

Township of Lawrence (1107)

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.

Lawrence Township is located in the central portion of Mercer County and encompasses approximately 22 square miles. The Township, like most of Mercer County, is suburban with areas of contiguous rural landscape still remaining. Both suburban and rural lands are intersected by a network of streams that make their way through to other municipalities and define the southern border of the Township. Many of the streams are bordered by preserved open space. Approximately 8 percent of the Township's land, in the north and central portions, is located in the agriculture development area and is eligible for farmland preservation programs. In addition, approximately 10 percent of the Township is comprised of public parks and preserved open space. These areas include small playgrounds, neighborhood and regional parks, and natural and cultural areas. The remaining land within the Township consists mainly of residential housing, commercial uses, corporate and educational campuses. A mix of residential housing is found throughout the Township with the densest housing found in the southern portion. Commercial and commercially-zoned land uses are found along the major north-south transportation corridors—Route 206, CR583 (Princeton Pike), and Route 1.

Federal and state highways, including I-95, Route 206, Route 1, and CR583, provide for a variety of land use. Route 1 is identified in the Mercer County Master Plan as a growth corridor. A short segment of the Northeast Corridor rail line runs through the south-eastern tip of the Township.

The 2005 DVRPC (Delaware Valley Regional Planning Commission) population projection estimates Lawrence's population in 2010 to be 30,721 up from the 2005 projection of 29,774. The 2007 DVRPC population projection estimates a slight increase in Lawrence's 2010 population to be 31,560.

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

- Township of Lawrence is considered a non-urban municipality.

In this document the following terms may be used:

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.

Non-urban municipality - any municipality not officially designated as an urban municipality

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

STP – Sewage Treatment Plant

SW – surface water

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

WMP – Wastewater Management Plan

WPCF – Water Pollution Control Facility

WPCP – Water Pollution Control Plant

WTF – Water Treatment Facility

WWTP – Wastewater Treatment Plant

Existing Infrastructure

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

- Collection System – Approximately 50% of the Township of Lawrence is largely developed with the exception of the northern portion of the Township. The collection system and associated trunk sewers convey flow from these areas to the Ewing Lawrence Sewerage Authority.
- Pumping Stations – There are currently six pumping stations throughout the Township of Lawrence.

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

- Ewing Lawrence Sewerage Authority – the wastewater treatment facility serving the municipality.

Tables 1a and 1b include additional minor facilities in the Township of Lawrence regulated through NJDEP that have individual New Jersey Pollutant Discharge Elimination System

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(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 the Township of Lawrence

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 Township of Lawrence

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
NJ0027618	Bristol-Myers Squibb Co	SW	Shipetaukin Creek	FW2-NT	Bristol-Myers Squibb Co	Bristol-Myers Squibb Co	No Data	No Data	120,000	No Data	No Data	B Industrial Wastewater. untreated cooling tower blowdown, and stormwater.
NJ0032913	Headwaters Tech Innovation Group	SW	Assunpink Ck via ditch and private pipe.	FW2-NT	Hydrocarbon Technologies Inc.	Hydrocarbon Technologies Inc.	No Data	No Data	29,000	No Data	No Data	B Industrial Wastewater. Noncontact cooling water, boiler blowdown, and stormwater from containment areas and from off-site.

Table 1b: Additional NJPDES (DSW) Minor Permitted Facilities within the Township of Lawrence (con't)

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
NJG0075132	Exxon S/S 3-2594	SW	Shabakunk Creek via storm sewer	No Data	2551 Brunswick Ave Trenton, LLC	2552 Brunswick Ave Trenton, LLC	2207	11	No Data	No Data	No Data	B4B General Permit GW Petro Prod Cleanup

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Environmental Features

The Township of Lawrence is bordered by Ewing Township, Hopewell Township, Princeton Township, West Windsor Township, Hamilton Township, and the City of Trenton. The Township contains protected open space and recreational areas including but not limited to the following:

- Carson Woods
- Central Park
- Colonial Lake Park
- Drexel Woods
- Eldridge Park
- Gilpin Park
- Hamnett Park
- Lawrence Veterans Park
- Shipetauken Woods
- Stonicker Park
- Village Park
- Mercer Meadows (formerly Mercer County Park Northwest)
- Delaware and Raritan Canal Towpath

There are approximately 1,926 acres in the Lawrence Township Agriculture Development Area (ADA). Farmland within the ADA is generally privately owned with publicly-held easements. A specific listing of these farms can be found in the Mercer County Farmland Preservation Plan.

Several streams run throughout the Township. Artificial lakes, which can be found on larger corporate campuses and part of residential communities, feed into several of these streams.

Major streams include Assunpink Creek, Little Shabakunk Creek, Shabakunk Creek, Shipetaukin Creek, and Stony Brook.

Delineation of Service Areas and Planning Integration

Sewer Service Areas

Following are the sewer service areas within the Township of Lawrence. 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.

- Ewing Lawrence Sewerage Authority (NJPDES NJ0024759) – This SSA encompasses only approximately 50% of the Township.

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

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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 Township was derived from existing zoning and the development potential of land parcels within the Township. 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: Township of Lawrence 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)
NJ0024759	ELSA	N/A	4.417	0.100	0.303	0.459	No Data	5.279	See Facility Table

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

Table 2b – Treatment Works Approvals

TWA	Facility	Unconnected Flow (mgd)
Rider University	Ewing Lawrence SA	0.0099
Rider - Student Housing	Ewing Lawrence SA	0.0114
Heritage Village @ Lawrence	Ewing Lawrence SA	0.0112
Quakerbridge Mall Expansion	Ewing Lawrence SA	0.0140
Capital Health System	Ewing Lawrence SA	0.0536
Total		0.1001

The capacity of the ELSA STP is shown in the Facility Table. The facility provides treatment on a “first-come, first-serve” (FCFS) basis. ELSA has no municipal allocations.

Undeveloped and underdeveloped parcels are shown on Map 3M.

General Service Area Wastewater Capacity Analysis

Table 3 presents the results of the Build-out Analysis within the GSA. The GSA is shown on Map 3M.

The breakdown by HUC11 subwatershed is shown below.

Table 3 –Hamilton Township Build-out by HUC

HUC	Build-out Potential (Equivalent Dwelling Units)		Surplus/Deficit
	Using Nitrate Dilution Model	Under Municipal Zoning	
02030105090	127.26	23.39	103.87
02040105230	206.08	77.76	128.32
02040105240	46.29	3.00	43.29

Table 3 shows the variation in build-out results based on existing zoning as compared to the potential EDUs predicted by the Nitrate Dilution Model (NDM). The zoning based build-out and the NDM should be run on a HUC11 basis to determine if the entire HUC has sufficient nitrate dilution capacity to accommodate full zoning build-out.

For Table 3, equivalent dwelling units were calculated by adding [potential residential flow (gpd)/350] + [potential non-residential flow (gpd)/500].

The General Service Area (i.e., septic) build-out capacity analysis for the Township of Lawrence was based on the 2.0 mg/L statewide standard for the target concentration of nitrate in groundwater.

Following are the results of this analysis shown in table 3 for the Township of Lawrence’s portion of the HUC:

- For all HUCs, the build-out results based on existing zoning are less than the number of potential EDUs generated by the Nitrate Dilution Model (NDM) for septic capacity, and therefore, no further analysis of these HUCs will be required nor will any change in zoning be required.

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.

Parcels that were not designated under 1, 2, 3, or 4 above were designated as GSA.

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