

CHAPTER V

MANDATORY SEWER CONNECTION DEFERRED PAYMENT

5-1 CONNECTION APPLICATION PROCEDURE

5-1.1 Mandatory Connection of New Buildings

- a. Newly constructed buildings on lots within (one hundred (100) feet (DEP requirement); (two hundred (200) feet (LMUA requirement) of an existing sewer must connect to the sanitary sewer.

5-1.2 Mandatory Connection of Existing Buildings with Septic Systems.

- a. When sewer comes within one hundred (100) feet or two hundred (200) feet of the property occupied by an existing building served by any means of sewerage disposal other than a septic system, connection to the sewer shall be mandatory. LMUA shall notify the property owner when the sewer becomes available.
- b. When sewer comes within one hundred (100) feet of the property occupied by an existing building served by a septic system, connection to the sewer shall be mandatory if probable cause exists to believe that the septic system is malfunctioning in any way. This shall include, but not be limited to, greener grass over the disposal field, seeping water, soils with excessive percolation rates and nitrate levels above seven and one-half (7.5) in the ground water.
- c. If the property owner wishes to request a waiver from mandatory connection due to special circumstances, he shall submit said request in writing to the Board which shall be accompanied by a certification from a licensed professional engineer or Hunterdon County that the onsite septic system is working and is properly functioning and such other information as may be required by the LMUA.

5-1.3 Mandatory Connection Enforcement Steps

- a. The sewer is certified by LMUA as ready for use.
- b. Connection notices are sent by LMUA to affected building owners.
- c. If no connection is made within one hundred twenty (120) days of connection notice, the Board shall have the following option:
 1. File suit in municipal court to have owner build system.
 2. File suit in municipal court so LMUA can build system and lien property.
 3. Grant addition time (up to one (1) year) to connect.
 4. Grant an exemption from mandatory connection.
 5. Turn the matter over to other appropriate agencies such as Board of Health and DEP.
 6. Take such other action as may be appropriate.
- d. Board decision to:

5-1.4 Owner to Bear Connection Costs. The costs and expenses incidental to the building sewer and/or service lateral installation and connection to the Authority's wastewater facilities shall be borne by the property owner. The

owner shall indemnify the Authority from any loss or damage that may directly or indirectly be occasioned by the installation of the building sewer and/or service lateral.

5-1.5 Separate Connections Required A separate and independent building sewer shall be provided for every building, dwelling, townhouse, condominium or premise used for human occupancy, employment, recreation or other purpose which have toilet facilities installed.

5-1.6 Supervision and Inspection of Construction. The construction of building sewers shall at all times be subject to supervision and inspection by the Authority's authorized agent or the Municipal Plumbing Subcode Official and shall conform to the State Uniform Construction Code. The building sewer shall not be covered until permitted by the Municipal Plumbing Subcode Official and the Authority's authorized agent, if the Authority has notified the applicant of the Authority's intent to inspect.

5-1.7 Use of Existing Building Sewers.

- a. An existing building sewer may be used for the connection of a new building only if it is found, after examination and pressure test to meet the requirements of these Rules and Regulations.
- b. Lateral Reconnection Fee:
 1. Any property which was legally connected to the sewer and desires to reconnect shall be subject to the re-connection fee to cover the cost of inspection and reactivation of the account as included in the current Rate Schedule.
 2. The applicant shall file a normal application with LMUA with the re-connection fee.
 3. The developer shall give LMUA notification at least one (1) normal work day prior to the time of the lateral inspection. The developer shall expose the lateral at his expense. He shall open the pipe and provide suitable and safe access so that an LMUA inspector can lamp the line a minimum of ten (10') feet. Any visible leakage, cracks, root intrusion or dips in excess of half the pipe diameter shall be grounds for rejecting a lateral. An owner may inspect a lateral with a TV camera if any of the above conditions exist. If the lateral had a history of blockage, or if the inspector finds other probable cause, the Authority may require the developer to inspect the old lateral with a TV camera to prove that it is acceptable in whole or part. All TV inspections shall be witnessed by the LMUA inspector and a digital video disc (DVD) shall be delivered to the inspector when the inspection is completed. Based on the video inspection, the inspector may permit the reuse of a portion of the existing lateral if it is totally free of any signs of defects. All video inspection cost shall be borne by the developer.

5-1.8 Connections to Sewers on Private Property.

Connections to sewers where the same are run through private property shall in all respects be governed by these rates, rules and regulations.

5-2 CONNECTION PERMIT

5-2.1 Connection Permit Required. No unauthorized person shall uncover, make any connections with or opening into, use, alter or disturb any wastewater sewer without first obtaining a written permit from the Authority.

5-2.2 Classes of Permits. There shall be three (3) classes of permits for connections to the Authority's wastewater facilities. Class I-Residential, Class II-Commercial, and Class III Industrial. In all cases the owner shall make application for a permit to connect to the Authority's wastewater facilities on a special form furnished by the Authority. The permit application shall be supplemented by wastewater information required to administer these Rules and Regulations. The connection permit and inspection fees schedule are contained in the Authority's most recent Rate Schedule.

5-2.3 Term of Connection Permit. Connection Permit is valid for one year from the date of issuance. Connection Permits may be renewed without limitation. Upon renewal of a Connection Permit, the Applicant shall pay any difference between the connection paid at time of issuance or last renewal and the connection fee in effect at the time a renewal of the Connection Permit is sought.

5-2.4 Calculation of Connection Fees.

- a. Single Family Home. Connection Permit Fee shall be the full amount set forth in the Rate Schedule for each dwelling unit.
- b. Apartments and Multi-Family. Connection Permit Fee for each Apartment or Multi-Family structure or, in the case of condominiums, part thereof, owned by the Applicant shall be determined from usage anticipated by such facility. The ratio of projected average daily usage of the Applicant's facility to average daily usage for a single family home (hereinafter referred to as an Equivalent Dwelling Unit of EDU), rounded to the highest one-half (1/2) of a unit, but not less than one (1), shall be used to determine the Equivalent Dwelling Units of the facility. The Connection Permit Fee shall be the Fee for a single family home set forth in the Rate Schedule multiplied by the EDU.
- c. Commercial and Industrial. Connection Permit Fee for each commercial or industrial structure owned by the Applicant shall be determined in the same manner as that set forth above for Apartments and Multi-family facilities.
- d. Aged Restricted Affordable Housing. The Connection Permit Fee for all nonresidential projects and for age restricted affordable housing residential projects which meet the following criteria:
 1. The project consists of more than seventy-five (75) dwelling units; and
 2. The project is age restricted meaning residents must be at least fifty-five(55) years of age; and
 4. The project is income restricted meaning residents must have incomes that qualify such residents to own or occupy a residential unit in the project.
- e. Basis of EDU. The EDU for any facility shall be determined by the Authority through engineering judgment based on projected flow criteria set forth in N.J.A.C. 7:14A-23.3, as the same may be amended from time to time. EDU's will based on the use, or uses, of an existing, or proposed,

structure at the time of application. Where structures contain more than one use, the EDU will be based on the fractional EDU of each individual use and rounded to the nearest whole number for the entire structure.

5-3 RESERVED.

5-4 STANDARDS FOR CONSTRUCTION OF BUILDING SEWERS AND CONNECTIONS.

5-4.1 Separate Connections Required; Exceptions. A separate and distinct connection shall be provided for every building, townhouse, condominium and/or premises, except the case where a separate connection cannot be reasonably made to connect with the Authority's system without tying into the connection of another building or premises. Such tie-in connection may be made upon the Authority approving and consenting to the same upon the recommendation of its Engineer, provided, however, each owner of record at the building or premises shall be responsible for all permit fees and service charges, both connection and periodic, as though separately and directly connected to the Authority's system and provided, further, that all owners of all buildings or premises involved approve and consent in writing to the making of the connection in such manner. This paragraph shall apply to both house connections and building sewers.

The Authority assumes no obligation or responsibility for damage caused by or resulting from any single building sewer which serves two (2) buildings or property owners.

5-4.2 Conformance to Applicable Codes. The connection of a building sewer into a wastewater sewer shall conform to the requirements of the State Uniform Construction Code, other applicable requirements of the Authority, and the standards set forth in appropriate specifications of the ASTM or the W.E.F. The connections shall be made gas-tight and water-tight and verified by proper testing and inspection by the Authority. Any deviation from the prescribed procedures and materials shall be approved in writing by the Authority before installation. The owner shall perform the pressure test at his expense. Said test shall be witnessed by LSA.

5-4.3 Request for Inspection of Sewer Connection. Any project requiring inspection under these rules and regulations, including, but not limited to, all sanitary sewers, all service laterals and those building sewers which the Authority has notified the applicant of the intent to inspect; shall not be covered until inspected. The applicant shall request inspection a minimum of twenty-four (24) hours before the inspection is required. Requests for inspection and inspections shall only be processed during normal business hours.

Inspection and testing of the sewer and proposed connection shall be scheduled on twenty-four (24) hours' notice, on Monday through Friday between 8:00 a.m. and 4:00 p.m. No inspection or testing will be given on Saturdays or Sundays.

5-4.4 Testing and Approval.

- a. No building sewer shall be covered until it has been inspected, tested and approved as provided in this subsection. If any part of a building sewer is covered before so being inspected, tested and accepted, it shall be uncovered for inspection and testing at the cost and expense of the owner of the improved property to be connected to a sewer.

- b. When found necessary for the Authority's authorized agent or the Municipal Plumbing Subcode Official, the building sewer shall be tested by filling the same completely with water so that every section is tested with not less than a ten (10') foot head of water. Water shall be kept in the building sewer for fifteen (15) minutes before inspection starts, and no leakage shall be observable at the time of the inspection.
- c. Upon inspection and approval of a building sewer and/or service lateral by the Authority, a certificate of approval shall be issued to the owner of the improved property to be connected to a sewer.
- d. The Authority's authorized agent or Municipal Plumbing Subcode Official shall observe all required testing of a building sewer. All equipment and material required for testing shall be furnished by the owner of the improved property to be connected to a sewer. If a building sewer is not approved by the Authority, a further test or tests shall be made following completion of necessary corrections.
- e. Whenever the Authority has reason to believe any building sewer has become defective, such building sewer or service lateral shall be subject to test and inspection. Defects found upon test and inspection shall be corrected as required at the cost and expense of the owner of the improved property served through the building sewer. If a defect is found, the owner may be charged for the cost of testing and inspection.

5-4.5 Building Sewer Design. The size, slope, alignment, construction materials, trench excavation and backfill methods, pipe placement, jointing and testing methods used in the construction and installation of a building sewer shall conform to the State Uniform Construction Code or other applicable requirements of the Authority. In the absence of Code provisions or an amplification thereof, the materials and procedures set forth in appropriate specifications of the ASTM and W.E.F. shall apply.

5-4.6 Building Sewer Elevation. In buildings in which any building drain is too low to permit gravity flow to the Authority's wastewater sewer, wastewater carried by such building drain shall be lifted by an approved means and discharged to a building Sewer draining to the Authority's sewer.

5-4.7 Slope and Grade. The slope or grade of a building sewer when the inside diameter is four (4") inches or more shall be no less than one-fourth (1/4") inch per foot of length and shall be downward in the direction of flow.

5-4.8 Cleanouts Required. Cleanouts shall be provided a minimum of intervals of seventy-five (75') feet and, when possible, should be located in lawn (not roadway or sidewalk) areas. Cleanouts will be required at bends when deemed necessary by the Authority. All cleanouts which are located in a roadway area subject to vehicular traffic shall be protected with a metal valve box which is noncorrosive and conforms with the Authority's Standard Detail Sheet.

5-4.9 Location of Building Sewer. No building sewer shall be installed within three (3) feet of any gas pipe, water service or any other facility or any open excavation, vault or meter pit; nor shall the location be permitted under any sidewalk or driveway unless approved. All building sewers shall be installed within the limits of the customer's property and a minimum of three (3') feet from any property line(s) or building walls.

5-4.10 Joint Occupancy of Trench. A building sewer to serve one (1) improved property may occupy the same trench as a building sewer to serve the next adjoining improved property, provided that the common trench is on or immediately adjacent to the common property line and such joint occupancy is by mutual agreement of the owners concerned pursuant to a recorded sanitary sewer easement. In such cases the laterals shall be a minimum of three (3') feet apart.

5-4.11 Pumping and Backfilling of Prior Facilities. Following the discontinuation of the use of all septic tanks, cesspools and seepage pits, these facilities should be abandoned to the satisfaction of the Hunterdon County Department of Health. The septic tank contents shall not be discharged at the Authority plant or into the sanitary sewer. They shall be hauled away by tank truck at the owner's expense.