



Pennsylvania Department of Environmental Protection

2 East Main Street
Norristown, PA 19401

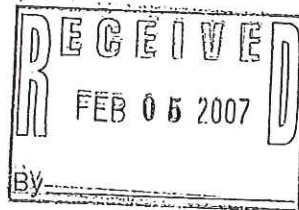
Southeast Regional Office

FEB 01 2007

Phone: 484-250-5970

Fax: 484-250-5971

Mr. Edward C. Wagner, Manager
New Hanover Township
2943 North Charlotte Street
Gilbertsville, PA 19525



Re: Planning Module for Land Development
Gaugler Tract Residential Development
Code No. 1-46941-160-3J
Status: ISSUED
APS ID 595552, SITE ID 679092
New Hanover Township
Montgomery County

Dear Mr. Wagner:

Approval is hereby granted by the Department of Environmental Protection (Department) for the above-referenced revision to the New Hanover Township Official Sewage Facilities Plan. In accordance with the Pennsylvania Sewage Facilities Act and Title 25, Chapter 71 of the Department's Rules and Regulations, New Hanover Township is responsible for implementing this revision as per the approved planning module.

This revision provides for adequate sewage facilities planning to permit the development of a 40-lot residential subdivision on 24.26 acres. This project is located at Route 663 and Miles Road in New Hanover Township, Montgomery County.

This project will be connected to the New Hanover Township Authority collection system and will generate 11,000 gallons of sewage per day to be treated at the New Hanover Township Authority Wastewater Treatment Facility.

New Hanover Township must coordinate the issuance of building permits for the proposed residences with the construction of the proposed treatment facility expansion. New Hanover Township and/or the New Hanover Township Authority may also consider requesting that the Department approve a Pump and Haul application for the proposed subdivision.



Please be advised that New Hanover Township must provide long-term operation and maintenance for the proposed grinder pump and associated low-pressure lateral that will serve Lot No. 9. Please review the enclosed grinder pump sample ordinance. The Department recommends adoption of an ordinance to assure the proper long-term operation and maintenance of grinder pumps. Properly designed and installed grinder pump systems may ultimately fail without continuing operation and maintenance. An effective grinder pump sewage management program is vital for the successful long-term operation of these systems. By providing a management program, New Hanover Township can assure permanent sewage services for residential and commercial properties that rely on grinder pump systems. Public education, water conservation, and regular site inspections of the grinder pumps are all part of a successful management program. New Hanover Township should consider providing a sewage management program as a service to all grinder pump owners within the municipality. The program should include the following:

- a. The ordinance should clarify how the municipality will handle any enforcement necessary to abate any nuisance or public health hazard that may occur in the privately owned facilities, if they are to be privately owned.
- b. The ordinance should clarify how the municipality will control the type of pump units that will be used so that full service capability is available locally on short notice. Typically, the municipality or municipal authority should specify the model of pump to be used. The municipality should consider having replacement pumps available for emergency replacement (at the expense of the homeowner).
- c. Maintenance responsibilities for low-pressure laterals or force mains must also be established.

An appropriate homeowner education program should also be provided. Grinder pump impellers are susceptible to damage from the flushing of bulky paper materials, even those materials advertised as biodegradable in septic systems.

Any person aggrieved by this action may appeal, pursuant to Section 4 of the Environmental Hearing Board Act, 35 P.S. Section 7514, and the Administrative Agency Law, 2 Pa.C.S. Chapter 5A, to the Environmental Hearing Board, Second Floor, Rachel Carson State Office Building, 400 Market Street, P.O. Box 8457, Harrisburg, PA 17105-8457, 717-787-3483. TDD users may contact the Board through the Pennsylvania Relay Service, 800-654-5984. Appeals must be filed with the Environmental Hearing Board within 30 days of receipt of written notice of this action unless the appropriate statute provides a different time period. Copies of the appeal form and the Board's rules of practice and procedure may be obtained from the Board. The appeal form and the Board's rules of practice and procedure are also available in braille or on audiotape from the Secretary to the Board at 717-787-3483. This paragraph does not, in and of itself, create any right of appeal beyond that permitted by applicable statutes and decisional law.

Mr. Edward C. Wagner, Manager

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IF YOU WANT TO CHALLENGE THIS ACTION, YOUR APPEAL MUST REACH THE BOARD WITHIN 30 DAYS. YOU DO NOT NEED A LAWYER TO FILE AN APPEAL WITH THE BOARD.

IMPORTANT LEGAL RIGHTS ARE AT STAKE, HOWEVER, SO YOU SHOULD SHOW THIS DOCUMENT TO A LAWYER AT ONCE. IF YOU CANNOT AFFORD A LAWYER, YOU MAY QUALIFY FOR FREE PRO BONO REPRESENTATION. CALL THE SECRETARY TO THE BOARD (717-787-3483) FOR MORE INFORMATION.

If you have any questions, please feel free to contact Ms. Stefanie Rittenhouse of our office at 484-250-5186.

Sincerely,



Jenifer Fields, P.E.
Regional Manager
Water Management

cc: Montgomery County Planning Commission
Montgomery County Health Department
Ms. Seidel - Heritage Building Group
✓ Bohler Engineering, Inc.
New Hanover Township Authority
Ms. Rittenhouse
Ms. Moore
Planning Section
Re (joh07wqm)029-4