E/36

BOROUGH OF ALLENDALE

ALLENDALE, NEW JERSEY

June 15, 1962

TO THE RESIDENTS OF ALLENDALE:

Your Mayor and Council have, for some months now, been considering various possible proposals for sewers in Allendale. In the course of the study, a Sewer Advisory Committee was appointed and, on their recommendations, an engineering firm was retained to supply them, and in turn, us with technical advice.

The Committee has now received the engineer's report and discussed it with us. They have also prepared the enclosed informative brochure for your information.

We plan to hold a public discussion on the general subject of "SEWERS" at 8:30 P.M. Tuesday, June 26, at Brookside School.

Please read the attached and come to the meeting to express yourself, whether you are for, against, or just have questions. There will be representatives present not only from our Committee, but our engineers, the Northwest Bergen Sewer Authority, and their engineers.

R. I. NEWMAN
MAYOR

CLINTON BOGERT ENGINEERS

May 3, 1962

Allendale, New Jersey
Report on Sewerage Facilities

Explanation of Tables

Five tables are provided --- two showing costs for a municipally owned and operated system, and three showing costs for participation in a Northwest Bergen County Sewer Authority system --- as follows:

Table 1 - Municipal System - Sewering Only Critical Areas (Critical)
Table 2 - Municipal System - Sewering Center of Town
Table 3 - Authority Participation - Sewering Only Critical Areas
Table 4 - Authority Participation - Sewering Center of Town
Table 5 - Authority Participation - Sewering Area Shown in 1959 Report

Two schemes of financing are shown:

1) User Financing - where costs of construction and operation are shared only by users, and capital costs are amortized over a 40 year period.

2) Assessment Financing - where costs are shared as follows:

   a) Operating Costs and Authority Charges (User Benefits) - by users paying an annual sewer service charge.

   b) Costs of Lateral Sewers (Special Benefits) - by owners of properties sewered paying an assessment, which may be amortized over a 10 year period.

   c) Costs of Trunk Sewers and Treatment Plant (General Benefits) - by the entire community paying, through taxes, for a bond issue amortized over a 40 year period.

Other matters which may require explanation are as follows:

Ten year special assessment bonds are assumed to carry a 3.10% interest rate, while nominal 40 year general obligation bonds are assumed to carry a 3.50% interest rate.

Northwest Bergen County Sewer Authority charges are assumed at $346.62 per million gallons based on the Authority's 1961 Supplementary Report.

The "average taxpayer" is assumed to live on a lot with 100 foot frontage; the market value of his house and lot is assumed to be $20,000; his assessment is assumed to be 18.56% of market value.

20,000 / 18.5 / 20,000 / 3,700,000

SUMMARY OF COSTS
FOR PROPERTY CONNECTED TO SEWERS

	AVERAGE ANNUAL COSTS		
	USER FINANCING 40 years	ASSESSMENT FINANCING	
		FIRST 10 YEARS	AFTER 10 YEARS
MUNICIPAL SYSTEM SEWERING ONLY CRITICAL AREAS	$ 294.67	$222.69	$107.69
MUNICIPAL SYSTEM SEWERING CENTER OF TOWN	$ 210.64	$188.60	$ 73.60
AUTHORITY PARTICIPATION - SEWERING ONLY CRITICAL AREAS	$104.90	$143.30	$ 58.30
AUTHORITY PARTICIPATION - SEWERING CENTER OF TOWN	$114.00	$153.40	$ 62.40
AUTHORITY PARTICIPATION - SEWERING AREA SHOWN IN 1959 REPORT	$122.50	$167.50	$ 57.50
	40	10	forever

40 years

31% of area
2200 persons
60% pop.

CLINTON BOGERT ENGINEERS
CONSULTANTS • NEW YORK, N. Y.

5-3-62

TABLE 1

ESTIMATE OF COSTS

MUNICIPAL SYSTEM - SEWERING ONLY CRITICAL AREAS

	USER FINANCING	ASSESSMENT FINANCING			
		USER BENEFITS	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL
	(1)	(2)	(3)	(4)	(5)
CAPITAL COSTS					
Lateral Sewers }	$ 265,000		$ 140,000	$ 125,000	
Trunk Sewers }					
Treatment Plant	210,000			210,000	
Total Construction Cost	$ 475,000		$140,000	$ 335,000	
Contingencies and Fees	118,000		35,000	83,000	
Real Estate	35,000			35,000	
Int. During Construction	17,000		5,000	12,000	
Reserves for First Year	10,000		10,000		
Total Bond Issue	$ 655,000		$ 190,000	$ 465,000	
ANNUAL COSTS					
Debt Service					
10 Year Bonds			$ 22,400		
40 Year Bonds	$ 31,200			$ 22,200	
Operating Costs	14,000	$ 14,000			
NWBCSA Charges					
Total Annual Costs	$ 45,200	$ 14,000	$ 22,400	$ 22,200	
ANNUAL CHARGES					
Per Front Foot					
(Single Payment)			($ 9.79)		
10 Year Payment			$ 1.15		
Per Connection	$ 294.67	$ 93.33			
Per $100 of Valuation				$ 0.387	
TOTAL ANNUAL COST FOR AVERAGE TAXPAYER					
Sewered Property, Connected	$ 294.67	$ 93.33	$ 115.00	$ 14.36	$ 222.69
Sewered Property, Not Connected			$ 115.00	$ 14.36	$ 129.36
Unsewered Property				$ 14.36	$ 14.36

(STUDY No. 1)

TABLE 2

ESTIMATE OF COSTS

MUNICIPAL SYSTEM - SEWERING CENTER OF TOWN

	USER FINANCING	ASSESSMENT FINANCING			
		USER BENEFITS	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL
	(1)	(2)	(3)	(4)	(5)
CAPITAL COSTS					
Lateral Sewers	$333,000		$218,000		
Trunk Sewers				$115,000	
Treatment Plant	210,000			210,000	
Total Construction Cost	$543,000		$218,000	$325,000	
Contingencies and Fees	137,000		54,000	83,000	
Real Estate	35,000			35,000	
Int. During Construction	20,000		8,000	12,000	
Reserves for First Year	10,000		10,000		
Total Bond Issue	$745,000		$290,000	$455,000	
ANNUAL COSTS					
Debt Service					
10 Year Bonds			$ 34,200		
40 Year Bonds	$ 35,500			$ 21,700	
Operating Costs	14,000	$14,000			
NWBCSA Charges					
Total Annual Costs	$ 49,500	$14,000	$ 34,200	$21,700	
ANNUAL CHARGES					
Per Front Foot					
(Single Payment)			($9.76)		
10 Year Payment			$1.15		
Per Connection	$210.64	$59.57			
Per $100 of Valuation				$0.378	
TOTAL ANNUAL COST FOR AVERAGE TAXPAYER					
Sewered Property, Connected	$210.64	$59.57	$115.00	$14.03	$188.60
Sewered Property, Not Connected			$115.00	$14.03	$129.03
Unsewered Property				$14.03	$14.03

(STUDY NO 5)

TABLE 3

ESTIMATE OF COSTS

AUTHORITY PARTICIPATION - SEWERING ONLY - CRITICAL AREAS

	USER FINANCING	ASSESSMENT FINANCING			
		USER BENEFITS	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL
	(1)	(2)	(3)	(4)	(5)
CAPITAL COSTS					
Lateral Sewers Trunk Sewers	$123,000		$123,000		
Treatment Plant					
Total Construction Cost	$123,000		$123000		
Contingencies and Fees	32,000		32000		
Real Estate	1,000		1000		
Int. During Construction	4,000		4000		
Reserves for First Year					
Total Bond Issue	$160,000		$160,000		
ANNUAL COSTS					
Debt Service					
10 Year Bonds			$18,800		
40 Year Bonds	$7,600				
Operating Costs	1200	$1,200			
NWBCSA Charges	8300	8,300			
Total Annual Costs	$17,100	$9,500	$18,800		
ANNUAL CHARGES					
Per Front Foot					
(Single Payment)			($7.30)		
10 Year Payment			$0.86		
Per Connection	$104.90	$58.30			
Per $100 of Valuation					
TOTAL ANNUAL COST FOR AVERAGE TAXPAYER					
Sewered Property, Connected	$104.90	$58.30	$86.00		$143.30
Sewered Property, Not Connected			$86.00		$86.00
Unsewered Property					

(STUDY NO. 2)

TABLE 4

ESTIMATE OF COSTS

AUTHORITY PARTICIPATION - SEWERING CENTER OF TOWN

	USER FINANCING	ASSESSMENT FINANCING			
		USER BENEFITS	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL
	(1)	(2)	(3)	(4)	(5)
CAPITAL COSTS					
Lateral Sewers Trunk Sewers Treatment Plant	$206,000		$206,000		
Total Construction Cost	$206,000		$206,000		
Contingencies and Fees	52,000		52,000		
Real Estate	2,000		2,000		
Int. During Construction	7,000		7,000		
Reserves for First Year	3,000		3,000		
Total Bond Issue	$270,000		$270,000		
ANNUAL COSTS					
Debt Service					
10 Year Bonds			$31,800		
40 Year Bonds	$12,900				
Operating Costs	3,000	$3000			
NWBCSA Charges	12,600	12,600			
Total Annual Costs	$28,500	$15,600	$31,800		
ANNUAL CHARGES					
Per Front Foot (Single Payment)			($7.75)		
10 Year Payment			$0.91		
Per Connection	$114.00	$62.40			
Per $100 of Valuation					
TOTAL ANNUAL COST FOR AVERAGE TAXPAYER					
Sewered Property, Connected	$114.00	$62.40	$91.00		$153.40
Sewered Property, Not Connected			$91.00		$91.00
Unsewered Property					

(STUDY NO. 4)

TABLE 5

ESTIMATE OF COSTS

AUTHORITY PARTICIPATION - SEWERING AREA SHOWN IN 1959 REPORT

	USER FINANCING	ASSESSMENT FINANCING			
		USER BENEFITS	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL
	(1)	(2)	(3)	(4)	(5)
CAPITAL COSTS					
Lateral Sewers Trunk Sewers Treatment Plant	$648,000		$648,000		
Total Construction Cost	$648,000		$648,000		
Contingencies and Fees	160,000		160,000		
Real Estate	2,000		2,000		
Int. During Construction	22,000		22,000		
Reserves for First Year	3,000		3,000		
Total Bond Issue	$835,000		$835,000		
ANNUAL COSTS					
Debt Service					
10 Year Bonds					
40 Year Bonds	$39,800		$98,400		
Operating Costs	4,000	4,000			
NWBCSA Charges	31,200	31,200			
Total Annual Costs	$75,000	$35,200	$98,400		
ANNUAL CHARGES					
Per Front Foot					
(Single Payment)			($9.30)		
10 Year Payment			$1.10		
Per Connection	$122.50	$57.50			
Per $100 of Valuation					
TOTAL ANNUAL COST FOR AVERAGE TAXPAYER					
Sewered Property, Connected	$122.50	$57.50	$110.00		$167.50
Sewered Property, Not Connected			$110.00		$110.00
Unsewered Property					

(STUDY NO. 3)

BOROUGH OF ALLENDALE, N. J.

REPORT ON SEWERAGE FACILITIES

Robert I. Newman, Mayor

COUNCIL

John Morton, President
Joseph F. Waldorf
Robert J. Osborne
W. James Hall
Norman S. Lane
Alexander J. Douglas

SEWER ADVISORY COMMITTEE

Francis X. Scafuro, Chairman
Ray E. Achelpohl, Jr.
Harold J. Tate, Secretary
Peter F. Widmer

CLINTON BOGERT ENGINEERS
CONSULTANTS
NEW YORK, N. Y.

JUNE 1962

FINDINGS AND CONCLUSIONS

1. There is need to establish more stringent sanitary measures in the Borough. Some pollution of the water supply is known to have occurred, and may be expected to recur; failure of subsurface disposal systems has been frequent in the older sections of the Borough; and efforts to abate pollution and odors in the business section have met with little success.

2. Measures which might be taken to abate pollution include more stringent enforcement of existing ordinances, enactment of additional ordinances to strengthen the police powers of the Board of Health, or the installation of a municipal sewer system, with the latter being the only positive and fully effective approach.

3. Based on forecasts of population and flow, sewer systems under various schemes have been designed to meet the future needs of the Borough. Analysis has been made of four projects, sewering various areas of the Borough: Basic Minimum Project (Plate 2), Recommended First Stage Project (Plate 3), Project Suggested by Authority (Plate 4), and a Municipal Project (sewering the same area as on Plate 3).

4. Of the above-mentioned projects, the first three assume participation in the Initial Project of the Northwest Bergen County Sewer Authority, while the last assumes an individual municipal system. Advantages accruing to the Borough from participation in a regional project include: a) lower costs; b) remoteness of disposal facilities, c) elimination of outside pollution, and d) smaller encroachment on the debt limit.

5. To the Authority, the participation of Allendale is important since the Borough is a centrally located community, and the additional ratables and flow are important to the success of the project.

6. To Allendale, the success of the regional project is important since failure of the project will probably result in some municipalities proceeding with individual or joint treatment plants. This would eliminate the possibility of Allendale obtaining sewerage outlet facilities with the same economy and other advantages offered by the Authority project.

7. Critical examination of the Authority's Project Reports indicates that Allendale should insist on the following commitments prior to agreeing to participate in the Authority project.

(a) Construction of the easterly trunk sewer to serve the recommended first stage of construction;

(b) Confirmation that connections will be permitted directly to the easterly trunk sewer;

(c) careful calibration of metering facilities; and,

(d) conformity to strict infiltration requirements on Authority trunks connected to the Allendale meters, under Borough supervision, with periodic checks on infiltration.

8) Capital costs for each of the projects studied are included in Tables 3 through 6. Although the Borough's borrowing capacity would be exceeded, no difficulty is foreseen in obtaining State approval of this matter.

9) Two alternative methods of financing are tabulated in Tables 3 to 6 for the various projects studied. The "utility financing" method could be administered as a municipal utility similar to the Water Department. The "assessment financing" method could be administered with the assistance of an assessment commission. Other financing plans are also available to the Borough and could be considered.

10) Interest-free advances to help in planning are available from the Federal government.

11) The annual cost to the average taxpayer, for each project, is tabulated in Tables 3 to 6. As may be noted, costs for the Municipal Project are considerably greater than for Authority participation under the other three projects.

12) For the Recommended First Stage Project, a summary of costs is shown in Table 2. The annual cost for an "average taxpayer", having a developed property in a sewered area, is estimated at $88.25 under utility financing. The same taxpayer, under assessment financing would pay $137.95 for the first 10 years and $30.95 each year thereafter.

13) The costs of construction of a modern, public sewer system with participation in the Authority Project appear to be well within the financial capabilities of the average taxpayer, and not an excessive burden on the tax rolls.

RECOMMENDATIONS

In light of the findings and conclusions presented in this report, it is recommended that the Mayor and Council take the following steps:

1) After reviewing the foregoing report, disseminate to the public the key elements of this report, particularly the estimated costs to the taxpayer.

2) Obtain the necessary commitments from the Northwest Bergen County Sewer Authority.

3) After obtaining the commitments, provide a non-binding "Resolution of Intent" to the Authority.

4) If the Authority's Initial Project proceeds, sign a contract for participation and proceed with the necessary steps for design and construction of the Recommended First Stage Project or modification thereof.

5) If the Authority's Initial Project fails, consider alternatives such as a joint project with Waldwick, but also begin to strengthen ordinances which will help to control pollution.

Gen Discussion - No conclusion
Most of opinion for sewers
seemed to be. Clinton Bogert engineer
Elliot & other members seemed on
Robertt Shaw of St. Dept Health
Newman presided.

Nam opp to Council to devote
conditions suggested.

Decision by Febr. wanted by
Authority
Chas Gibbons of Human &
Environ
Jno Bogert of Clinton Bogert spoke
on problems & plans.

Fr. Serfass answered questions.

Costs.

Engineers recommend more than minimum
less than authority recommends

Finance - Meters vs assessment.

Few opposed - wanted to delay
Metahumson favored it, but wants control over
authority. Elliot said steps to get law amended

Full Bogert report available at Library

June 1962

INFORMATION REPORT

TO CITIZENS OF ALLENDALE

BY THE SEWER ADVISORY COMMITTEE

QUESTION 1: Why are we considering sewers for Allendale?

ANSWER: Because, in our opinion, it is most urgent that we consider now the possible methods of preserving the purity of our drinking water and local streams.

a. Recent tests have indicated some contamination of our well supply and pollution of our streams. The well pollution is through the fissured sandstone underlying the area; the stream pollution originates not only in a number of areas in the Borough, particularly the business area, but also in Ramsey.

b. Our population is now about 4,700, and according to our Engineers' estimate can reach 8,500 under present zoning if all areas are developed. With growth, the soil rapidly reaches a state of saturation for sewage disposal purposes - thus increasing contamination of drinking water and streams.

c. Board of Health records show that sewage disposal conditions in the downtown area have already reached the point where the individual property owner can no longer adequately dispose of his waste. This condition will extend into other areas as the town becomes more populated, in spite of improved zoning.

QUESTION 2: Who has investigated the need for sewers in Allendale?

ANSWER: Your Sewer Advisory Committee, appointed by the governing body for this purpose.

a. This committee was assisted by Consulting Engineers retained by the Borough - Clinton Bogert Engineers - by Borough and State Board of Health Officials, and by the Borough Engineer, as well as by the Mayor and Council.

b. Also, the Northwest Bergen County Sewer Authority had a broad survey of the area made by their Consulting Engineers - Havens and Emerson. The Authority made specific recommendations for Allendale which were studied in detail and evaluated.

QUESTION 3: How was the need for sewers ascertained?

ANSWER: In the following manner:

a. Using existing Borough records, the Sewer Advisory Committee identified and located on a map for display purposes, all properties which reported septic tank failures, repairs, and clean-outs and all other existing data related to sewerage complaints. This identified present problem areas and also areas which are likely to present problems in the future.

b. Clinton Bogert Engineers collected data regarding existing and planned housing developments, population growth, soil surveys, records of percolation tests, and drainage conditions and also made field investigations.

c. This data was sorted, evaluated, and analyzed by your Committee and by the Engineers, and summarized in a report to the Mayor and Council.

QUESTION 4: Is there no way, other than sewers, to control pollution?

ANSWER: Sewers are the only fully effective means of controlling pollution, but some improvement could be made in the existing situation by greater use of the police powers of the Board of Health. Our Consulting Engineers have made suggestions on stringent use of existing and new ordinances to control pollution, but consider this a second-best approach, particularly in view of the availability of a regional sewerage project.

QUESTION 5: Must a decision on sewers be made now?

ANSWER: In our opinion it should be for the following reasons:

a. We are being asked by the Northwest Bergen County Sewer Authority for a decision on whether Allendale will participate in a regional sewer system.

b. The Authority was created under State Statutes to provide a multi-community solution to the stream contamination problem in our drainage area. Participation in this Authority is elective. The project may not be implemented if Allendale chooses not to participate.

c. Our Consulting Engineers' cost studies reveal that the cost of constructing and operating an Allendale municipal sewer system would be 50% higher than the cost of participating in the Authority project. We might be left with this alternative should the Authority project fail.

QUESTION 6: Has Allendale decided to join the Northwest Bergen County Sewer Authority?

ANSWER: No. However, the Sewer Advisory Committee and the Consulting Engineers are recommending such action by the Mayor and Council, if certain commitments are obtained from the Authority.

QUESTION 7: Would the entire town be sewered at one time?

ANSWER: No, this is not recommended. A multi-stage construction program is contemplated.

QUESTION 8: Which areas would be sewered initially?

ANSWER: Please see the map on the reverse side of this sheet which shows the Recommended First Stage Project. This project was selected by the Committee and the Engineers to include the areas most in need of sewers.

QUESTION 9: What are the various elements of the total sewerage system?

ANSWER: There would be a regional project built by the Sewer Authority and local projects built by each municipality.

a. The regional project would include an Authority treatment plant in Waldwick, pumping stations and main trunk lines which will serve the various municipalities participating in the program.

b. The local projects would include individual collecting or lateral systems in each municipality.

QUESTION 10: What would be Allendale's share of the costs of the treatment facilities and trunk lines installed by the Authority?

ANSWER: Allendale would pay no part of the capital costs, which would be financed by an Authority bond issue. The Borough would be charged for amortization and operation of these facilities according to the volume (gallonage) of sewerage collected in Allendale.

QUESTION 11: How would we pay for the collection system which is tied into the Authority trunk line?

ANSWER: The Borough would finance the municipal collecting system, and charge the residents for these costs plus Authority charges according to a financing plan selected by the Mayor and Council. Two alternative plans have been suggested by the Consulting Engineers for the Recommended First Stage Project:

a. Utility Financing - where the bulk of the cost would be distributed equally among those using the system. The estimated total cost for an "average taxpayer" whose house is connected to the sewer is $88.25 per year under this plan.

b. Assessment Financing - where the bulk of the cost would be assessed against properties, developed or undeveloped, which front on the sewer. The estimated total cost for an "average taxpayer" under this plan is $137.95 per year for the first 10 years and $30.95 per year thereafter.

c. An "average taxpayer" is assumed to have a house and property worth $20,000, with 100 feet of frontage; he has also elected to pay his assessment over 10 years, rather than in a lump sum.

QUESTION 12: Will property owners in non-sewered areas of the Borough bear any part of the costs?

ANSWER: Yes. There would be a small charge to cover the cost of providing capacity for the future, and general sanitary benefits. For the "average taxpayer" mentioned before, this charge is not expected to exceed $9.25 per year.

QUESTION 13: Will there be a charge for connecting to the municipal lateral sewer:

ANSWER: There would be no charge by the municipality under the suggested financing plans. Each property owner would engage and pay a licensed plumber to install a connection from his house to the curb. In other Bergen County Communities this cost is averaging about $300 per home.

QUESTION 14: Would every house in a sewered area be connected?

ANSWER: Yes. By ordinance, each house would have to connect to an available sewer within a stipulated period.

QUESTION 15: Could storm water be discharged into the sewer system?

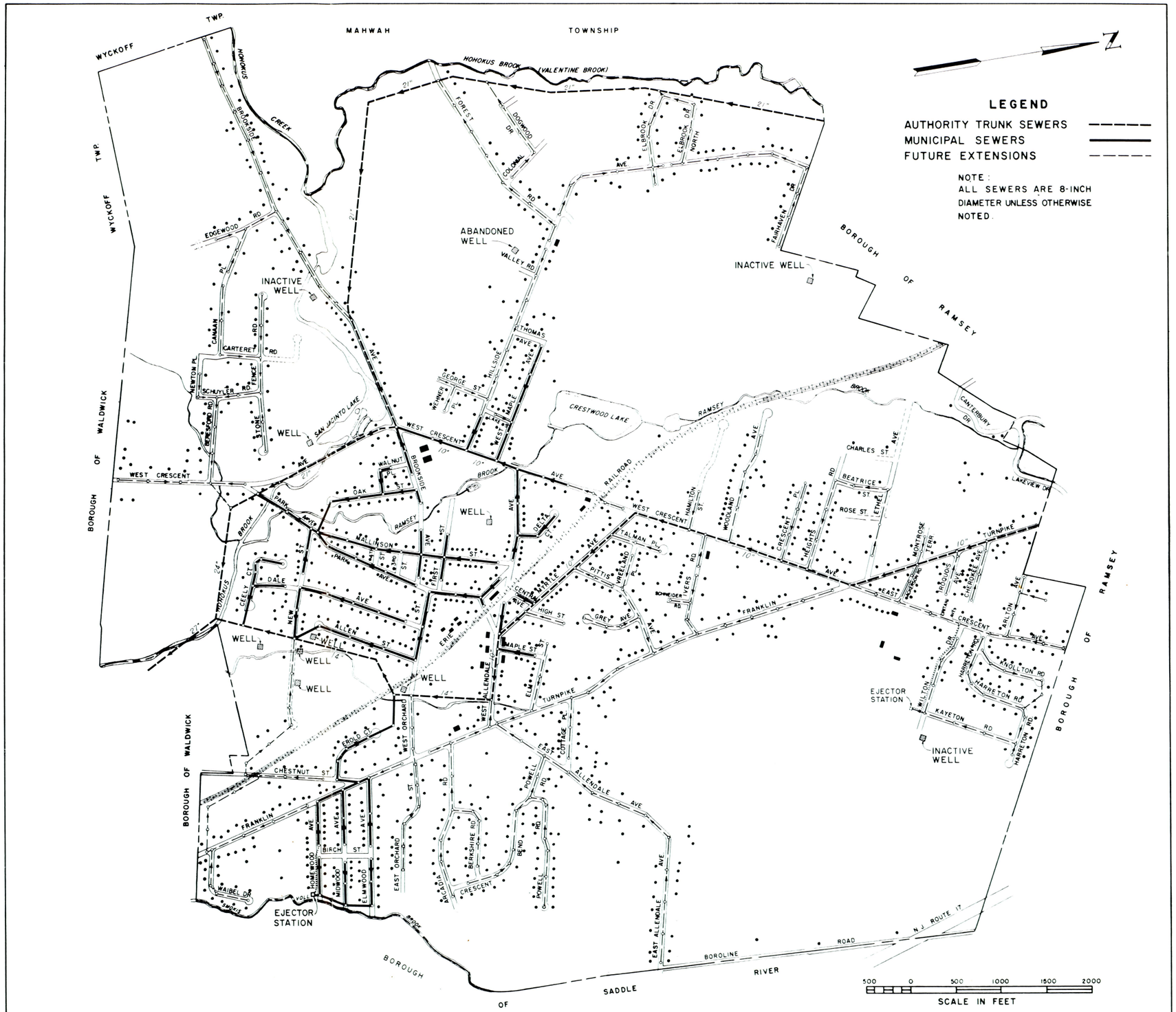
ANSWER: No. By State law, sanitary wastes must be kept separate from storm water; therefore, roof leaders, cellar drains, etc. would not be permitted to discharge into the system.

QUESTION 16: What are the next steps to be taken?

ANSWER: After the report of the Consulting Engineers is received by the Mayor and Council, a public meeting will be held. If it is decided to proceed with the project, certain commitments will be obtained from the Authority, and a non-binding Resolution of Intent to join the regional project will be passed by the Mayor and Council.

YOUR NOTES OR QUESTIONS FOR

THE PUBLIC MEETING



CLINTON BOGERT ENGINEERS
CONSULTANTS *NEW YORK, N.Y.*

RECOMMENDED FIRST STAGE PROJECT

BOROUGH OF ALLENDALE, N.J.
REPORT ON SEWERAGE FACILITIES