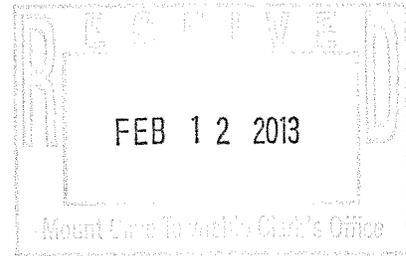


(C)

February 12, 2013

Mount Olive Township
Colleen Labow and Mayor Rob Greenbaum
PO Box 450
Budd Lake, NJ 07828



President Counsel,

I have received the letter, dated January 25, 2013 regarding the consideration of installing sewers in "Old Flanders". I understand that there will be an informational discussion on February 19, 2013.

I live on Patriots Way in Flanders. Our street is off of Main Street on a cul de sac. There are six homes on our street all built in 1985. I am writing, representing all residents, with their permission, that live on Patriots Way. The six families of Patriots Way have discussed at great length that we are opposed to having a sewer system installed on our street. We are requesting that our street be excluded from the entire process of having a sewer installed.

It is our understanding that there are a couple of reasons that the sewer installations are being considered. One reason, is some owners have requested sewers be installed because their homes have cesspools and their property lots do not have the ability to obtain a septic. We on Patriots Way understand that may be true for some of the older historical homes on Main Street and Park Place, and we understand their plight. However, we are all on 1 acre lots, with large extensive septic systems. We do not feel that there is any need for you to run septic systems down our street. Our street is a dead end with only 6 homes. All six of our homes have excellent septic systems that we all maintain, pump on a regular basic and have inspected. I purchased my home in 2007 and the septic inspection passed with flying colors. My inspector said that our septic tank was like a brand new one. Two other neighbors have moved in on Patriots Way since 2007 and their septic did not pass, however they only needed a minor repair, and then passed the septic inspection. Again, both inspections of those homes said they were excellent septic systems. We have met with Robertson Excavation, a septic installer and he is willing to come inspect all of our septic systems and provide the township of Mt Olive with a report if necessary. He does many of the septic homes in Mt Olive and throughout Morris and Sussex County. If this sewer issue is truly being presented because of the concerns of homes in old Flanders, then it would seem that our street does not need to be involved in this proposal.

According to the letter sent to homeowners there has been a revision to the N.J.A.C. 7:9A which will affect septic systems. According to this revision, regulations mandate that cesspools upgrade to a septic system or sewerage system prior to passing of title. Additionally, a failing septic system must be upgraded or replaced before passing of title. I have sold real estate in Mt Olive for over 10 years and this has always been the regulation/rule/procedure for passing of title. You cannot sell a home in Mt Olive with a non-functioning septic now or before this change so I really hope the DEP is not blamed for the installation of sewers. If this installation of sewers was due to a change by the DEP then why is the Bennington Woods development not being considered for the sewer installation.

According to articles I have read in the paper, you feel that these sewers will add value to our homes. It will not increase the value of our homes because if we tried to sell our home with a \$50,000 assessment attached to it, the buyer will expect to pay \$50,000 less for the home. After the sewers are installed, the town will reassess our homes at a higher price and our taxes will increase in addition to our new assessment. We simply cannot afford to live here anymore if this happens and we will not be able to sell our homes with an assessment that high attached to our home.

Again, I would like to say we understand that some people may need sewers in old Flanders but Patriots Way does not need sewers and we would like to be removed from consideration. We understand that we will need to replace or repair our septic if we and when sell our home. We also consulted Peach Brother construction who said a new septic system would cost approximately \$25,000 including permits and hiring an engineer to design the septic, this estimate is far less than the towns proposed assessment. I believe this estimate to be true because in August 2012 I sold a home on Schindler Drive in Succasunna, which was on an acre of property, larger than the homes on Patriots Way and had five bedrooms. Their septic cost \$28,000 including everything.

We also do not agree that sewers are better for the environment. This is a debate for another day, but after consulting experts and the DEP installing sewer pipes is not good for the surrounding streams. Please advise me on behalf of my neighborhood how we need to proceed to be removed for consideration for sewers.

Sincerely,

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