

MEMORANDUM

TO: John V. Cornell, Township Manager
FROM: Joseph J. Nolan, P.E., Township Engineer
DATE: June 16, 2009
SUBJECT: Zaveta/MJE Builders - Public Sewers



This memorandum will provide a time line summary of the two subdivisions and the availability of public sewers to serve the 10 building lots created by the subdivision.

March 1, 2005	MJE submits 4-lot subdivision of Heck property. Subdivision creates 4 lots; however, only 3 lots show acceptable perk for on-lot sewer system.
March 21, 2005	Initial CKS review letter of MJE subdivision.
August 31, 2005	Zaveta submits 6-lot subdivision of Rocco property. Subdivision shows on-lot system for all six lots.
September 15, 2005	Initial CKS review letter of Zaveta subdivision.
September 2005	Planning Module submission prepared for Zaveta 6-lot subdivision. Planning Module is for on-lot systems.
October 27, 2005	Worcester Planning Commission approval of Zaveta subdivision.
January 23, 2006	Meeting with Zaveta. Zaveta informs Township of agreement to purchase MJE lots. Requests Township consider allowing 10 total lots to be served with public sewers with a low pressure system, connecting to Fawn Creek Pumping Station.
January 26, 2006	CKS memorandum evaluating "value" of public sewers and possible option available to Township relative to consideration of allowing public sewers.
May 17, 2006	Preliminary/Final Approval of Zaveta subdivision. Subdivision is approved with on-lot sewer systems for all six lots.

January-August 2006	Deal between Zaveta and MJE falls through. MJE decides to proceed with 4-lot subdivision and to design and construct low pressure sewer system. Township agrees to allow public sewers and revise 537 Plan to allow public sewer to serve 13 lots. These lots include MJE (4), Zaveta (6), and Township (3).
August 7, 2006	Initial Low Pressure Sewer Design submitted on behalf of MJE. Planning Module submission for 537 Plan Revision prepared.
August 7, 2006	CKS prepared construction escrow for Zaveta. Escrow included \$25,000 per lot (\$125,000 total) for "grinder pump, force main, etc." This escrow line item was to account for connection of Zaveta lots to public sewer (low pressure) installed by MJE.
November 28, 2006	Zaveta letter indicating that subdivision plans are recorded. Indicates desire to proceed with start of subdivision construction.
December 18, 2006	Pre-construction meeting for Zaveta subdivision. Pre-construction minutes reference grinder pump installation and inspection. Zaveta initiates project assuming construction of public sewers by MJE, within a time frame that would enable Zaveta to connect his houses to project. Zaveta would reimburse MJE for proportionate cost of sewer construction.
April 22, 2008	MJE receives DEP approval of Planning Module for public sewers.
May 21, 2008	MJE receives Preliminary Approval by Township.
October 6, 2008	MJE pre-construction meeting for MJE project. Project includes construction of Meadow Lane and public sewer extension.
May 2009	Public sewers ready for connection and use.

cc: File