



**Montville Township
Old Lane Sanitary Sewer Expansion Project
January 2022**

FACT SHEET

The Township of Montville (Township) operates approximately 120 miles of sanitary sewer mains, 2,700 manholes and twelve (12) collection pump stations that convey waste to the Parsippany-Troy Hills Wastewater Treatment Plant. The project will result in ninety-five (95) homes currently utilizing septic systems to tie into the Township's sewer system. Total estimated cost of the project is \$4.25 million, of which \$2.7 million will be funded by a loan through the New Jersey Infrastructure Bank Construction Financing Loan Program.

The project area consists of the following streets:

- Intersection of Valhalla Road and Old Lane Extension **to** the intersection of Old Lane Extension and W. Serafin Way
- All of Oakwood Court
- All of Neil Court
- All of Stafford Place
- Intersection of Old Lane Extension and Abbott road **to** #35 Abbott Road
- All of Phillips Manor Road
- All of Mulbrook Lane
- #22 Old Lane **to** corner of Old Lane and Old Lane Extension

1. What is the cost of the new project to each homeowner?

Although a new septic system costs a homeowner on average \$35,000, the Township has elected to have the sewer utility fund the cost of the installation of the new sewer extension to homeowners. Neighboring towns such as Parsippany, Denville and Pequannock, within their legal authority, have required homeowners to repay the cost over 15 years, with interest. Montville Township will NOT be issuing a repayment assessment for residents benefitting from this project to repay the Township. However, certain costs are the responsibility of the homeowner. These include the Township connection fee as well as any costs associated with the house connection. As far as this project is concerned, the property owner will be responsible for payment of the current connection fee totaling \$6,373. The homeowner is responsible to pay this fee prior to the issuance of the construction permit.

2. Is there financial assistance for the connection fee and for the house connection?

The Morris County Division of Community Development has a program which will assist qualified low and moderate income families for up to 50% of the cost of the house connection only. Information on the county financial assistance program will be available at the time you are sent the official “notice to connect”.

3. Is there a payment plan available for the connection fee?

If the homeowner is not able to obtain a loan from a financial institution and there is an extreme financial hardship, a payment plan can be arranged with the Township as written in the Township Ordinance, §300-17, D.5: “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.”

4. Do any homes require an ejector pump?

There are twelve (12) homes that have been designated as a “pump” property. This means that the elevations of the first floor of these homes are lower than the sewer main in the street. As a result, the sewage will need to be collected in either the existing septic tank or a new tank and pumped up to the peep sight at the curb. This is unavoidable due to the slope of the property from the road. Based on the Township code, there is a credit to the connection fee for any property that is required to have an ejector pump as shown on the plan and approved by the design Engineer. The twelve (12) properties requiring ejector pumps are: 6, 8 & 10 Oakwood Court; 3 & 5 Neil Court; 5, 7, & 9 Stafford Place; 35, 37 & 39 Abbott Road; and 12 Philips Manor.

5. What are the sewer quarterly charges after the sewer is connected?

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 users shall be based upon the actual year-round water use. The rates (subject to change annually) are as follows:

Usage Residential	Base Rate Effective 1-1-2015	Rate per 1,000 gallons Effective 1-1-2015
No meter	\$141.55	
0 to 100,000 gallons	\$90.25	\$3.47
101,000+ gallons	\$90.25	\$5.27

6. How might sewer installation affect my assessment value?

The assessment used in determining your property taxes will likely not be impacted. However, the project will positively impact your market value due to the enhancement value to your land.

7. Does Montville Township maintain the sewer system after installation?

The Township is responsible for maintaining sanitary sewer manholes, sewer mains and sewer laterals located within roads and public right-of-way easements. The Township is responsible for maintaining the cleanout at the property line. The property owner is responsible for maintaining the house connection, from the cleanout at the property line to their home.

8. Is it mandatory that I connect to the sewer system?

YES, it is the law that you must connect within six months (180 days) from the official date of notice from an “order to connect” letter that will be sent to each homeowner by the Township, following completion of the project. The homeowner shall make the connection from the newly installed clean-out to the home.

9. How do I know when the work in my street will start?

An overall schedule will be posted online once the project is ready to begin. The contractor will distribute door hangers two weeks before any work is done in your street. In addition, a second 48-hour notification will be distributed prior to work commencing.

10. When will I be able to connect to the sewer system?

A certified “order to connect” letter will be sent to each property owner after the project has been completed, and the sewer line has been tested and approved for use. You will have 180 days to connect from the official notice date.

11. Who will construct the sewers?

In September 2021 sealed bids were received for the project, which had gone out for advertisement the month prior. The contractor that bid the lowest price and was deemed a responsible contractor by the Township was P.M. Construction Corporation. P.M. Construction Corporation (“the Contractor”) will construct the sewers in accordance with the construction plans and specifications.

12. How long should the project take?

Depending on weather and soil characteristics, it will take **approximately one year**.

13. When will construction begin?

The Township of Montville hopes to begin construction in Spring 2022. While the Project was awarded in October 2021, the start of construction has been delayed until Spring 2022 due to current material manufacturing delays and long lead times for the sanitary sewer pipe.

14. Where does the sewage go after it leaves our home?

All of the raw sewage generated each day by Montville Township (approx. 2.2 million gallons) flows to the Parsippany-Troy Hills wastewater treatment plant located off New Road in Parsippany.

The sewage from this project will flow by gravity to either the existing gravity manhole at the intersection of Valhalla Road and Old Lane Extension, or the existing gravity manhole at the intersection of Old Lane Extension and W. Serafin Way. The sewage will be conveyed through the sanitary sewer collection system and ultimately end up at the Parsippany-Troy Hills wastewater treatment plant. The wastewater treatment plant has a treatment capacity of 16 million gallons per day and treats an average of 9 million gallons per day.

15. How will the installation of the new sewers impact the environment?

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

16. Will my streets be fully paved?

Yes, under a separate contract once the sewers are completed and residents have an opportunity to connect.

17. Will there be any drainage work done or improvements to the roads?

The construction contract is for the installation of the sewer line and related activities only. Road improvements and drainage improvements are not part of this job and would require separate permits from the NJDEP would require a separate analysis and design for drainage improvements. Of course, we will make every effort to repair or replace existing drainage should it be damaged during construction. If there currently are known drainage issues near your residence and you would like for the Engineering Department to assess, please contact the Montville Township Engineering Office to report and they will investigate options for resolving the issue.

18. Where will my sewer connection be located?

The sewer cleanout connection or “**peep sight**” as it is called, can be located anywhere along your property frontage. Keep in mind that sewage flows by gravity downhill and the peep sight should be located at the lowest point to allow for a gravity flow.

Prior to construction you will receive a wooden stake and instructions as to how to identify the approximate location where the peep sight should be located. If the location you select is not feasible, we will inform you. If you need help in selecting the peep sight location, you may call the Water & Sewer Department or discuss the location with an independent contractor. A list of contractors who have worked in town is provided below. It is not too early to contact an independent contractor for guidance.

Please note – once the peep sight has been installed by the contractor, it will not be moved by the Contractor. Keep this in mind when identifying the peep sight location on your property.

19. If I need dirt to fill in my property, can I ask the Contractor for it?

The Water & Sewer Department cannot authorize any filling of private property or sanction “special deals” with the Contractor. The NJDEP and/or the Township Engineer are the only parties that can authorize the filling and regrading of your property. The penalties can be severe if prior approval is not received.

20. Should I allow the Contractor to use my property for equipment storage?

The Township will be supplying the Contractor with acceptable areas (Township-owned property or right of ways) to stage equipment and materials, and therefore should not be requesting to park on private property.

21. What about safety and access during construction?

The Contractor has the responsibility to provide safe access to your property at all times for fire, ambulance and school buses. The Contractor will work very closely with the police department on traffic issues. Occasionally there will be delays. The roads are narrow, and delays are unavoidable.

Prior to construction the fire department, police department and school officials will meet with the Contractor to discuss traffic, safety and access.

Since there will be raised manholes, mud, construction debris, machinery and other obstructions in the construction area everyone is advised to drive carefully, reduce speed and be patient.

22. **Who is responsible for installing the sewer from the house to the peep sight (curb) and abandoning the existing septic system?**

The property owner is responsible for the installation of the sewer line from the house to the curb peep sight, and for abandoning their old septic system. 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:

1. A contractor to connect the home sewer service from the house to the peep sight.
2. A contractor to pump out liquids in the septic tank.
3. A contractor to abandon and fill the septic tank.

Please note: Some contractors may be able to complete all three steps.

It is suggested that you obtain at least three estimates prior to hiring a contractor. Lists of contractors who have worked in Montville Township and have performed the above-mentioned work are provided below. This information is provided in an effort to assist you - the Township does not endorse any of these contractors. You may select a contractor not on any of these lists who's qualified to do the work.

The current excavation, sewer installation and septic 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 Franklin – 973-335-8989	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
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, Inc. – 973-334-3170	Coppola Services, Inc. – 973-962-1010
Serafin Excavating – 973-865-3358	R. Febbi Contracting – 973-417-4960
North Jersey Septic, Inc. – 973-383-7040	Branvall Construction, LLC. – 973-951-0412
Perfection Excavating – 201-560-9996	Earthcare – 973-764-6100
Peach Brothers – 973-584-4343	
New N House Septic Svc, Inc. – 973-839-9177	
Milazzo Contracting, LLC. – 201-560-9996	
Vreeland Enterprises (Rick or Richard) – 973-853-4050	
Septic Restoration Systems, LLC. – 973-729-8549	
Northern Construction Services, LLC. (Steven Lisa) – 973-714-4545	

A permit is required to pump out a septic tank. The septic pumpers that hold those permits are:

Aaron Excavating, Inc. – 973-663-6058
Accurate Waste Systems – 973-252-8400
Coppola Services, Inc. – 973-962-1010
David Zuidema, Inc. – 973-835-4475
J. Cosentino Services, Inc. – 973-334-3170
Lakeland Septic Tank Co. – 973-838-0438
B. Horstmann Septic Services – 973-887-1459

Morris Septic Service – 973-709-0700
North Jersey Septic, Inc. – 973-383-7040
Peach Brothers – 973-584-4343
Earthcare – 973-764-6100
M&B Septic Service – 973-838-5840
R. Febbi Contracting – 973-417-4960

23. What happens to my septic system?

The existing septic system is abandoned in place after the tank is cracked, pumped out and filled with clean fill. This occurs after the house is connected to the new sewer line. The Health Department must witness the abandonment.

24. Is a permit required for septic system abandonment and fill in?

Yes, a permit is required only for the pump out. There are no standard permits associated with the abandonment of the rest of the septic system, and thus, no permit fees required by the Township Health Department.

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. Prior to completion of construction, the homeowner or contractor is responsible for contacting the Township Health Inspector for an appointment to witness the abandonment. If we don’t witness the abandonment, we have no way to confirm the work was completed as required. The Health Inspector can be contacted at (973) 331-3316.

25. Is a permit required to install the sewer line from the house to the curb?

Yes, a permit from the Township Construction Official is required.

The homeowner (or selected contractor may act on behalf of the homeowner) is responsible for obtaining a Uniform Construction Code (UCC) Construction permit Application and Plumbing Subcode Technical Section. The applicant is required to provide required documentation such as a sketch of the location of the sanitary sewer lateral 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. The application is responsible for obtaining preliminary approvals for the proposed sanitary sewer lateral work from the Township’s Water & Sewer Department and the Township Health Department.

Any system requiring the sewer line to be pumped will require a licensed engineer to provide the design. Two (2) signed and sealed drawings will need to be provided. This will also

require an electrical permit. The electric work can be applied for and conducted by the homeowner or a licensed electrician as well as the plumbing permit as mentioned above.

Prior to completion of the sanitary service construction, the homeowner or contractor is responsible for contacting the Construction Department to schedule an appointment of the inspection of the work.

The current minimum permit fee is \$75.00 (Ord.§169-1, D.4.d). There is an additional \$2 – \$10 fee charged by the Department of Community Affairs (DCA) that is collected.

26. What is the cost for excavation and installation of the sewer line from the house to the curb peep sight?

The Township of Montville does not have information on the cost of private excavation and installation. This is the responsibility of the homeowner to conduct his or her own research and gather quotes.

27. What about property restoration?

The sewer contractor will restore properties along the edge of the road within the road right-of-way, but he will not replace trees or shrubs destroyed within the road right of way unless they are indicated on the plan or in the specifications. The road right-of-way is the area off the road pavement that belongs to the township. The homeowner is responsible for property restoration related to the house connection.

28. Can I connect my sump pump to the new sanitary sewer?

NO. It is illegal to connect a basement sump drain or rain gutters to the sanitary sewer. The fines are high, and the Township will prosecute offenders.

29. What are the benefits of public sewers?

Studies have shown that a public sanitary sewer system enhances the overall value of your property and eliminates the maintenance and replacement cost of a septic system.

30. Who do I contact with other questions about the project?

Residents should contact the Montville Township Department of Administration – (973) 331-3302. They are also encouraged to email the Township with their contact information for future notifications and correspondence - oldlanesewer@montvillenj.org.