

A-7, ALL MEET IN RICHLAND

“conducting the soils tests should answer the feasibility question.”

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Date: Wednesday, August 06, 2008 9:39 AM
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Attach: 6-23 meeting summary.doc
Subject: Richland Village Community Waste Water System

Good morning Mayor:

I'm following up on our prior discussions. When we met on June 23rd we identified various data sets that each of us would attempt to assemble prior to visiting Richland Village to conduct on-site soils suitability tests in likely disposal field locations (see meeting summary attached). A few weeks ago David Scheidigg distributed some mapping information together with build out estimates generated by Pinelands Commission staff in 2006. The spread sheet that accompanied the June 19, 2006 letter from Larry Liggett, included in the materials David distributed, provided three different flow scenarios:

1. based on current zoning (Table 2)
2. based on zoning that was proposed by the Township at that time (Table 3)
3. based the amount of residential and commercial development that could be permitted in the Village Center under the doubling limitation of the Comprehensive Management Plan (Section 7:50-5.16) (Table 4)

Ed Wengrowski and I discussed this information yesterday and we realized that unless we are informed otherwise, the flow projections from Table 4 on the spread sheet are adequate to predict the likely size of the community waste water system. Since the objective is to promote a mixture of uses in Richland Village it seems reasonable to use a design flow somewhere between 37,870 gpd (the all-residential wastewater flow) and 54,943 gpd (the all-commercial wastewater flow).

As you know, the soils tests will enable us to predict the general dimensions of the disposal field. Consequently, we'd like to try to complete data gathering over the next few weeks with the anticipation of arranging a site visit some time in mid-September, if that general timeframe fits everyone's schedule. The information that will be needed includes:

- A site plan identifying the outbounds of the parcel(s) where the disposal field will be located
- Site topography (digital data)
- Soils mapping units (digital data)
- Generalized wetlands data, based on readily available aerial maps (at this time survey data is not necessary)

As a precursor to excavating test pits it will be necessary to mark all utility lines that might extend through the site and make the arrangements to schedule a municipal backhoe and operator. It will also be extremely helpful if arrangements could be made to have a surveyor locate field reference points on the subject parcel(s) to enable the specific locations of the test pits to be identified on the site plan.

There are several other tasks that need to be accomplished with respect to the permitting, but conducting the soils tests should answer key feasibility questions.

Let me know how you'd like to proceed. Thanks.

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