sewer service areas provided by sewerage authorities or wastewater facilities, were given the SSA designation, unless specific guidance was provided to remove them. In early 2010, the NJDEP issued Administrative Consent Order 2010-03. Subsequent to adoption of the ACO, all mapping followed the protocol established in the ACO.

Proximity to existing collection system was considered if service for a given parcel was indeterminate based on other criteria.

Parcels with valid NJDEP Treatment Works Approvals (TWA) were automatically given an SSA designation.

### GSA (General Service Area)

The GSA designation represents those areas served by septic systems. For the purpose of mapping, the GSA designation also represents those areas that are not designated as any of the other categories (SSA or Open/Utility as described below).

### Open & Utility (Open Space, Open with Facilities, Utility)

The Open & Utility designation identifies the following:

- Open Space – Mercer County Planning Division maintains an open space layer. The county boundary is the layer's geographic extent. The open space layer is developed from several sources including a county-owned land inventory, Green Acres ROSI, preserved farmland inventory, municipal open space inventories, and state and non-profit open space inventories. The open space layer served as the basis for identifying undevelopable land designated through the Plan as Municipal, County, or State Land, Deed Restricted properties, Conservation Easements, and certain lands overseen by non-profit entities.

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- Open with Facilities - This category was created in response to comments received from municipalities to include recreational lands in the Future SSA. These open space properties currently have support facilities or may have them in the future. This category gives municipalities flexibility in planning for essential facilities that support existing and future recreational programming at the local level.
- Utility - tax assessment data was used to identify lands owned by public utilities.

This designation indicates that these parcels are undevelopable, except for instances where public programs require the construction of public facilities.

## Environmentally Sensitive Areas

The Environmentally Sensitive Areas (ESAs) designation applies to those areas that have been mapped as such by NJDEP. They consist of the following:

- Wetlands – areas based on NJDEP’s Land Use/Land Cover feature class (2002)
- Stream corridors – areas which incorporate the appropriate buffer along surface waters based on NJDEP’s stream classification (2008)
- Natural Heritage Priority Sites – areas of critical importance due to the presence of rare plant species and ecological communities (2007)
- Landscape Project Areas (Rank 3, 4, and 5) – areas representing wildlife habitat mapping for community planning and endangered species conservation. Rank 3 is associated with NJ State threatened species. Rank 4 is associated with NJ State endangered species. Rank 5 is associated with Federal threatened or endangered species (2007)

## Methodology

The following methodology was employed to designate all parcels within Mercer County as either SSA or GSA, except for parcels designated as Open/Open with Facilities/Utility as described above. The following is the general methodology used for preparing the Draft SSA Map.

1. Parcels were evaluated to determine if:
  - a. It was designated under the Mercer County’s open space inventory.
  - b. It was owned by a public utility.Any parcels falling within the above categories were designated as Open/Utility.
2. The remaining parcels were evaluated to determine if they were part of previous approved SSA. If so, these parcels were designated SSA, unless directed otherwise by NJDEP, Mercer County, or the Municipality.
3. The remaining parcels not designated as previously part of an SSA were also evaluated to determine if any existing wastewater generating structures were present onsite using Mercer County’s building footprint (January 2009) layer and aerial photography (2007). County staff further reviewed these parcels with more current aerial photography (2009). COAH and local approvals were also considered in this evaluation. If sewage generating potential was identified, the parcel was further evaluated to determine if it was readily

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sewerable by an existing collection system without extending it. If this was the case, the parcel was designated as SSA unless:

- a. A significant portion of the parcel is undeveloped and falls within the constrained boundary AND
- b. Comments were received from NJDEP indicating the constrained portion of the parcel was to be excluded from the SSA.

In cases where a) and b) above apply, the parcel was split along the Constrained boundary. In this case, the portion of the parcel within the Constrained boundary was designated GSA and the remaining unconstrained portion was designated SSA.

4. For parcels not addressed under 1, 2, or 3 above, any vacant lands were evaluated to determine if it was readily sewerable by an existing collection system without extending it. If this was the case, the parcel was designated as SSA unless:
  - a. Comments were received from NJDEP, Mercer County, or the Municipality indicating the subject parcel should be excluded from SSA category. If such was the case, the parcel was designated GSA.
  - b. The parcel was constrained in whole or in part by Environmentally Sensitive Areas (ESA). If this was the case, the portion of the parcel within the constrained boundary was designated as GSA and the remaining unconstrained portion was designated as SSA.
5. Parcels that were not designated under 1, 2, 3, or 4 above were designated as GSA.

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