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CC: Adm
Council

(H)

MAR 25 2013

Dear Sirs/Madam:

I do not know if you have been made aware of the attached letter, but I am very upset about it; as are my neighbors. Mrs. Labow, you directly looked at the group of residents of Patriots Way, when you said that misinformation was being spread on Facebook. Here we have **lawyer** spreading false information!!! Yes he states that it is his opinion, but we were basically reprimanded for our opinions – which had more fact than what he states in his letter!

Mr. Canning, at the meeting you stated that since the township does not have accurate numbers for us now, and that you were not sure if the amounts could be more or less, that we have no choice but to base our vote on the worst case scenario of \$49,000 or more. Mr. Johnston states the complete opposite in the 3rd paragraph in his letter!!! He has directed people to call his office. I can imagine that people are calling to get information. However, they are receiving false information! Read the 4th paragraph! Where did he come up with this?!

Also, Phyllis Shelton was going to people's door to sway them with this information. While doing so, she harassed an 11 year old boy for almost a half an hour, telling him that his parents were crazy and spewing off all of these numbers. The kids had no idea what she was talking about! These are the people we are dealing with!!

I would like for the minutes from the March 19th meeting, up on the website so that we can refresh everyone's memory.

Sincerely,

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**Kindly respond to the Flanders office

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March 22, 2013

RE: Old Flanders Sewer Survey

Dear Fellow Property Owner:

This firm is located in one of the properties being considered for a sewer hookup in Old Flanders. As a Flanders business of more than 11 years, and as a firm that focuses on the sale of real estate, we agree that making sewers available in Old Flanders is a good idea for both properties with cesspools and those with existing septic systems.

After reviewing the survey, we felt it important to write this opinion letter, as the survey does not adequately discuss the reality of the situation. The survey simply asks that you vote yes or no to proceed with the sewer project, and tells you that your property could be assessed up to, and perhaps above, \$49,000.00. Moreover, it states that you would potentially pay \$200-\$400 per month for 20 years.

It is important to note that these amounts are the "worst case" scenarios, and, based upon the information given at the meeting on March 19, 2013, that amount will very likely be greatly reduced. It has long been the law in New Jersey that any assessment on property cannot be more than the value that the improvement adds to the property. Although the tax assessor cannot, at this time, give an accurate estimate of what value the sewer line will add to your property, it will undoubtedly be far less than \$49,000.00. In reality, this means that even if the assessed value went up by \$20,000 (a more realistic arbitrary amount, just for example) over 20 years for a new sewer connection, this would certainly be less than the cost, up front, of a new septic system, when your system needs to be replaced.

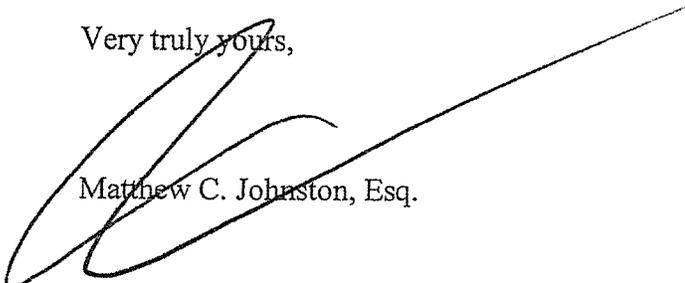
It is also important to note that the municipality must cover the costs of the difference between the assessed value of the sewer hook up to your home and the cost to actually install the hook up. This amount will be spread out over the same 20 years to all households in Mount Olive. In reality, the amount per household would be small and is no different than what you currently pay for the costs that the Township carried on the Budd Lake sewers. Contrary to false rumors, your friends in other parts of Mount Olive are not suddenly going to be paying an extra \$100 per month for Old Flanders to have sewer hook ups.

Keep in mind, under new laws, if you currently have a cesspool you must replace it before you can sell your home. Further, it is common knowledge in the real estate community that having sewers, as opposed to a septic system of any age, makes your home more attractive to purchasers in the future.

With the above in mind, it is our opinion that there are no disadvantages to Old Flanders having sewer hook ups. As mentioned above, numerous real estate agents we work with have advised us that sewer will increase homes values and make homes in Old Flanders more marketable to buyers coming in from areas that do not have septic systems, as the idea of a septic system can drive buyers away, especially with the new laws in place.

This is, in reality, the last chance for Old Flanders to get sewer hook ups. Please take the time to consider this information before answering the survey.

Very truly yours,



Matthew C. Johnston, Esq.