



# Township of Pequannock

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## VILLAGE AREA SEWER PROJECT 2014-2015

### Frequently Asked Questions

1. Q When can I connect to the sewer?  
A All property owners who are eligible to connect will be notified by mail.
2. Q What is the deadline for connecting to the sewer?  
A Three years from the date of the notification letter.
3. Q What is my first step for connection once I receive the notice?  
A Submit an Application for Sanitary Sewer to the Utility Department along with the required fees. Applications can be found on the Township website ([www.peqtwp.org](http://www.peqtwp.org)), at the Utility Department or at the Construction Office. The fees (as per Chapter 152 of the Township Code) for residential property connections are based on the number of bedrooms. The fees for non-residential properties are based on usage.
4. Q Are construction permits required for connecting to the sewer?  
A Yes, a permit is required for the sewer connection, backwater valve (if required) and septic abandonment. All can be applied for at the same time and included on the same permit. Permit applications must include a copy of an accurate survey showing the proposed sewer line and existing septic locations. The permit fees (as per Chapter 064 of the Township Code) for the connection and abandonment will be approximately \$125.00 to \$130.00 depending on the cost of the work. Blank permit applications can be found on the Township website, or picked up at the Construction Department.

5. Q Are there any additional permits or fees required?
- A If you have to alter your interior plumbing to facilitate your new connection an additional permit or permit update will be required. For this a plumbing contractor will be required unless the work is to be done by the homeowner.
6. Q Does my contractor need to be licensed?
- A Yes for work **outside** of the building all contractors must have at least a Home Improvement Contractors Registration number issued by the Division of Consumer Affairs. For work **inside** of the building all contractors must be licensed plumbing contractors.
7. Q Can a homeowner do their own work?
- A Yes in single family/owner occupied dwellings.
8. Q What inspections are required?
- A The new piping and connections will require inspection/s prior to the trench backfilling. In addition, the filling and closure of the septic system must be inspected.
9. Q What type of piping should I use for the underground connection?
- A There are many types of piping material acceptable by the plumbing code. The most common in use today are ABS and PVC plastic.
10. Q What size piping must be used?
- A Four (4) inch minimum in most instances.
11. Q How far below grade should my piping be?
- A Sewer piping must be a minimum of two (2) feet below finished grade.
12. Q How do I make the connection between the existing and new piping?
- A Connection between dissimilar material shall be done with a double banded no hub coupling.
13. Q Does my new piping require cleanouts to be installed?
- A Cleanouts are required at the start of the sewer pipe run, changes in direction and every 75 (seventy-five) feet. All cleanouts must extend to

finished grade. Please note, cleanouts are not required where changes of direction are made with one or more 22 ½ ° or 45° fittings.

14. Q Do I need to test the new piping?
- A Yes, the new piping must be tested with ten (10) foot head of water. This will be checked during the inspection process prior to the trench being backfilled.
15. Q Can I install my sewer piping and water piping in the same trench?
- A Yes, but there must be a minimum of a one (1) foot separation between the two.
16. Q Are backflow preventors required to be installed?
- A Backwater valves are required for buildings located in the New Jersey Flood Hazard Area.
17. Q Do I have to remove my septic tank?
- A No, septic tanks may be abandoned in place by pumping and filling with crushed stone or sand. The Construction Office will require a copy of the pumping receipt as part of the permit process.
18. Q Can I re-grade my property during the piping installation?
- A Change of grade can only be done after consulting with the Township Engineer. Fill is prohibited for properties located within the New Jersey Flood Hazard area.
19. Q Do I need to notify anyone before starting to excavate?
- A Yes, you must call for utility mark outs at least three (3) business days before you plan to begin your excavation. You may call 811 or 1-800-272-1000 to request the mark out. There is no charge.

## Mixed Use Buildings & Water/Sewer charges

Q I have a Mixed Use Building with one water meter. How will I be charged?

A Each unit will be billed for a quarterly sewer usage charge regardless of the number of physical connections into the sewerage system.

Commercial unit sewerage charges are calculated on actual water usage with a minimum of \$185 per quarter. Any water usage in excess of 21,445 gallons shall equate to an additional sewer charge of \$8.63 per thousand gallons.

**Example: A building with 2 stores and 2 apartments**

Each apartment = \$111.00/quarterly

Each store = \$185.00/quarterly with 1 of those stores receiving all the water usage and the corresponding sewer charges. If the water usage is greater than 21,445 gallons, an additional sewer charge will be added.

If an owner chooses to convert existing plumbing to allow for separate metering of water, it will be done at owner's expense.

Q I have a Commercial Building with irrigation sprinklers. How will I be charged?

A If you're sprinklers are on the same meter as the rest of the building, you're sewer charges could increase significantly. You may want to consider installing a separate meter for your irrigation sprinklers to avoid increased sewer charges.