

West Windsor Township (1113)

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.

West Windsor Township is located in the eastern portion of Mercer County and encompasses approximately 26 square miles. The Township is primarily suburban with large areas of contiguous preserved land. There are three primary major stream corridors running through the Township, most bisecting preserved open space. Approximately 15 percent of the Township's land, in the southern portion, is located in the agriculture development area and is eligible for farmland preservation programs. In addition, approximately 24 percent of the Township is comprised of public parks and preserved open space. These areas include municipal and large, regional parks. The remaining land within the Township consists mainly of residential housing, commercial uses, and corporate and educational campuses. A mix of residential housing is found throughout the Township. Commercial and commercially-zoned land uses are also found throughout the Township, but primarily along CR571 and along the major transportation, Route 1 corridor.

County and local roads are the predominant transportation corridors. Route 1 is identified in the Mercer County Master Plan as a growth corridor. In addition, the Master Plan identifies transit-oriented development and Bus Rapid Transit as transportation improvements to this growth corridor. The New Jersey Transit Northeast Corridor rail line runs north-south through the middle of the Township. The Princeton Junction train station is a stop on the Corridor and provides County residents access to the eastern seaboard and other modes of transportation, but primarily to New York City and Philadelphia. The separate rail line makes a connection from the Princeton Junction station to the Princeton University campus in Princeton Borough.

The 2005 DVRPC (Delaware Valley Regional Planning Commission) population projection estimates West Windsor's population in 2010 to be 24,180 up from the 2005 projection of 23,120. The 2007 DVRPC population projection estimates an increase in West Windsor's 2010 population to be 26,759.

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

- West Windsor Township 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

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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 – The majority of West Windsor Township is developed with the exception of the southern and western portion of the Township. The collection system and associated trunk sewers convey flow from these populated areas to the SBRSA River Road STP. The collection system serving the Mercer County College conveys flow to the Hamilton Township WPCF collection system.
- Pumping Stations – West Windsor Township currently has a total of 12 pump stations through-out the municipality. The pump stations service the sewers in West Windsor's SSA.

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There is currently no existing major wastewater treatment facilities located within the municipality.

Tables 1a and 1b include additional minor facilities in West Windsor Township 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 West Windsor Township

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 West Windsor Township

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
NJ0000272	Sarnoff Corp.	SW	Millstone River (RaritanR) via strm sw	FW2-NT	Sarnoff Corp.	Sarnoff Corp.	No Data	No Data	80,000	68,900	Sarnoff Corp.	B Ind Wastewater Lab, boiler blowdown, cooling tower blowdown
NJ0005541	BASF - Agr Resch Center	SW	Duck Pond Run via unnamed trib	FW2-NT	Wyeth Holding Corp.	Wyeth Holding Corp.	No Data	No Data	No Data	No Data	No Data	B Industrial Wastewater
NJ0005541	BASF - Agr Resch Center	SW	Assunpink Creek via unnamed trib	FW2-NT	Wyeth Holding Corp.	Wyeth Holding Corp.	No Data	No Data	220,000	No Data	No Data	B Industrial Wastewater
NJG0128520	Shell S/S - Princeton Jct	SW	Little Bear Bk via unnm trib & strm sw	No Data	Motiva Enterprises LLC	Motiva Enterprises LLC	No Data	No Data	No Data	No Data	No Data	B4B General Permit GW Petro Prod Cleanup
NJG0171662	Getty S/S 56206	SW	Delaware & Raritan Canal via storm sew	No Data	Getty Petroleum marketing Inc.	Getty Petroleum marketing Inc.	No Data	No Data	No Data	No Data	No Data	B4B General Permit GW Petro Prod Cleanup

Environmental Features

West Windsor Township is bordered by Princeton, Lawrence, Hamilton, East Windsor, and Robbinsville Townships. The Millstone River comprises the Township's eastern border. The Township contains protected open space and recreational areas including but not limited to the following:

- Lewis B Chamberlain Park
- Conover Road Athletic Complex
- Dey Forest Park
- Mercer County Park
- Penn-Lyle Park
- Ron Rogers Arboretum
- Vannest State Wildlife Management Area
- West Windsor Community Park
- Zaitz Park

There are approximately 2,466 acres in the West Windsor 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.

The Grover's Mill Pond, located in West Windsor Community Park, receives water from tributaries of the Millstone River. Mercer County Park Lake, located in the southwestern portion of the Township within Mercer County Park, receives water from the Assunpink Creek. The Millstone River feeds the tributaries located on the eastern side of the Township.

Major streams include Assunpink Creek, Bear Brook, Bridegroom Run, Duck Pond Run, and Little Bear Brook.

Delineation of Service Areas and Planning Integration

Sewer Service Areas

Following are the sewer service areas within West Windsor Township. 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.

- SBRSA River Road STP (NJPDES NJ0031119; DSW) – This SSA serves the largely developed portion of the Township north of Mercer County Park area.
- BASF Agricultural Research Center (NJPDES NJ0005541; DSW) – This SSA serves BASF Agricultural Research Center in the western border of the Township, south of Route 1.
- Hamilton Township WPCF (NJPDES NJ00236301; DSW) – This SSA serves a number of parcel in the southern end of the Township in the vicinity of Mercer County Community College.

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

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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.

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 SSAs indicated above.

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Table 2a: West Windsor Township 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)
NJ0031119	SBRSA River Road STP	FCFS*	2.347	0.471	0.737	0.847	-	4.402	See facility table
NJ0026301	Hamilton Twp WPCF	N/A*	0.089	0.000	0.007	0.071	-	0.167	See facility table

*Refer to Facility Table for SBRSA River Road STP and Hamilton Twp WPCF.

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

Table 2b – Treatment Works Approvals

TWA	Facility	Unconnected Flow (mgd)
International Corporate Center	SBRSA River Road STP	0.0047
Princeton Overlook Office (Mack Cali)	SBRSA River Road STP	0.0174
Ellsworth's Center (SUMO Enterprises)	SBRSA River Road STP	0.0028
Carnegie Center Phase II remaining flow	SBRSA River Road STP	0.0627
Prin Jcn Metro Office Phase II (Mack Cali)	SBRSA River Road STP	0.0097
University Square Office Park	SBRSA River Road STP	0.0389
Carnegie Center West-Phase B: Bldg. 901	SBRSA River Road STP	0.0130
Palladium Mack Cali Development	SBRSA River Road STP	0.0751
Eden Institute, Harrison St.	SBRSA River Road STP	0.0015
Princeton Presbyterian Church Addition	SBRSA River Road STP	0.0024
Village Center (WWM Properties)	SBRSA River Road STP	0.0049
Elements, aka Renaissance at W. Windsor	SBRSA River Road STP	0.0271
AMN Latta Properties	SBRSA River Road STP	0.0006
Windsor Business Park West	SBRSA River Road STP	0.0024
Bear Creek Senior Housing	SBRSA River Road STP	0.0437
300 Carnegie Center	SBRSA River Road STP	0.0084
Tuttle Dental Office	SBRSA River Road STP	0.0003
Greenview Corporate Park	SBRSA River Road STP	0.0294

TWA	Facility	Unconnected Flow (mgd)
West Windsor Gardens	SBRSA River Road STP	0.0803
Heatherfield Subdivision	SBRSA River Road STP	0.0258
Carnegie Center West Phase C: Bldg. 701	SBRSA River Road STP	0.0112
19 Roszel Road Office buildings	SBRSA River Road STP	0.0090
Total		0.4714

The capacity of the Hamilton Twp WPCF and SBRSA River Road STP is shown in the Facility Table. These facilities have no formal agreements with regard to allocation of treatment capacity.

With regard to the SBRSA facility, flows are accepted on a first-come-first-served basis from the participant member communities. West Windsor Township is a participant member of the SBRSA.

Undeveloped and underdeveloped parcels are shown on Map 3M.

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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 –West Windsor Township Build-out by HUC

HUC	Build-out Potential (Equivalent Dwelling Units)		Surplus/Deficit
	Using Nitrate Dilution Model	Under Municipal Zoning	
02030105090	40.29	2.00	38.29
02030105100	132.48	21.00	111.48
02040105230	249.25	127.28	121.97
02040105240	34.87	0.00	34.87

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 West Windsor Township 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 West Windsor Township'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.
5. Parcels that were not designated under 1, 2, 3, or 4 above were designated as GSA.

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