

SANITARY SEWER ENGINEER'S REPORT

Independent Living at Bear Creek
Block 33 – Lot 1.022

Located In:
Township of West Windsor
Mercer County, New Jersey

Partner Project No:
18282365

Date: 04/04/2025
Revised: 03/18/2026



Daphne A. Galvin, P.E.
Director of Land Development



Site Description

The Site is known as Block 33, Lot 1.022, in the Township of West Windsor, Mercer County, New Jersey. The Site contains approximately 14.2 acres and is located at the intersection of Esplanade Drive and Village Road East. The proposed development consists of a 3-story, senior independent living facility with surface parking, recreation areas and other site improvements.

TWA Approval and Extensions

A Treatment Works Approval (TWA) permit was issued on 06/10/2020 with a design flow of 0.0323 MGD, valid until 06/10/2022. Three one-year extensions, the most recent issued on 07/03/2024, extend the permit through 06/09/2025, with no change to the design flow. Construction of the treatment works commenced prior to expiration of the TWA permit. Approximately 50 LF of pipe was installed. The installation was inspected by the Township.

Proposed Sanitary Flow and Site Plan Changes

The proposed number of 1- and 2-bedroom units has been revised, and thus the sanitary sewer projected flow rates have been updated. Refer to Table 1 and 2 below for prior and current sanitary sewer project flow values, respectively.

Table 1: Prior Sanitary Sewer Project Flow per N.J.A.C. 7:14A-23.3

Establishment Type	Number of Units	Gallons per Day per Unit	Projected Flow (GPD)
Café (Seat)	20	15	300
Office/Misc (SF)	5,700	0.10	570
Residential 1-Bedroom	100	110	11,000
Residential 2-Bedroom	120	170	20,400
Total			32,270 (0.0323 MGD)

Table 2: Current Sanitary Sewer Project Flow per N.J.A.C. 7:14A-23.3

Establishment Type	Number of Units	Gallons per Day per Unit	Projected Flow (GPD)
Café (Seat)	20	15	300
Office/Misc (SF)	4,039	0.10	404
Residential 1-Bedroom	132	110	14,520
Residential 2-Bedroom	88	170	14,960
Total			30,184 (0.0302 MGD)

As shown, the projected flow has decreased by 2,086 GPD. In addition to the change in units based on bedroom counts, the office/miscellaneous area has been reduced since the TWA approval. Amenity space does not impact the number of residents or guests at the Site, so it does not impact the projected sanitary sewer flow.