



TOWNSHIP OF HOWELL

DEPARTMENT OF COMMUNITY DEVELOPMENT & LAND USE

4567 Route 9 North, 2nd Floor
Post Office Box 580
Howell, NJ 07731-0580

Phone: (732) 938-4500 x2300
Fax: (732) 414-3243
Web: www.twp.howell.nj.us

Posted to Township Website & Sent via Regular Mail

December 3, 2019

**Re: Sanitary Sewer and Water Main Status Update
Freewood Acres Neighborhood**

Dear Property Owner:

The Township's contractors are continuing to install sanitary sewer and water mains along with individual lateral services throughout the Freewood Acres project area. We understand everybody is frustrated with the construction process (road closures, noise, dust, groundwater pumping, equipment & material storage, etc.) and we are doing everything we can to finish the project as quickly as possible. This brief letter will outline our progress to date and provide some answers to frequently asked questions that we receive. Please note that this is not the official notice to connect letter.

Sanitary Sewer

West Side of Route 9

With the exception of Hulses Corner Road, sewer mains and laterals will be installed within all roads by December 13th and will be ready for resident connections. The contractor, Lucas Brothers, Inc. has installed the sewer main from Smith Street to just east of Hall Avenue within Hulses Corner Road and is continuing toward State Highway Route 9.

Starting in mid-December the contractor will be installing sewer main from Freewood Street to inside the Route 9 jughandle and therefore the detour will be revised with a hard closure (no access 24 hours a day) for Hulses Corner Road westbound. The jughandle ramp from Route 9 to Hulses Corner Road will also be closed, however the access ramp to I-195 will remain open. Residents will be able to access their properties from West 3rd-6th Streets via Route 9. Vehicles traveling southbound on Route 9 to Georgia Tavern Road eastbound will be detoured to the Stanley Boulevard jughandle. The contractor's current schedule is to have Hulses Corner Road fully reopened by the end of December.

East Side of Route 9

This entire area will ultimately connect to the sewer main within Hulses Corner Road and Georgia Tavern Road, therefore no properties can start to connect until the contractor has completed the installation within these two roadways. We anticipate the sewer main within Roosevelt Avenue to be connected to this main by February 14th. This will allow sewer connection for residents on East 1st through 6th Streets, Roosevelt Avenue, Frederick Avenue, Pearl Drive and Ermack Street. The contractor will continue installing the sewer main east on Georgia Tavern Road with an anticipated date of April 30th for connection to the main within Helen Avenue. Residents along Georgia Tavern Road can connect once the main is installed and tested in front of their property.

Water Main

New Jersey American Water (NJAW) currently has two contractors installing their utility. CRJ Contracting Inc. has installed the majority of the water mains on the west side of Route 9 and is continuing to install water services to each property. They anticipate having all services completed and ready for residential connections by January 10th. Perna Finnigan, Inc. is installing the water mains and services on the east side of Route 9. By December 13th they anticipate having services ready for connection on East 1st through 4th Streets, Roosevelt Avenue from the northern terminus to East 5th Street, Frederick Avenue, Pearl Drive, Ermack Street and Helen Avenue. The timing for water main installation on East 5th & 6th Streets along with Georgia Tavern Road will be determined based on the sewer main installation schedule. East 5th & 6th Streets are anticipated to be ready for connection by January 30th.

Frequently Asked Questions

The following bullet points are based on questions our office has received throughout this project.

- Once both the sewer and water lateral installation has been completed for an individual street, our office will send a detailed letter explaining the connection process. From the date of that letter, the property owner will have one (1) year to make the house connection to both the water service and sewer lateral. Both utilities are mandatory connections for each property. Our office has not yet issued any of these connection letters.
- NJAW does not have a connection fee for their water service.
- The Township is waiving their standard \$1,500 connection fee for sewer if the property is connected within one year from receiving the above mentioned letter. Residential parcels will receive one (1) connection fee waiver per parcel and commercial parcels will receive one (1) connection fee waiver equivalent per parcel. Commercial connection fees will vary based on size and use of the structure.
- The Manasquan River Regional Sewerage Authority (our regional conveyance system utility) is not waiving their connection fee, which is currently \$1,970. This fee is required when you submit a sewer connection application. Also anticipate approximately \$300 for building department permit fees.
- If your septic system was installed and approved by the Monmouth County Board of Health less than five (5) years ago you will not be required to connect to the sewer system for five years from the date of the above mentioned letter. However the waiver of the \$1,500 connection fee is valid only for the first year. After that first year the property owner must pay the connection fee.
- The cost to connect will vary for each property depending on several factors and the Township can not provide an estimated cost for each property.
- The Township is not recommending contractors and/or plumbers to install the utility connections. You may be able to secure a better price if one company connects several neighbors at the same time instead of each individual/property owner hiring different companies.
- We strongly recommend obtaining multiple quotes from contractors/plumbers to obtain the most reasonable price and scope of work. Contrary to certain rumors, the pool of contractors capable of performing this work is not limited to a few vendors only.

- The Township has petitioned the court system to allow the use of affordable housing trust funds to pay for connection fees and costs associated with connecting to the sewer and water systems for residents that qualify. Additional information will be provided when you receive the official notice to connect and this will also be posted on our website.
- At this time the contractors are only base paving the roadways after installing their respective utilities. Once all the utility work has been completed, the Township will mill and pave the entire width of each street. The paving work will be completed in the spring/summer of 2020. Curbs and sidewalks are not being installed as part of this project. Any existing curb damaged by the utility installation will be replaced in-kind.
- Once the roadway is paved, the Township will have a five (5) year moratorium on any road openings. Essentially we do not want utility companies excavating into the new roadway to provide services. Therefore, if you are thinking about converting from oil heat to natural gas or any other type of construction that may require an opening in the roadway, your work must be completed prior to the Township resurfacing the roadway. Failure to do so will result in a 5-year delay in your project as you will not be permitted to excavate within the roadway. If you are thinking of subdividing your property, now is the time to contact our office to discuss the possibility along with your timing. You may need to install a sewer, water and gas lateral to the new property prior to the Township paving the roadway.

Should you have any questions or concerns now or during construction, please do not hesitate to contact Claire Petruzzella at (732) 938-4500 ext. 2314 or cpetruzzella@twp.howell.nj.us.

Very truly yours,

TOWNSHIP OF HOWELL – DEPARTMENT OF COMMUNITY DEVELOPMENT



James R. Herrman, P.E., P.P., C.M.E.

Deputy Township Manager / Director of Community Development

cc: Brian Geoghegan, Township Manager
Justin R. Yost, Deputy Director of Community Development
Andrew Kudrick, Howell Police Chief
Matthew Cherney, Howell Police Department
Robert Lewis, Fire Bureau Chief
Paul Novello, Director of Public Works
Bill Nunziato, Director of Utilities
Ron Sanasac, Howell Public Schools Assistant Superintendent
Jeremy Braverman, Howell High School Principal