



TOWNSHIP OF WEST ORANGE

25 LAKESIDE AVENUE, WEST ORANGE, N.J. 07052

DEPARTMENT OF PUBLIC WORKS

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Mayor

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May 7, 2019

Mayor and Township Council
Municipal Building
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West Orange, New Jersey 07052

RE: **AREA IN NEED OF REHABILITATION**
MAIN STREET, EAST SIDE
BABCOCK PLACE TO WASHINGTON STREET
BLOCKS 116 AND 116.01

Mayor Parisi, Council President Guarino and Council Members:

Pursuant to the Local Redevelopment and Housing Law, NJSA 40A:12A-14, the area along the easterly side of Main Street between Babcock Place and Washington Street in Blocks 116 and 116.01 is an area in need of rehabilitation due to the age of the water and sewer infrastructure and the housing stock there. Specifically NJSA 40A-12A-14(a) states the governing body may designate all or part of the Municipality as being in need of rehabilitation if it determines by Resolution that there exists in that area conditions such that a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance, and /or more than half of the housing stock in the delineated area is at least 50 years old. The sanitary sewer system in this section of Main Street is over a century old dating back to the turn of the nineteenth and twentieth centuries. The water main here was installed in 1892. The existing housing stock in this area was constructed during the period 1871 to 1932.

The sanitary sewer mains are made of vitrified clay, a very brittle material, and the pipe joints are oakum sealed with lead. Additionally, the manholes along Main Street are brick with mortar joints. Over time the joints between pipes and the joints between the brick courses in the manholes deteriorate, allowing for the infiltration of groundwater into the sanitary sewer system. During wet weather periods this extraneous flow causes sewage flow rates to rise considerably resulting in sewage backups into basements or surcharging of manholes causing discharges into the street. Even during dry weather periods and peak daily flow times such as early mornings, the sewer mains are nearly full. There is little capacity for additional flow in dry weather periods let alone wet weather periods. To accommodate future dry weather flows and to reduce flows from infiltration, the sanitary sewer mains and sanitary

sewer manholes in this section of Main Street need to be replaced with larger pipes with water tight joints and new manholes of precast concrete.

The water main here along Main Street is only eight inches in diameter, and it supplies the network of water mains on streets that intersect Main Street with potable water for both domestic and firefighting purposes. In other sections of West Orange the local water purveyor, New Jersey American Water Company, has upgraded its distribution system along main roadways to 12 inch and 16 inch diameter water mains which then supply the intersecting streets and adjoining neighborhoods with potable water. This has assured adequate domestic water supply but more importantly the larger mains provide improved flows for firefighting. Main Street and surrounding neighborhoods are some of the most densely populated areas in the Township with most construction of wood frame. To provide higher water flow rates for firefighting, the eight inch water main in Main Street needs to be enlarged.

Additionally I reviewed the age of the existing housing stock along Main Street in these two blocks with the records on file in the office of the Tax Assessor, Kevin Dillon. In Block 116, there are a total of 45 housing units including 34 in the Llewellyn Hotel. These units were constructed during the period 1882 to 1932. In Block 116.01 there are a total of 23 housing units with construction during the period 1871 to 1923.

Along Main Street and in particular between Babcock Place and Washington Street, the age of the sewer and water infrastructure and the existing housing stock is well in excess of 50 years. Furthermore, the age of the sanitary sewer system results in high levels of infiltration during wet weather periods leading to sewer surcharging and overflows. Additionally, the size of the water main in Main Street limits fire flow rates in this section of West Orange. Both the sewer and water system along Main Street need to be improved. A rehabilitation program will promote the improvement of the water and sewer system and the existing housing stock which will improve the public welfare for those along Main Street and surrounding neighborhood.

Very truly yours,



Leonard R. Lepore, Municipal Engineer
Director of Public Works

LRL/az