



TOWNSHIP OF MONTVILLE  
195 CHANGEBRIDGE ROAD  
MONTVILLE, NJ 07045

**To:** Residents of the Old Lane Sewer Extension Project  
**From:** Sophia Heng, PE, Township Water and Sewer Engineer  
**Cc:** John Perry, CPWM, Director of DPW, Water and Sewer  
**Date:** November 19, 2018  
**Re:** Old Lane Sewer Expansion Project

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## OUTLINE

- I. Project Overview and Phases
  - II. Homeowner's Responsibilities
  - III. Frequently Asked Questions (FAQ) as provided by Ellen Conlon
  - IV. Property Owners in the Highlands Preservation Area
  - V. Appendices
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## I. Project Overview and Phases

The concept of the expanding sanitary sewer in the Old Lane area began in 2014. Residents of the area also inquired about the possibility of expanding sanitary sewers to that area because it is currently serviced by individual private septic systems in which some are becoming too old to maintain.

The Old Lane Sewer Expansion Project encompasses approximately 9000 linear feet of sanitary sewer mains, manholes, laterals with cleanouts and appurtenances. Of the total footage, approximately 1500 linear feet are located in the New Jersey Highlands.

The project area consists of the following streets:

1. Intersection of Valhalla Rd./Old Lane Exn. To Intersection of Old Lane Exn/W. Serafin Way;
2. All of Oakwood Ct.;
3. All of Neil Ct.;
4. All of Stafford Pl.;
5. Intersection of Old Lane Exn. and Abbott Rd. To #28 Abbott Rd.;
6. All of Philips Manor Rd.;
7. All of Mulbrook Ln.;
8. #22 Old Ln To Corner of Old Ln/Old Lane Exn.;

*Please refer to Map 1 located in the Appendices.*

The **first** phase of this project took place at the beginning of the calendar year this year (2018). Consultants were hired to survey the project area in which they identified and confirmed the locations of residential dwellings, curbing, roadways, existing utilities and any physical structures that could affect the project.

The **second** phase of this project is currently in progress. Consultants were hired to assist the Township with developing plans (or blueprints) for permitting and construction. The plans provide the layout of the sanitary sewer mains, manholes, laterals and cleanouts to each individual residential dwelling. First floor elevations of 40 homes were surveyed during mid-October to identify the depths of the proposed sewer pipes. The set of plans will be ready for permitting by the end of November.

The **third** phase of this project will follow the completion of the “permit ready” plans. A construction cost estimate will be provided to the Township. Fees associated with permitting with the NJDEP will be provided. Permit application to be filed with the Highlands Council and NJDEP will be completed during this time period. The time period of this phase is unknown because much of the time spent waiting is in fact, due to when the state agencies complete their review.

In addition to permitting, the Township will be working on securing funding through bonding or the NJDEP loan program.

The **fourth** phase of this project will be issuing a formal bid for the project and starting construction. The earliest time to begin construction is Spring 2020. The timeline is an approximation as the Township cannot place an exact time period due to funding and permitting as noted in the third phase.

The **fifth** phase of this project will be for residents to connect to the Township sanitary sewer system following the receipt of an “Order to Connect” letter.

## II. Homeowner’s Responsibilities

1. Following completion of the project, the Township will send out to each homeowner an “Order to Connect” letter in which it states that the homeowner has the responsibility of connecting to the Township sanitary sewer system within 180 days. The owner shall make the connection from the newly installed clean-out to the home.
2. The homeowner is responsible for acquiring his/her own contractors to complete the work. The homeowner is responsible for acquiring the following types of contractors:
  - a. A contractor to connect sewer lateral to the clean-out;
  - b. A contractor to abandon and fill the septic tank; and
  - c. A contractor to pump out liquids in the septic tank.
3. The homeowner (or selected contractor may act on behalf of the homeowner) is responsible for obtaining and completing a plumbing permit, provide required documentation such as a sketch of the location of the sanitary sewer line with respect to the rest of the property and pay the associated fees. Plumbing permits may be obtained in the Construction Department of Montville Township Town Hall. Once the work has been completed, the homeowner or contractor is responsible for contacting the Township’s Water and Sewer Department as well as the Construction Department to schedule an appointment of the inspection of the work.

4. The homeowner (or selected contractor may act on behalf of the homeowner) is responsible for scheduling an appointment with the Township's Health Department and complete a septic abandonment form. Once the work has been completed, the homeowner or contractor is responsible for contacting the Township registered environmental health specialist for an appointment to inspect the work.
5. The homeowner is responsible for all the fees due to the Township Water and Sewer Department at the time of connection.

### III. Frequently Asked Questions (FAQ) as provided by Ms. Ellen Conlon

**1. What is the town hook-up fee? Does Montville Township offer a payment plan for the sewer hook-up fee?**

The Township of Montville refers to the hook-up fee as the CONNECTION FEE. The sewer connection fee is \$6373 (Ord. §169-13, B.2).

The Township of Montville does offer a payment plan for the sewer connection fee, as written in the Township Ordinance, §300-17, D.5.

Ord. §300-17, D.5:

“Payment plan for sewer connection fee. The connection fee may be paid in payments over a period of no more than five years with interest of 12% when the connection is for an existing property and is mandated by the Township. In order to qualify for the payment of the connection fee through a payment plan the property owner must provide satisfactory proof of the inability to pay the connection fee by submitting an application for approval by the Township Committee. If the Township Committee agrees to accept payment of the connection fee by a payment plan it shall do so conditioned upon the property owner executing documents securing the payment to the Township as is determined by the Township Attorney to be necessary.”

**2. What is the quarterly sewer charge?**

As written in the Township Ordinance, §169-13, A-2, Water and sewer fees:

“The rates for sewer usage shall be based upon the combination of a base rate and an additional rate based on water usage. The water usage rate for all single-family residential users shall be determined by winter meter readings except, where a single-family residential user has a separate lawn-sprinkling meter, then actual water usage will be used for all billing quarters. The water usage rate for all other users shall be based upon the actual year-round water use. The rates shall be as follows:

	<b>Base Rate</b>	<b>Rate per 1,000 Gallons</b>
<b>Usage Residential</b>	<b>Effective 1-1-2015</b>	<b>Effective 1-1-2015</b>
No meter	\$141.55	
0 to 100,000 gallons	\$90.25	\$3.47
101,000+ gallons	\$90.25	\$5.27
<b>Nonresidential</b>		
No meter	\$141.55	
0 to 20,000 gallons	\$90.25	\$3.47
21,000+ gallons	\$90.25	\$5.27

\*Please note that rates are subject to change annually.

3. **What does private excavation usually cost? Can you supply us with a reasonable cost estimate per foot for excavation and sewer line installation? Can you provide us with a total cost average estimate for sewer conversion per home? Most of the lots in the target area are approximately a half acre, a few are larger? Does the town have a list of approved excavators? Can you supply us with a recommendation for highly competent, reliable and honest excavators? Does the town have an approved list of sewer line installers who bring the line from the street to the house?**

The Township of Montville does not have information on the cost of private excavation. This is the responsibility of the homeowner to conduct his/her own research and gather quotes. The Township Water and Sewer Department has printed copies of the contractors list available for homeowners' use. The current contractors list includes the following:

Serafin Excavating - 973-865-3358	JCC Associates, Inc. - 973-334-4099
Peter Bryn - 973-691-1744	Online Contracting - 973-263-9717
Benjamin Frankling - 973-835-8989	Tom Valiante - 973-398-3300
Bob Worman - 973-983-9314	JDA Contractors - 973-722-2816
Branvall Construction - 973-694-4510	Roto-Rooter - 973-887-1800
Vreeland Excavating - 973-853-1404	James Caravella - 973-277-1911
H. Cullari Excavating - 973-694-0482	Royce Development, LLC - 973-696-0505

4. **When will sewer installation begin?**

Securing permits and adequate funds dictate the start of construction of the Old Lane Sewer Extension project. The Township of Montville hopes to begin the construction portion of the project Spring 2020, at earliest.

5. **Does the town mandate sewer hook-up? How long after the sewer line is installed in the street, does the homeowner have before being required to actually hook-up?**

Yes. Per Township Ordinance, § 300-10. Abandonment of facilities:

"When a public or private sewer system passes within 100 feet from any point of real property served by an individual sewage disposal system, a direct connection shall be made to the public sewer system within 180 days of notification. Such individual sewage disposal system shall then be immediately abandoned and filled with suitable material at the time of connection of the public sewer system, in accordance with all applicable codes."

6. **What is the "Alternative" Mr. Perry spoke of, if I already replaced my septic?**

Per John Perry, Director of Public Works, Water and Sewer Utilities of the Township of Montville:

"There is no 'alternative' right now. The Town Council ultimately decides whether or not property owners who have replaced their septic systems within the last five (5) years could get a deferred connection fee but that is not a decision that is made by the Township Administration and its staff. The final decision has to be approved by the Town Council and an ordinance has to be written."

7. What do I have to do to the current septic system when I convert to sewer? Does the town require that the homeowner completely remove their old septic, or can it be filled in? If it can be filled in, what is allowed as fill? For example, may dirt, rocks, gravel or sand be used. What type of septic fill is best?

Per Sandra Muller, Registered Environmental Health Specialist of Montville:

Septic tanks are typically not removed. The homeowner is required to hire a septic pumper, licensed by the Township. The liquids are pumped first.

Next, the tank is crushed such that it does not retain any liquids. This work is completed by a septic contractor.

There are no standards for the "best" fill. However, the Township Health Department recommends that the fill be clean in which there are no branches or sticks that can decay and leave gaps, causing settlement of the ground and depression in the yard.

The current septic pumpers list includes the following:

Aaron Excavating, Inc. - 973-663-6058	Morris Septic Service - 973-709-0700
Accurate Waste Systems - 973-252-8400	North Jersey Septic, Inc. - 973-383-7040
B. Horstmann Septic Services - 973-887-1459	Peach Brothers - 973-584-4343
Coppola Services, Inc. - 973-962-1010	Earthcare - 973-764-6100
David Zuidema, Inc. - 973-835-4475	M & B Septic Service - 973-838-5840
J. Cosentino Services - 973-334-3170	R. Febbi Contracting - 973-417-4960
Lakeland Septic Tank Co. - 973-838-0438	

The current septic contractors list includes the following:

Beachstone Septic - 973-427-1888  
Muller Excavating, Inc. - 973-579-7722  
Robertson Excavating, Inc. - 973-398-9476  
Aaron Excavating, Inc. - 973-663-6058  
J. Cosentino Services - 973-334-3170  
Coppola Services, Inc. - 973-962-1010  
Serafin Excavating - 973-865-3358  
North Jersey Septic, Inc. - 973-383-7040  
Perfection Excavating - 201-560-9996  
Peach Brothers - 973-584-4343  
Milazzo Contracting, LLC. - 201-522-0409  
Vreeland Excavating (Randy) - 973-853-1404  
Vreeland Enterprises (Rick or Richard) - 973-853-4050  
Earthcare - 973-764-6100  
Septic Restoration Systems, LLC. - 973-729-8549  
Branvall Construction, LLC. - 973-951-0412  
New N House Septic Svc. Inc. - 973-839-9177  
Northern Construction Services, LLC (Steven Lisa) - 973-714-4545  
R. Febbi Contracting - 973-417-4960

**8. How might sewer installation affect my property value?**

According to the Township's Tax Assessor's office, there is no impact on the property value should the homeowner decide to connect to the public sewer system. Additional concerns should be addressed to the Township Tax Assessor office.

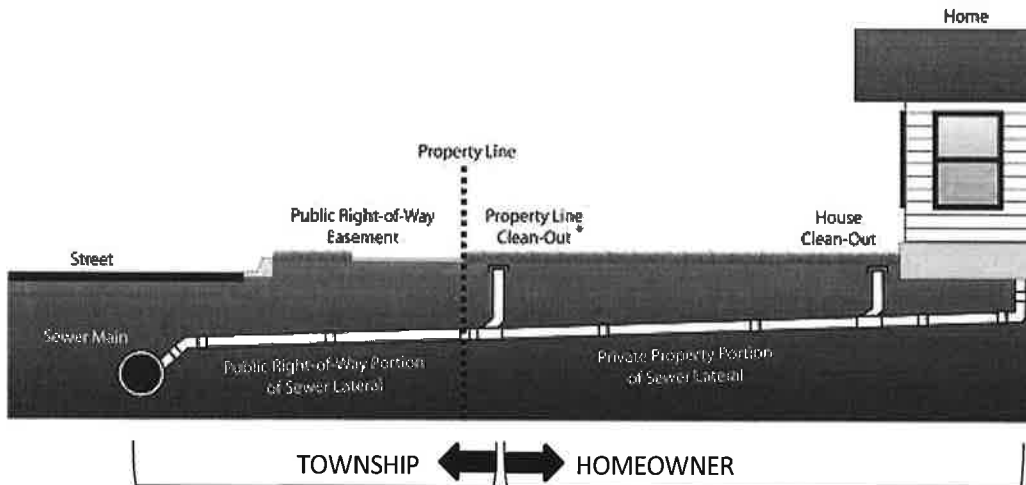
**9. How will sewers impact the environment?**

From a sanitary sewer utility perspective (the position of the Township Water and Sewer Department), the installation of sewer mains would keep wastes contained in a closed system where it will be transported to a defined location for treatment and disposal. The treated water would be tested to meet State and Federal regulations prior discharge to the nearest body of water, including rivers, streams and oceans, without adversely affecting the aquatic life.

**10. Does Montville Township or a subcontractor do the work?**

The Township is responsible for hiring the lowest, responsible and responsive bidder to complete the construction of the 9000 linear feet of sanitary sewer mains, manholes, laterals with cleanouts and appurtenances.

**11. Does Montville Township maintain the sewer system after installation?**



**12. What town permits are required for the septic removal or fill-in? What do the permits cost?**

There are no standard permits associated with the abandonment of septic systems and thus, no permit fees, as required by the Township Health Department. However, homeowners are required to complete and submit a septic abandonment form to the Health Department's office.

*A sample copy of the septic abandonment form is in the Appendices for reference.*

**13. What town permits are required for the sewer installation?**

The applicant (homeowner or contractor acting on behalf of the homeowner) is responsible for obtaining a Uniform Construction Code (UCC) Construction Permit Application (manila folder) and Plumbing Subcode Technical Section (blue form). The applicant is responsible for completing said application and form and supplying required drawings/surveys which outline/indicate the proposed sanitary sewer work.

The applicant is responsible for obtaining preliminary approvals for the proposed sanitary sewer work from the Township Water and Sewer Department and the Township Health Department.

The minimum permit fee is \$75. There is an additional \$2 - \$10 fee charged by the Department of Community Affairs (DCA) that is collected.

Prior to the completion of the construction of the sanitary sewer, the applicant is responsible for scheduling an inspection with the Township Water and Sewer Department and the Township Construction Department.



#### **IV. Property Owners in the Highlands Preservation Area**

On Map 1, the Highlands area is noted by the section north of the orange line.

There are 29 residential properties in the Highlands Preservation Area. The owners of these residential properties are required to complete a "Highlands Exemption Determination Application" prior to the connection to the new sanitary sewer.

The Township Engineer, Nick Marucci, has completed the application for each of the 29 properties. The property owner is responsible for initializing and signing the forms in blue or black ink.

**Following the adjournment of the meeting, the owners whose properties are located on the following addresses are responsible for signing documents which will be distributed by the Township:**

2 Mulbrook Lane	22 Old Lane	1 Oakwood Court
3 Mulbrook Lane	24 Old Lane	2 Oakwood Court
4 Mulbrook Lane	26 Old Lane	3 Oakwood Court
6 Mulbrook Lane	34 Old Lane	4 Oakwood Court
7 Mulbrook Lane	36 Old Lane	5 Oakwood Court
9 Mulbrook Lane	38 Old Lane	6 Oakwood Court
10 Mulbrook Lane	40 Old Lane	7 Oakwood Court
11 Mulbrook Lane	42 Old Lane	8 Oakwood Court
12 Mulbrook Lane		9 Oakwood Court
		10 Oakwood Court
		11 Oakwood Court
		12 Oakwood Court