



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENGINEERING

MAILED SURVEYS PRINTED ON SPECIAL PAPER

Important: Please respond to this survey even if you answered the previous sewer survey

PUBLIC SEWERS INQUIRY HOMEOWNER SURVEY RESPONSE FORM

West Windsor Township requests your help to determine the level of interest for public sewers in Princeton Oaks, Windsor Ridge, Westminster Estates, Shadow Oaks and other affected properties by answering the following questions. Your participation in the survey is extremely important as the information gathered by the survey is a critical step in the decision-making process by the Township Administration. **A minimum of 80% of properties (252 households) "Yes" vote is required for this project to proceed further.** Only one survey per household will be accepted. Please be advised that the Township of West Windsor is subject to the New Jersey Open Public Records Act. As such, any information shared with the Township may be subject to a records request.

**COMPLETED SURVEY MUST BE RECEIVED BY:
5:00 p.m. on May 5, 2021**

Name: _____
Street Address: _____
Twp. Block No.: _____ Twp. Lot No.: _____
Phone #: _____ E-mail: _____
Property Code for survey: _____

I. Please indicate your response for only one with an "X":

_____ **YES I DO SUPPORT** a project to provide public sewer lines to my neighborhood, with the understanding that **I will be responsible for payment of a sewer assessment upon completion if this project proceeds.**

_____ **NO I DO NOT SUPPORT** a project to provide public sewer lines to my neighborhood, with the understanding that **I will be responsible for payment of a sewer assessment upon completion if this project proceeds, regardless of my not supporting the project.**

MAILED SURVEYS PRINTED ON SPECIAL PAPER

Name Signature Date

(continued on reverse side)

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PUBLIC SEWERS INQUIRY
HOMEOWNER SURVEY RESPONSE FORM
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COMPLETED SURVEYMUST BE RECEIVED BY:
5:00 p.m. on May 5, 2021**

RETURN OPTIONS:

Mail to
West Windsor Township Municipal Offices
Attn: Engineering Division
271 Clarksville Road
P. O. Box 38
West Windsor, NJ 08550

OR

Drop off completed survey in a **"Sewer Survey"** box outside the municipal building

Do not EMAIL your Survey Response. EMAIL responses will not be counted.

*****Only one survey per household will be accepted.***

Please be advised that the Township of West Windsor is subject to the New Jersey Open Public Records Act. As such, any information shared with the Township may be subject to a records request.

This completes the survey. Thank you for your time and participation in this process!

Comments - If you have any comments you can write them below.

MAILED SURVEYS PRINTED ON SPECIAL PAPER



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT DIVISION OF ENGINEERING

PUBLIC SEWERS HOMEOWNER SURVEY

Princeton Oaks, Windsor Ridge, Westminster Estates, Shadow Oaks and other affected properties

Important: Please review this information and respond to this survey even if you answered the previous sewer survey

Due to the responses received to the initial survey, the Township is undertaking a separate survey to determine interest in sewers from residents of these specific communities. The project the Township is considering still involves the extension of sanitary sewer trunk lines and collection mains within the roadways throughout the identified neighborhoods. It will likely also involve making changes to other existing Township sewer infrastructure (pump stations, gravity mains, etc.) in order to accommodate the increased wastewater flow. It will also require the construction of a new pump station likely serving only these communities. Finally, it may be necessary to obtain easements for portions of the system along the side and/or rear property lines of private property.

You are receiving this letter because you have been preliminarily identified as someone who owns a property that is shown to be within this focus area. All information about the project will be posted on the Township website at:

<https://westwindsornj.org/southof571>

West Windsor requests your help to determine the level of interest for such a project by participating in the enclosed survey. Your participation is extremely important because the information gathered from the survey is a critical step in the decision-making process by the Administration. Please return the survey as per instructions on the "Homeowner Survey Response Form" **Survey responses must be received by 5 p.m. on Wednesday, May 5, 2021.** Even if you have returned an earlier survey, that response will not count towards this current effort. **It is important to review the latest project information and return this survey indicating whether or not you are willing to participate in the conversion from septic to sewer.**

Given the significant financial commitment extending sewers represents, all potentially affected property owners should complete and return this survey by the date specified. The results of the survey will be utilized by the Township to determine the level of interest for such a project. If 80% of homeowners or more (**252 or higher of 315 households**) volunteer to pay for the extension of public sewers so they can do a septic-to-sewer conversion (Vote YES on the survey), it is anticipated that the preliminary concepts and costs engineering analysis could commence during 2021. Depending on the complexity of the project, it may take up to six months to complete this analysis. **If less than 252 homeowners vote YES, no further work would be done.**

Once the concept engineering analysis is completed and cost estimates are available, the results will be made available and a final survey would be sent to all affected property owners. The final decision on whether there is a recommendation to proceed with the construction project will depend on response to that second survey. Please review the following important revised and expanded information:

- Township does not pay for sanitary sewer extensions out of general tax dollars. However, the Township may help facilitate the installation of public sewers by initially financing the project and managing the engineering, construction and inspection of the system. All homeowners in the affected area would

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PHONE (609) 799-9396 · FAX (609) 275-4850 · WEBSITE: WWW.WESTWINDSORNJ.ORG

Princeton Oaks Area Public Sewers Homeowner Survey
March 2021

reimburse the Township through a sewer assessment on each property that benefits by being able to connect to the sewers, once the project is completed. It is important to note that you will be responsible for this assessment if the extension is done in your area regardless of your personal survey response or whether or not you intend to hook up to the sewer line.

- Costs that would be part of the sewer assessment would include the preparation of land surveys, engineering design plans, bid documents, permitting, property acquisition, construction, inspection, project administration and financing costs. The property owners benefiting from the project are 100% responsible for all associated costs including the interest on bonds used to finance the project.
- Currently there are **315** properties potentially affected by this process that would have the potential to connect to the extended public sewer system. The Township previously conducted a similar engineering study for this area in 2010. The study estimated the costs at about \$28,000 per property owner based on 313 owners. A copy of the estimated costs from the 2010 study and construction cost index between 2010 and 2021 is included for reference. Based on the previous study plus the inflation in construction costs, the estimated costs for each property owner are estimated at \$40,000+. A confirmation of the estimate will be obtained by an updated engineering analysis if sufficient YES votes are received.
- Project costs would **not** include the costs associated with work on individual properties to abandon existing septic systems and connect homes to the public sewers. These additional costs are the responsibility of each property owner and are anticipated to be as follows:
 - Septic system pump out & abandonment \$2,000.00
 - Sewer lateral between house and right-of-way \$3,000.00
 - Sewer permit fee (\$0.75/S.F., \$1000.00 minimum) \$2,250.00 (for 3,000 S.F. home)

(all costs are approximated) Total = \$7,250.00
- Property owners would not be required to connect to the public system once it is completed as long as their septic system are operating properly. However, all property owners in the new sewer area would be obligated to pay the sewer assessment following the completion of the project and the assessment process. **Thus, your estimated costs could be \$40,000+ if you don't connect to the sewer system and \$47,000+ if you do connect to the sewer system.**
- The Township should be able to offer property owners two options for the payment of the sewer assessment if a project moves forward and after it gets built, as follows:
 - Lump sum payment of entire assessment at one time
 - Payment over a period of 10 years, with interest representing the Township's arranged financing rate. Please note that if the benefiting property is sold, the balance of an assessment would have to be paid in full at the closing.
- The Township would not include the exploration of alternatives for continued use of an on-lot septic system. Any such exploration would be outside of the Township's scope and involvement.
- **A concept plan of the potential pumping station location as determined by the 2010 study is attached for your reference.**
- **Data on septic system applications made to the Township Health Department for the last five years (2015-20) is included for your reference.**
- **For illustrative purposes only, a timeline for Heatherfield (the last sewer extension project the Township undertook) is included for your reference.**

Thank you for your time and your attention on this matter. You likely will have questions which can be answered by reviewing the information on the Township website <https://westwindsornj.org/southof571>. If you have any remaining questions or require additional information, please submit via email to sewersurvey@westwindsortwp.com.

Sincerely,

Francis A. Guzik, PE, CME
Director of Community Development/Township Engineer



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENGINEERING

Current Concept Level Project Cost Estimate-2010

Based on the preliminary work performed the budget projection is estimated at:

Collection System Infrastructure	\$7.20 M
Pump Station & Force Main	\$ 850 K
North Mill Road Area Capacity Upgrades	\$ 400 K
Total Estimated Cost to Construct =	\$8.45 M
Capital bonding costs (est. at 5%)	\$ 423 K
Total Estimated Project Costs =	\$8.873 M

Cost estimates include: design, permitting, bidding, equipment, construction, inspection, testing, & permit compliance.

Allocated costs: \$8.9 M over 315 residential properties = \$28,000 / residence (2010 prices)

Construction Cost Index - May 2010 to March 2021				
Date	Philadelphia	New York	Average	CCI
May-2010	10801.20	13386.37	12093.79	
Mar-2021	13951.47	20576.75	17264.11	<u>1.42752</u>
		May 2010 Value	\$8,873,000.00	
		January 2021 Value	\$12,666,377.65	
		Estimated Cost to sewer each property (315)	<u>\$40,210.72</u>	
Data Source: Engineering News Record, City Cost Index for New York City and Philadelphia as of March 2021 (online)				

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E-MAIL: WWT@WESTWINDSORTWP.COM



WEST WINDSOR TOWNSHIP

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENGINEERING

Timeline for Heatherfield Sewer Project

A number of people have asked how long it would take to complete the Princeton Oaks neighborhood sewer project. The exact completion date depends on lots of factors and township can't make any concrete promises at any time. Just to give you an idea here is the data for Heatherfield, which was the last sewer project undertaken by the township.

Township Council Bond Ordinance adoption – **March 2007**

First homeowner connection permit application – **December 2009**

A sewer assessment is added to each property after the Township Council adopts the bond ordinance, and construction is ongoing.

Each project is unique with its own set of challenges. This data should be used for illustrative purposes only. The Township doesn't make any guarantees on timeline based on factors beyond our control.



Potential Pump Station location

Proposed Off-site Force Main Extension to North Mill Rd Collection System

Concept Location Plan Wastewater Pump Station Princeton Oaks Area (from 2010 concept study)



WEST WINDSOR TOWNSHIP

DEPARTMENT OF HUMAN SERVICES DIVISION OF HEALTH

I have reviewed our septic application for *Princeton Oaks, Windsor Ridge, Westminster Estates and Shadow Oaks* for the period between 2015 through 2020. Here is the breakdown:

Year	Total Replacement	Disposal Field Replaces Used Existing Septic tank	Repair/Alteration
2020	3	1	7
2019	2	4	8
2018	4	2	10
2017	6	0	8
2016	1	1	10
2015	1	3	8

Out of the 1st two columns (28 replacements) only 2 systems would have been deemed malfunctions by the Health Dept. and mandated to be corrected; the remainder were voluntarily replaced to facilitate the property transfer.

Thanks,

Douglas J. Davidson, Sr. REHS
Manager, Environmental Health Services
West Windsor Township