



# **User Charge Study Updates**

Rockaway Valley Regional Sewerage Authority

FINAL October 16, 2023

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# Issue and revision record

## Document reference:

Information class: Standard

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SCHEDULE "A"  
 ROCKAWAY VALLEY REGIONAL SEWERAGE AUTHORITY  
 SUMMARY  
 WASTEWATER FLOW CALCULATION  
 METERED FLOW AND UNMETERED EQUIVALENT UNITS  
 (FINAL October 16, 2023)

Picatinny

$$\text{Flow} = \text{M:P} - \text{M:RM}$$

Wharton

$$\text{Flow} = \text{M:W1} + \text{M:W2} - (\text{M:RT6} + \text{M:P} + \text{M:Pondview}) - (227 \text{ EU})$$

Dover

$$\text{Flow} = \text{M:D} - (\text{M:W1} + \text{M:W2} + \text{M:R2} + \text{M:RT1} + \text{M:RT2}) - (125 \text{ EU})$$

Victory Gardens

$$\text{Flow} = \text{M:VG} + (94 \text{ EU})$$

Rockaway Township

$$\text{Flow} = (\text{M:RT1} + \text{M:RT2} + \text{M:RT4} + \text{M:RT5} + \text{M:RT6} + \text{M:RT7}) + \text{M:RM} + \text{M:Howmet} + \text{M:Pondview} + (85 \text{ EU})$$

Rockaway Borough

$$\text{Flow} = \text{M:RB} - (\text{M:D1} + \text{M:Howmet} + \text{M:R3} + \text{M:VG} + \text{M:RT7} + \text{M:RT4} + \text{M:RT5} + \text{M:DV2}) - (189 \text{ EU})$$

Denville Township

$$\text{Flow} = \text{M:BT1} + \text{M:DV2} + \text{M:DB} - \text{M:RB} + (92 \text{ EU})$$

Randolph Township

$$\text{Flow} = \text{M:R3} + \text{M:R2} - \text{M:DB} - (\text{M:MH1} + \text{M:MH2} + \text{M:MH3} + \text{M:MH4} + \text{M:MH5}) - (\text{Mine Hill Unmetered Flow}) + (174 \text{ EU})$$

Boonton Township

$$\text{Flow} = \text{M:BT2} + (96 \text{ EU})$$

Town of Boonton

$$\text{Flow} = \text{M:B} - \text{M:BT2} + (122 \text{ EU})$$

Legend:

M:X = Designation of permanent RVRSA metering facility / station.  
 (## EU) = Adjustment of municipal flow for unmetered areas in EQUIVALENT UNITS.  
 1 EU = 250 GPD  
 Mine Hill Unmetered Flow = 97 EU's

SCHEDULE "B"  
 ROCKAWAY VALLEY REGIONAL SEWERAGE AUTHORITY  
 LIST OF METER LOCATIONS  
 (FINAL, October 16, 2023)

<u>METER</u>	<u>LOCATIONS</u>
M:B	The meter for the Town of Boonton located on the Old Jersey City Trunk Sewer located on the easterly end of Monroe Street.
M:BT1	The RVRSA interceptor sewer meter at the boundary line between Town of Boonton and Boonton Township.
M:BT2	The meter on the lateral sewer through Riverside Hospital's property which replaces the existing trunk sewer
M:D	The RVRSA interceptor sewer meter on Blackwell Street near Carrel Street.
M:DB	The meter located at the Den Brook Pump Station on Mount Pleasant Turnpike in Denville.
M:DV1	The RVRSA interceptor sewer meter at the boundary line between Denville and Boonton Township. Not currently utilized in User Charge formulas.
M:DV2	The meter at sewage pumping station meter chamber on Hogan Road in Denville Township.
M:MH1	One of five Mine Hill Township meters installed in 2016 located at 43 Thomastown Road upstream of the connection to the Jackson Brook Interceptor, tributary to Randolph Township.
M:MH2	One of five Mine Hill Township meters installed in 2016 located at 400 East Randolph Avenue upstream of the connection to the Jackson Brook Interceptor, tributary to Randolph Township.
M:MH3	One of five Mine Hill Township meters installed in 2016 located at 23 Glen Road upstream of the connection to the Jackson Brook Interceptor, tributary to Randolph Township.
M:MH4	One of five Mine Hill Township meters installed in 2016 located at 20 Fairfield Avenue upstream of the connection to the Jackson Brook Interceptor, tributary to Randolph Township.
M:MH5	One of five Mine Hill Township meters added to RVRSA's metering system in 2023 located at 15 Indian Falls Road upstream of the connection to the Jackson Brook Interceptor, tributary to Randolph Township.
M:P	The meter off Dewey Avenue in Wharton which meters flow from Picatinny Arsenal prior to discharge into the RVRSA interceptor sewer.
M:Pondview	The meter at the sewage pumping station meter chamber measuring flow from Pond View Development in Rockaway Township, tributary to Wharton Borough.
M:R1	The existing meter on the Den Brook interceptor sewer near Shongum Lake.
M:R2	The Jackson Brook branch interceptor sewer meter off Park Heights Avenue in Dover, near the boundary line between Dover and Randolph.

- M:R3 The meter for the Randolph Township Millbrook branch interceptor sewer at its connection to the RVRSA branch interceptor, off Rockaway Road, near the boundary line between Randolph and Rockaway Township. This meter has been placed in service since the 1994 Revision.
- M:RB The RVRSA interceptor sewer meter at the boundary line between Rockaway Borough and Denville.
- M:RM The meter located in an existing manhole in front of 322 Richard Mine Road to capture previously unmetered flow upstream of meter M:P from Rockaway Township.
- M:RT1 The RVRSA Oak Street branch interceptor sewer meter at the corner of Mercer Street and NJ Hwy. Route 46 in Dover.
- M:RT2 The meter on the Rockaway Township interceptor sewer on North Salem Street.
- M:RT3 The RVRSA interceptor sewer meter at the boundary line between Rockaway Township and Rockaway Borough (near Howmet Corporation property).
- M:RT4 The meter on the existing Rockaway Township interceptor sewer in the park near Dock Street in Rockaway Borough.
- M:RT5 The meter on the existing Rockaway Township interceptor sewer which is tributary to the RVRSA interceptor sewer near Beaver Brook.
- M:RT6 The meter on the Rockaway Township Green Pond Brook branch interceptor sewer at the intersection of NJ Hwy. Route 15 and Mt. Pleasant Avenue in Rockaway Township.
- M:RT7 Permanent meter installation at Carrel Street, Rockaway Township consisting of a Palmer-Bowlus insert flume in a sewer manhole.
- M:STP An influent flow meter for the RVRSA. It is located at the easterly end of Monroe Street in Town of Boonton and is not used in RVRSA User Charge Formulas.
- M:VG The meter on Victory Gardens collector sewer at its connection to the RVRSA Millbrook branch interceptor off Rockaway Road in Randolph.
- M:W1 The RVRSA interceptor sewer meter at the boundary line between Dover and Wharton. The meter is near the northerly end of Richboynton Road.
- M:W2 The meter on the trunk line in Blackwell Street. The meter is located between Princeton Avenue and the Jackson Brook siphon chambers.





SCHEDULE "C"  
ROCKAWAY VALLEY REGIONAL SEWERAGE AUTHORITY  
GALLONAGE FIGURES (FINAL DECEMBER 13, 2021)

I. Residential Dwellings

A. Projects Utilizing Standard Fixtures

1BR Apartment: 1.443 @ 75 = 110 GPD/unit  
2BR Apartment: 2.175 @ 75 = 165 GPD/unit  
3BR Apartment: 3.439 @ 75 = 260 GPD/unit  
1BR Townhouse: 1.695 @ 75 = 127 GPD/unit  
2BR Townhouse: 2.019 @ 75 = 151 GPD/unit  
3BR Townhouse: 2.808 @ 75 = 210 GPD/unit

B. Projects Utilizing Water Saving Fixtures

1BR Apartment: 1.443 @ 65 = 95 GPD/unit  
2BR Apartment: 2.175 @ 65 = 141 GPD/unit  
3BR Apartment: 3.439 @ 65 = 224 GPD/unit  
1BR Townhouse: 1.695 @ 65 = 110 GPD/unit  
2BR Townhouse: 2.019 @ 65 = 131 GPD/unit  
3BR Townhouse: 2.808 @ 65 = 183 GPD/unit

C. Single Family Homes,

Existing	225 GPD/unit
New	275 GPD/unit

II. Commercial Buildings

A. Historical water consumption data shall be collected for structures of equivalent type and similar size for the derivation of contributory flow parameters. Typical ranges are from 0.08 GPD/sq. ft. to 0.125 GPD/sq. ft.

B. Based upon projected manpower structure for 8-hour day:

Factory worker @ 25 GPD/worker  
Office worker @ 15 GPD/worker

From: 1985 Practitioners Guide to Fiscal Impact Analysis

**APPENDIX A**  
**ADJUSTMENTS FOR UNMETERED AREAS**  
**(FINAL October 16, 2023)**

The User Charge System adjustments for unmetered areas is based on equivalent units (EU). RVRSA has adopted a schedule of gallonage values (Schedule "C") to compute contributory flow from various residential and non-residential users. Gallonage for Single Family Dwellings within this schedule are assigned the average of the gallonage value of 225 gpd/unit for existing homes and 275 gpd/unit for new homes or 250 gpd/EU which continues a past practice. Apartment and townhouse complexes are assigned their contributory flow based upon anticipated gallon per day per capita for each type of residential unit and bedroom count. Non-residential users are assigned their contributory flow using NJDEP standards for computing flow to wastewater conveyance and treatment facilities per N.J.A.C. 7:14A-23, where applicable. The estimated wastewater contribution for non-residential users not covered in the above referenced documents are denoted in this appendix by "\*\*\*". In such instances, the contributory flow is based upon the average water consumption data used during the 1998 UCS update. Due to changes in the use/occupancy of certain non-residential users, the use of water consumption data as the basis for calculating the contributory flow is no longer appropriate, hence the calculation of the contributory flow was updated using N.J.A.C. 7:14A-23 projected flow criteria and current building use/occupancy information in lieu of water consumption data.

General building information was obtained from multiple sources. Building square footages were sourced from the Morris County NJ Board of Taxation. Occupancy/usage information was obtained via online resources made available by or through direct contact with the owner/entity. This information was then utilized in computing non-residential contributory flow values as prescribed in Schedule "C" and N.J.A.C. 7:14A-23.

The standard EU value for the RVRSA is 250 GPD. Once the contributory flow is computed for all residential and non- residential users, the EU is calculated by dividing the contributory flow by 250 gpd. The resulting EU is then rounded up the next whole number.

**PICATINNY ARSENAL:**

The RVRSA branch interceptor meter on the abandoned Mount Hope Mineral RR bed near East Dewey Avenue is designated as M:P. A new RVRSA flowmeter in Richard Mine Rd (M:RM) as described in Schedule B of the User Charge System is to be installed in 2024. Upon activation of the flowmeter the following formula will apply for Picatinny Arsenal:

1. Deduct flow from Rockaway Township in the Richard Mine Road area tributary to the M:P flowmeter, M:RM.

**NET UNIT ADJUSTMENT = 0 units**

PICATINNY ARSENAL: Flow = M:P - M:RM

**WHARTON:**

The Rockaway Valley Regional Sewerage Authority (RVRSA) interceptor sewer meter near Richboynnton Avenue is designated as M:W1. The meter on Blackwell Street between Princeton Avenue and Park Heights Avenue is designated M:W2. The following adjustments must be made to obtain the appropriate flow for Wharton:

1. Deduct the Rockaway Township flow from Green Pond Brook M:RT6.
2. Deduct the flow from Picatinny Arsenal, M:P.
3. Deduct the flow from Pondview, M:Pondview
4. Deduct the flow attributed to Dover inhabitants residing in the area tributary to M:W2, (Designated D-W-1):
  - a. 1 – Four-Family Home = - 4 units
  - b. 1 – Three-Family Home = - 3 units
  - c. 38 - Two-Family Homes = - 76 units
  - d. 109 Single Family homes = - 109 units
  - e. 417 Blackwell St.  
Orthopedic Plaza  
Office 0.1 GPD/sf x 2,706 sf = 270.6 GPD  
EU =  $\frac{270.6 \text{ GPD}}{250 \text{ GPD}}$  = - 2 units
  - f. 395 Blackwell St.  
Eye, Ear, Nose & Throat Assoc.  
Office 0.1 GPD/sf x 4,493 sf = 449.3 GPD  
EU =  $\frac{449.3 \text{ GPD}}{250 \text{ GPD}}$  = - 2 units
  - g. 393 Blackwell St.  
Monica Dodd Palestis Esq.  
Office 0.1 GPD/sf x 2,706 sf = 270.6 GPD  
EU =  $\frac{270.6 \text{ GPD}}{250 \text{ GPD}}$  = - 2 units
  - h. 387 Blackwell St.  
At Your Feet Podiatry  
Office 0.1 GPD/sf x 3,354 sf = 335.4 GPD  
EU =  $\frac{335.4 \text{ GPD}}{250 \text{ GPD}}$  = - 2 units

- i. 383 Blackwell St.  
Plaza – Critical Facilities Recruiting / Peter Kazella & Associates Inc.  
Office 0.1 GPD/sf x 3,307 sf = 330.7 GPD  
EU =  $\frac{330.7 \text{ GPD}}{250 \text{ GPD}}$  = - 2 units
- j. 369 Blackwell St.  
Advocare Dover Medicine  
Office 0.1 GPD/sf x 11,150 sf = 1,115 GPD  
EU =  $\frac{1,115 \text{ GPD}}{250 \text{ GPD}}$  = - 5 units
- \*\*k. 1 Baker Ave  
Smith-Taylor-Ruggiero Funeral Home  
EU =  $\frac{255 \text{ GPD}}{250 \text{ GPD}}$  = - 2 units
- l. 1 Princeton Ave.  
JDV Equipment Corporation  
Office 0.1 GPD/sf x 2,451 sf = 245.1 GPD  
EU =  $\frac{245.1 \text{ GPD}}{250 \text{ GPD}}$  = - 1 unit
- \*\*m. 4 Princeton Ave.  
Turkestanian American Association  
EU =  $\frac{935 \text{ GPD}}{250 \text{ GPD}}$  = - 4 units
- \*\*n. 45 Lehigh St.  
Joe Kubert School  
EU =  $\frac{1,244 \text{ GPD}}{250 \text{ GPD}}$  = - 5 units

**Subtotal Units (D-W-1) - 219 units**

5. Deduct the flow attributed to Rockaway Township inhabitants residing in the area tributary to M:W1, (RT-W-1):

- a. Morris County Wharton Garage  
EU =  $\frac{1,200 \text{ GPD}}{250 \text{ GPD}}$  = - 5 units
- b. 3 Single Family Homes = - 3 unit

**Subtotal Units (RT-W-1) - 8 units**

**NET UNIT ADJUSTMENT (-219, -8) = -227 units**

WHARTON: Flow = M:W1 + M:W2 – (M:RT6 + M:P + M:Pondview) - (227 EU)



**DOVER:**

The RVRSA interceptor sewer meter on Blackwell Street near Carrel Street is designated as M:D. The following adjustments must be made to obtain the appropriate flow for Dover:

1. Deduct flows at M:W1, M:W2, M:R2, M:RT1 and M:RT2.
2. Add flow attributed to Dover inhabitants residing in the area tributary to the M:W2 meter (D-W-1). (See Item 4 - Wharton Section).  

**+ 219 units**
3. Add flow attributed to Dover inhabitants residing in the area tributary to M:R2, (D-R-1):
  - a. 2 Two-Family Homes + 4 units
  - b. 99 Single Family Homes + 99 units

**Subtotal Units (D-R-1) + 103 units**
4. Add flow attributed to Dover inhabitants on Park Heights Road tributary to M:R2, (D-R-2):
  - a. 25 Single Family Homes + 25 units

**Subtotal Units (D-R-2) + 25 units**
5. Deduct flow attributed to Randolph inhabitants residing in the area tributary to Dover at Woodland Road, (R-D-1):
  - a. 225 Single Family Homes - 225 units
  - b. 256 Route 10  
Fuel 4 Gas Station  
125 GPD/filling positions x 12 filling positions = 1,500 GPD  
EU =  $\frac{1500}{250}$  GPD = - 6 units
  - \*\*c. 272 Route 10  
Tuttle Funeral Home, Rt. 10  
EU =  $\frac{1,902}{250}$  GPD = - 8 units
  - d. 284 Route 10  
Weichert Realtors  
Office 0.1 GPD/sf x 4,632 sf = 463.2 GPD  
EU =  $\frac{463.2}{250}$  GPD = - 2 units

- e. 296 Route 10  
State Farm Insurance  
Office 0.1 GPD/sf x 1,623 sf = 162.3 GPD  
EU =  $\frac{162.3 \text{ GPD}}{250 \text{ GPD}}$  = - 1 unit
- f. 304 Route 10  
HiddenFence.com  
Office 0.1 GPD/sf x 2,344 sf = 234.4 GPD  
EU =  $\frac{234.4 \text{ GPD}}{250 \text{ GPD}}$  = - 1 unit
- g. 312 Route 10  
Ben Horton Architecture & Design  
Office 0.1 GPD/sf x 1,264 sf = 126.4 GPD  
EU =  $\frac{126.4 \text{ GPD}}{250 \text{ GPD}}$  = - 1 unit
- h. 320 Route 10  
Jaman Engineering Associates  
Office 0.1 GPD/sf x 1,204 sf = 120.4 GPD  
EU =  $\frac{120.4 \text{ GPD}}{250 \text{ GPD}}$  = - 1 unit
- \*\*i. 340 Route 10, Fire Department Rental - 1 unit
- \*\*j. 340 Route 10, Millbrook Fire - 5 units
- k. 376 Route 10  
Randolph Transmission  
50 GPD/service bay x 4 bays = 200 GPD  
EU =  $\frac{200 \text{ GPD}}{250 \text{ GPD}}$  = - 1 unit
- l. 390 Route 10 Lot 22  
Office Building  
Office 0.1 GPD/sf x 15,342 sf = 1,534.2 GPD  
EU =  $\frac{1,534.2 \text{ GPD}}{250 \text{ GPD}}$  = - 7 units
- m. 390 Route 10 Lot 22.01  
Office Building  
Office 0.1 GPD/sf x 1,424 sf = 142.4 GPD  
EU =  $\frac{142.4 \text{ GPD}}{250 \text{ GPD}}$  = - 1 unit
- n. 322 S. Morris St.  
Randolph Christadelphian Chapel - 1 unit



	<b>Subtotal Units (R-D-1)</b>	<b>- 261 units</b>
6.	Deduct flow attributed to Randolph inhabitants residing in the area tributary to Dover sewers on South Salem Street, (R-D-2):	
a.	1 Single Family Home	- 1 unit
b.	Boulder Ridge Townhome Community 86 Two-Bedroom Units @ 151 GPD/unit EU = $\frac{12,986 \text{ GPD}}{250 \text{ GPD}}$ =	- 52 units
**c.	158 S. Salem St. Dover Dodge Chrysler Jeep EU = $\frac{660 \text{ GPD}}{250 \text{ GPD}}$ =	- 3 units
d.	155 S. Salem St. Shell Gas Station 125 GPD/filling position x 10 filling positions = 1,250 GPD EU = $\frac{1,250 \text{ GPD}}{250 \text{ GPD}}$ =	- 5 units
**e.	166 S. Salem St. Valley Die Cutting EU = $\frac{903 \text{ GPD}}{250 \text{ GPD}}$ =	- 4 units
f.	168 S. Salem St. Western Union Office 0.1 GPD/sf x 1,890 sf = 189.0 GPD EU = $\frac{189 \text{ GPD}}{250 \text{ GPD}}$ =	- 1 unit
g.	169 S. Salem St. Aarshirwad Palace Banquet Hall 20 GPD/seat x 350 seats = 7,000 GPD EU = $\frac{7,000 \text{ GPD}}{250 \text{ GPD}}$ =	- 28 units
**h.	29 Reed St. JAN Packaging EU = $\frac{1,612 \text{ GPD}}{250 \text{ GPD}}$ =	- 7 units
	<b>Subtotal Units (R-D-2)</b>	<b>- 101 units</b>

- 7. Deduct flow from Victory Garden Apartments (VG-D-1):
  - a. Victory Hills East  
123 units (as per superintendent)
   
  
 115 single bedroom units @ 110 GPD/unit = 12,650 GPD  
 8 two-bedroom units @ 165 GPD/unit = 1,320 GPD  
  
 EU = (12,650 GPD + 1,320 GPD) =  $\frac{13,970 \text{ GPD}}{250 \text{ GPD}}$  = - 56 units
  - b. Brook Run Apartments  
80 units (as per developer plans)
   
  
 68 single bedroom units @ 110 GPD/unit = 7,480 GPD  
 12 two-bedroom units @ 165 GPD/unit = 1,980 GPD  
  
 EU = (7,480 GPD + 1,980 GPD) =  $\frac{9,460 \text{ GPD}}{250 \text{ GPD}}$  = - 38 units

**Subtotal Units (VG-D-1) - 94 units**
- 8. Deduct flow from Rockaway Township residents in the area tributary to the Dover sewer system at Lincoln Avenue, (RT-D-1):
  - 41 Single Family Homes = - 41 units

**Subtotal Units (RT-D-1) - 41 units**
- 9. Deduct flow from Rockaway Township inhabitants on Cooper, Christopher, Stephen, Titus and Conger Streets, (RT-D-2):
  - 10 Single Family Homes - 10 units

**Subtotal Units (RT-D-2) - 10 units**
- 10. Deduct flow from Rockaway Township inhabitants off of Hillside Avenue (RT-D-3)
  - 18 Single Family Homes - 18 units

**Subtotal Units (RT-D-3) - 18 units**
- 11. Add flow from Dover inhabitants residing in the area tributary to the Rockaway Township meter M:RT2, (D-RT-2):
  - a. 39 Single Family Homes + 39 units

- b. 259 Route 46  
Praxair Welding Gas and Supply Store  
Store 0.1 GPD/sf x 2128 sf = 212.8 GPD
- $$\text{EU} = \frac{212.8 \text{ GPD}}{250 \text{ GPD}} = +1 \text{ unit}$$
- c. 260 Route 46  
La Finca Bar & Celebrity Liquors  
Store 0.1 GPD/sf x 2136 sf = 213.6 GPD
- $$\text{EU} = \frac{213.6 \text{ GPD}}{250 \text{ GPD}} = +1 \text{ unit}$$
- d. 261 & 263 Route 46  
MD Colors  
Store 0.1 GPD/sf x 5145 sf = 514.5 GPD
- $$\text{EU} = \frac{514.5 \text{ GPD}}{250 \text{ GPD}} = +3 \text{ units}$$
- e. 265 Route 46  
Johnson Truck Accessories  
Store 0.1 GPD/sf x 6787 sf = 678.7 GPD
- $$\text{EU} = \frac{678.7 \text{ GPD}}{250 \text{ GPD}} = +2 \text{ units}$$
- f. 267 Route 46  
Garden State Tile  
Store 0.1 GPD/sf x 10694 sf = 1069.4 GPD
- $$\text{EU} = \frac{1069.4 \text{ GPD}}{250 \text{ GPD}} = +5 \text{ units}$$
- g. 285 Route 46  
Frontier Wine Imports  
Store 0.1 GPD/sf x 15980 sf = 1598 GPD
- $$\text{EU} = \frac{1598 \text{ GPD}}{250 \text{ GPD}} = +7 \text{ units}$$
- h. 315 Route 46  
Car Craft Autosports  
Store 0.1 GPD/sf x 3780 = 378 GPD
- $$\text{EU} = \frac{378 \text{ GPD}}{250 \text{ GPD}} = +2 \text{ units}$$
- i. 375 East McFarlan St.  
Professional Building  
Office 0.1 GPD/sf x 5000 sf = 500 GPD
- $$\text{EU} = \frac{500 \text{ GPD}}{250 \text{ GPD}} = +2 \text{ units}$$
- j. 2 Beatty St.

J T Mase Mechanical Corporation  
 Office 0.1 GPD/sf x 7037 sf = 703.7 GPD  
 EU =  $\frac{703.7 \text{ GPD}}{250 \text{ GPD}}$  = + 3 units

**Subtotal Units (D-RT-2) + 65 units**

12. Deduct flow from Randolph inhabitants residing in the area tributary to the Dover sewer system at Kaye and Brook Streets, (R-D-3):

5 Single Family Homes - 5 units

**Subtotal Units (R-D-3) - 5 units**

13. Deduct flow from Randolph inhabitants residing in the area tributary to the Dover sewer system at Crystal Street, (R-D-4):

12 Single Family Homes - 12 units

**Subtotal Units (R-D-4) - 12 units**

14. Add flow from Dover inhabitants tributary to the Rockaway Township meter M:RT1, (D-RT-1):

5 Single Family Homes + 5 units

**NET UNIT ADJUSTMENT = (+219, +103, +25, - 261, -101, -94, -41, -10, -18, +65, -5, -12, +5) = -125 units**

DOVER: Flow = M:D - (M:W1 + M:W2 + M:R2 + M:RT1 + M:RT2) - (125 EU)

**VICTORY GARDENS:**

The collector sewer meter on Dover Rockaway Road is designated as M:VG. The following adjustments must be made to obtain the appropriate flow from Victory Gardens:

1. Add flow from apartment residents in Victory Gardens flowing to the Dover system at Brook Drive. (See Item 7 under Dover section, VG-D-1): **+ 94 units**

**NET UNIT ADJUSTMENT = +94 units**

VICTORY GARDENS: Flow = M:VG + (94 EU).

**ROCKAWAY TOWNSHIP:**

Rockaway Township is tributary to the RVRSA interceptor sewer at many points. The RVRSA interceptor sewer meter downstream of the Howmet Corporation property, designated as M:RT3 is not utilized for Rockaway Township flow. Rockaway Township flow is calculated as the sum of individual meters plus equivalent units from unmetered areas. The following adjustment must be made to obtain the appropriate flow for Rockaway Township:

1. Add flows at M:RT1, M:RT2, M:RT4, M:RT5, M:RT6, M:RT7 and M:RM.
2. Add flow from Rockaway Township inhabitants residing in the area tributary to the Dover sewer system at Lincoln Avenue (See Item 8 - Dover Section, RT-D-1):  
**+ 41 units**
3. Add flow from Rockaway Township inhabitants (See Item 9 - Dover Section, RT-D-2):  
**+ 10 units**
4. Add flow from Rockaway Township inhabitants (See Item 10 - Dover Section, RT-D-3):  
**+ 18 units**
5. Deduct flow from Dover inhabitants residing in the area tributary to the meter M:RT2 (See Item 11 - Dover Section, D-RT-2):  
**- 65 units**
6. Deduct flow from Rockaway Borough residents in the area tributary to Rockaway Township sewer on Swedes Mine Road, (RB-RT-1):  
  
85 Single Family Homes - 85 units  
**Subtotal Units (RB-RT-1)** **- 85 units**
7. Deduct flow from Rockaway Borough residents in the area tributary to Rockaway Township meter M:RT2, (RB-RT-2):  
  
2 Single Family Homes - 2 units  
**Subtotal Units (RB-RT-2)** **- 2 units**
8. Add flow from Rockaway Township residents in the area tributary to the Rockaway Borough sewer at Stephen Place, (RT-RB-1):  
  
87 Single Family homes + 87 units  
**Subtotal Units (RT-RB-1)** **+ 87 units**
9. Deduct flow from Rockaway Borough residents in the area tributary to meter M:RT4; (RB-RT-3):

3 Single Family Homes - 3 units

**Subtotal Units (RB-RT-3) - 3 units**

10. Add flow from Rockaway Township inhabitants on Rockaway Road, Roy Street and E. Blackwell Street tributary to the Rockaway Borough meter M:RB; (RT-RB-2):

a. 21 Single Family Homes + 21 units

b. Country Village Apartments (Rockaway Road)  
 46 units (per superintendent):  
 41 single bedroom units @ 110 GPD/unit = 4,510 GPD  
 5 two-bedroom units @ 165 GPD/unit = 825 GPD  
 EU =  $(4,510 \text{ GPD} + 825 \text{ GPD}) = \frac{5,335 \text{ GPD}}{250 \text{ GPD}}$  + 22 units

\*\*c. 425 E. Blackwell Street  
 Lakeland Bus Company  
 EU =  $\frac{6,953 \text{ GPD}}{250 \text{ GPD}}$  + 28 units

d. 414 E. Blackwell Street  
 Tito's Auto Repair  
 Auto Service  $\frac{50 \text{ GPD}}{\text{service Bay}} \times 2 \text{ bays} = 100 \text{ GPD}$   
 Office  $0.1 \text{ GPD/sf} \times 5408 \text{ sf} = 540.8 \text{ GPD}$   
 EU =  $\frac{640.8 \text{ GPD}}{250 \text{ GPD}}$  + 3 units

e. 414 E. Blackwell Street  
 Mixed Offices/Commercial Space  
 Store  $0.1 \text{ GPD/sf} \times 5408 \text{ sf} = 540.8 \text{ GPD}$   
 EU =  $\frac{540.8 \text{ GPD}}{250 \text{ GPD}}$  + 3 units

f. 431 E. Blackwell Street  
 Madsen Auto Restoration/Best Lab of NJ  
 Office  $0.1 \text{ GPD/sf} \times 8520 \text{ sf} = 852 \text{ GPD}$   
 EU =  $\frac{852 \text{ GPD}}{250 \text{ GPD}}$  + 4 units

**Subtotal Units (RT-RB-2) + 81 units**

11. Add metered Howmet flow. Wastewater flow records are available from Howmet meters required by the industrial pretreatment agreement. (One wastewater meter for the Casting Division and one wastewater meter for Alloy Division).

12. Add flow from Rockaway Township inhabitants residing in the area tributary to meter M:W1, (RT-W-1); (See Item 5 – Wharton Section, RT-W-1);

**+ 8 units**

13. Add flow from Pondview Development's meter, M:Pondview
14. Deduct flow from Dover inhabitants tributary to the Rockaway Township meter M:RT1, (D-RT-1) (See Item 14 – Dover Section, D-RT-1):

**5 Single Family Homes**

**- 5 units**

**NET UNIT ADJUSTMENT = (+41, +10, +18, -65, -85, -2, +87, -3, +81, +8, -5) = +85 units**

ROCKAWAY TOWNSHIP: Flow = (M:RT1 + M:RT2 + M:RT4 + M:RT5 + M:RT6 + M:RT7)+ M:RM + M:Howmet + M:Pondview + (85 EU)

NOTE:

- (1) Additional commercial and business entities may exist within unmetered area RT-RB-2 that require further investigation which as of May 2021 is still ongoing.



**ROCKAWAY BOROUGH:**

The RVRSA interceptor sewer meter at the boundary between Rockaway Borough and Denville (near Beaver Brook) is designated as M:RB. The RVRSA interceptor sewer meter downstream of the Howmet Corporation property, designated as M:RT3 has been restored as of 2017 and can now be utilized to calculate Rockaway Borough flow. However, an alternate computation has been developed to more accurately depict Rockaway Borough flows given the magnitude of the Borough flows compared to the various Interceptor Meter flows. The following adjustments must be made to flow from M:RB to obtain the appropriate flow for Rockaway Borough:

1. Deduct flow at M:D1, M:Howmet, M:R3, M:VG, M:RT7, M:RT4, M:RT5, and M:DV2.
2. Deduct flow from Rockaway Township inhabitants residing in the area tributary to the Rockaway Borough system at Stephen Place (See Item 8 - Rockaway Township, RT-RB-1):
 

**- 87 units**
3. Deduct flow from Rockaway Township tributary to Rockaway Borough meter M:RB (See Item 10 - Rockaway Township, RT-RB-2):
 

**- 81 units**
4. Add flow from Rockaway Borough residents in the area tributary to Denville sewer system on Woodstone Drive (RB-DV-1):
 

11 Single Family Homes + 11 units

**Subtotal Units (RB-DV-1) + 11 units**
6. Deduct flow from properties off Franklin Road, (DV-RB-1):
  - a. 9 Single Family Homes - 9 units
  - \*\*b. Morris Knolls High School
 

EU =  $\frac{7,747 \text{ GPD}}{250 \text{ GPD}}$  - 31 units
  - c. Prince of Peace Lutheran Church - 1 unit
  - d. Enclave at Denville, Block 40203, Lot 1 & Block 40001, Lot 4, Franklin Avenue
 

116 Units (per Treatment Works Approval Permit, 20-0217):

5 one-bedroom units @ 110 gpd/unit = 550 gpd

14 two-bedroom units @ 131 gpd/unit = 1,834 gpd

97 three-bedroom units @ 183 gpd/unit = 17,751 gpd

1 clubhouse, 2,135 sf @ .1 gpd/sf = 214 gpd

EU = (550 + 1,834 + 17,751 + 214 gpd) =  $\frac{20,349 \text{ gpd}}{250 \text{ gpd}}$  -81 units

**Subtotal Units (DV-RB-1) - 122 units**
6. Add flow from Rockaway Borough residents in the area tributary to Rockaway Township sewer system on Swedes Mine Road (See Item 7 - Rockaway Township, (RB-RT-1):

**+ 85 units**

7. Add flow from Rockaway Borough residents in the area tributary to meter M:RT2 (See Item 7 - Rockaway Township, (RB-RT-2):

**+ 2 units**

8. Add flow from Rockaway Borough residents in the area tributary to meter M:RT4 (See Item 9 - Rockaway Township, (RB-RT-3):

**+ 3 units**

**NET UNIT ADJUSTMENT = (-87, -81, +11, -122, +85, +2, +3) = -189 units**

ROCKAWAY BOROUGH: Flow = M:RB - (M:D1+M:Howmet+M:R3+M:VG+M:RT7+M:RT4+M:RT5+ M:DV2) - (189 EU)

**DENVILLE TOWNSHIP:**

The RVRSA interceptor sewer meter at the boundary line between Boonton Township and the Town of Boonton is designated as M:BT1 and is used in the computation of the flow for Denville. The following adjustments must be made to flow from M:BT1 to obtain the appropriate flow for Denville:

1. Deduct flow at M:RB.
2. Deduct flow from Rockaway Borough residents tributary to the Denville sewer system on Woodstone Drive: (See Item 4 - Rockaway Borough, RB-DV-1):
  - a. 11 Single Family Homes - 11 units
3. Add flow from Denville residents in the area tributary to M:DV2 located at the pumping station on Hogan Road.
4. Add flow from Denville residents in the area tributary to M:DB located at the Den Brook Pumping Station on Mount Pleasant Turnpike.
5. Deduct flow from Randolph residents in the area tributary to M:DB at Den Brook Pump Station. (Millbrook Avenue, Lawrence Road, Shongum Road, David Drive, Nathan Drive, Arnold Drive, Heather Lane, etc., R-DV-1). This area was substantially expanded in October 2002 when the Den Brook Interceptor Pumping Station was placed into service.
  - a. 180 Single Family Homes - 180 units
  - b. 470 Millbrook Avenue  
Apple Montessori School  
School with Cafeteria 15 GPD/seat x 141 seats = 2115 GPD  
EU = 2115 GPD = - 9 units  
250 GPD
  - c. 49 Shongum Road  
Kalina Norman G Attorney  
Office 0.1 GPD/sf x 2134 sf = 213.4 GPD  
EU = 213.4 GPD = - 1 units  
250 GPD
  - c. 502 Millbrook Avenue  
Randolph Municipal Building  
Office 0.1 GPD/sf x 38398 seats = 3839.8 GPD  
EU = 3839.8 GPD = - 15 units  
250 GPD

**Subtotal Units (R-DV-1) - 205 units**

6. Add flow from Denville residents in the area tributary to M:R3 at Dover Rockaway Road. Poulos Berkshire Townhouses and 5 SF homes on Palmer Road, DV-R-2.

a. Townhouses on Lot 20 of Block 20901  
146 two bedroom @ 131 GPD/Unit = 19,126 GPD  
274 three bedroom @ 183 GPD/Unit = 50,142 GPD  
EU = (19,126 + 50,142) = 69,268 GPD = + 277 units  
250 GPD

b. 5 Single Family Homes + 5 units

**Subtotal Units (DV-R-2) + 282 units**

7. Add flow from Denville properties along Franklin Road in Denville Township tributary to meter M:RB (See Item 5-Rockaway Borough, DV-RB-1): **+122 units**

8. The unmetered flow from Randolph residents on Mountainside Drive and Heather Lane which were previously tributary to the Den Brook Interceptor downstream of meter M:R1, (R-DV-1), and which resulted in an equivalent dwelling unit subtotal of 36 units was eliminated when the Den Brook Interceptor Pumping Station was placed into service and the use of meter M:R-1 was eliminated from the RVRSA User Charge System. The flow from this area is now metered at the Den Brook Pump station meter M:DB.

**0 units**

9. The flow from Boonton Township residents connected to the RVRSA interceptor sewer and the Tourne Road sewer, and the Victoria Mews Townhouses on North Main Street, must be deducted from the flow measured at meter M:BT1 to calculate Denville's flow (See Items 2 and 3 – Boonton Township).

**- 96 units**

**NET UNIT ADJUSTMENT = (-11, -205, +282, +122, -96) = +92 units**

DENVILLE: Flow = M:BT1 + M:DV2 + M:DB – M:RB + (92 EU)

**RANDOLPH TOWNSHIP:**

The RVRSA interceptor sewer does not pass through Randolph Township. Consequently, all sewage from Randolph Township must flow through other communities before entering the interceptor. To determine the quantity of sewage contributed by Randolph Township several sources must be combined:

1. Add flow at M:R2 and M:R3.
2. Add flow from Randolph residents which are tributary to M:DB (See Item 5 - Denville Section, R-DV-1):  
**+ 205 units**
3. Deduct flow from Denville residents which are tributary to M:R3 (see Item 5 – Denville section, DV-R-2):  
**- 282 units**
4. Deduct flow from Dover inhabitants residing upstream of M:R2 (See Item 3 - Dover Section, D-R-1):  
**- 103 units**
5. Deduct flow from Dover residents on Park Heights Road upstream of M:R2 (See Item 4 - Dover Section, D-R-2):  
**- 25 units**
6. Add flow from Randolph inhabitants residing in the area tributary to Dover sewer system at Woodland Road (See Item 5 - Dover Section, R-D-1):  
**+ 261 units**
7. Add flow from Randolph residents in the area tributary to Dover sewer system at South Salem Street and Harding Ave (See Item 6 - Dover Section, R-D-2):  
**+ 101 units**
8. Add flow from Randolph residents in the area tributary to Dover sewer system at Kaye Place and Brook Drive (See Item 13 - Dover Section, R-D-3):  
**+ 5 units**
9. Add unmetered Randolph flow from Crystal Street and Marble Lane residents (See Item 13 - Dover Section, R-D-4):  
**+ 12 units**

**NET UNIT ADJUSTMENT = (+205, -282, -103, -25, +261, +101, +5, +12) = +174 units**

RANDOLPH TOWNSHIP: Flow = M:R3 + M:R2 – M:DB – (M:MH1 + M:MH2 + M:MH3 + M:MH4 + M:MH5) – (Mine Hill Un Metered Flow) + (174 EU)

**NOTE:**

- (1) In 2016, four (4) flow meters were installed in Mine Hill Township sewers to capture Mine Hill Township sewer flow upstream of the Jackson Brook Interceptor where its alignment passes through Mine Hill. These meters capture the Mine Hill Township sewer flow with exception of certain residential units noted in (2) below (unmetered flow). The Mine Hill unmetered flow is calculated in accordance with Schedule "C" from Killam Associates October 1998 User Charge Report and NJAC 7:14a-23.3 Projected Flow Criteria.
- (2) Mine Hill Township's unmetered flow is broken down in Appendix F, current as of October 16, 2023.
- (3) Mine Hill Township's Meter M:MH5 has been added to the RVRSA metering inventory, current as of October 16, 2023. This meter captures flow upstream of the Jackson Brook Interceptor where its alignment passes through Mine Hill.

**BOONTON TOWNSHIP:**

The RVRSA interceptor sewer passes through a portion of Boonton Township. To obtain the appropriate flow for Boonton Township, combine the following sources:

1. Add flow at M:BT-2 on sewer through Riverside Hospital property.
2. Add flow from connections to the RVRSA interceptor sewer in Boonton Township tributary to M:BT-1 (Township of Boonton Trunkline Area, BT-1).
  - a. 38 Single Family Homes + 38 units
  - b. 1 Four Family Home + 4 units
  - \*\*c. Boonton Twp. Fire House + 1 unit
  - \*\*d. Ultra Punch and Die Corp.  
EU =  $\frac{440 \text{ GPD}}{250 \text{ GPD}}$  = + 2 units

**Subtotal Units + 45 units**
3. Add flow from home tributary to Town of Boonton at Hillside Avenue, (BT-B-2):
  - a. 7 Single Family Homes + 7 unit
  - b. Victoria Mews Assisted Living on Lot 1.02 of Block 40501  
EU = 108 beds @ 100 GPD/Bed =  $\frac{10,800 \text{ GPD}}{250 \text{ GPD}}$  = + 44 units

**Subtotal Units + 51 units**

**NET UNIT ADJUSTMENT = (+45, +51) = +96 units**

BOONTON TOWNSHIP: Flow = M:BT2 + (96 EU).

**TOWN OF BOONTON**

The meter on the Old Jersey City Trunk Sewer used as a collector sewer for the Town of Boonton is designated M:B. The following adjustments must be made to obtain the appropriate flow for Town of Boonton:

1. Deduct flow at M:BT-2.
  2. Deduct flow from Boonton Township residents in the area tributary to the Town of Boonton sewer system at Hillside Avenue (See Item 3 – Boonton Township Section, BT-B-2):  
**- 51 units**
  3. Add the flow from the Town of Boonton properties tributary to the RVRSA interceptor at the intersection of North Main Street and Hillside Avenue, (B-STP-1).
    - a. 32 Single Family Homes + 32 units
    - b. 63 Two-Family Homes + 126 units
    - c. 28 One Bedroom Condos (28 @ 127gpd)  
(3,556 GPD/250EU) + 15 units
- Subtotal Units + 173 units**

**NET UNIT ADJUSTMENT = ( -51, +173) = 122 units**

BOONTON: Flow = M:B – M:BT2 + (122 EU)



**APPENDIX F**  
**MINE HILL UNMETERED AREAS**  
**(FINAL October 16, 2023)**

MINE HILL:

The Township of Mine Hill is a customer of RVRSA and pays for regional collection and treatment of sewage up to a maximum 133,827 gallons per day. Randolph Township provides the local collection facilities with its Jackson Brook Interceptor which is aligned through Mine Hill. Randolph Township individually bills Mine Hill residents that have connected to the Jackson Brook Interceptor as its customers.

As of 2016, four flow metering locations were established in Mine Hill to directly meter flow tributary to RVRSA via Randolph. Schedule A of this UCS identifies the current UCS formula accounting for the establishment and use of these meters. Schedule B of this UCS identifies the names and locations of the meters. As of May 2021, there are 119 properties considered unmetered in Mine Hill. The contributory flow from these properties is calculated using Schedule C of this UCS. The total Mine Hill unmetered flow is then divided by 250 to compute the equivalent units (EU's). Refer to Page F-2 of this Appendix F for the list of current connections.

As a result of NJDEP TWA # 19-0136 prepared by Mine Hill Township to address failing septic systems, 11 residential properties are proposed to connect to sanitary sewer. 9 of the 11 properties have connected as of October 2023 and these properties were previously shown as connected in this Appendix F since they are in an unmetered area of Mine Hill. Block 1707, Lot 8 and Lot 26 are not connected.

Page F-2-F-4 below has been updated to address the following:

1. Remove Lot 8 from the list since it is not connected.
2. Lot 26 was not previously listed on the list below so there is no action item regarding that property.
3. Remove the previously connected parcels from TWA # 19-0136 that are located in the unmetered area in Mine Hill that now have flow captured by M:MH5 which is described in Schedule B.

Given the above, the total number of unmetered properties in Mine Hill as of October 2023 is 108. These properties represent 24,210 gpd or 97 EU's of RVRSA flow.

**RVRSa USER CHARGE SYSTEM  
MINE HILL CONNECTIONS (FINAL October 16, 2023)**

Property Address	Block	Lot	Issued Flow (GPD)
93 RANDOLPH AVE	1303	49	225
16 XENIA COURT	1405	10	225
2 XENIA COURT	1405	3	225
4 XENIA COURT	1405	4	225
6 XENIA COURT	1405	5	225
8 XENIA COURT	1405	6	225
10 XENIA COURT	1405	7	225
12 XENIA CT	1405	8	225
14 XENIA COURT	1405	9	225
9 XENIA COURT	1406	11	225
7 XENIA CT	1406	12	225
5 XENIA COURT	1406	13	225
3 XENIA COURT	1406	14	225
215 RANDOLPH AVE	1406	15	225
217 RANDOLPH AVE	1406	16	225
153A RANDOLPH AVE	1407	1	225
11 XENIA COURT	1407	1.01	225
12 JAMES ST	1407	10	225
14 JAMES ST	1407	11	225
9 JAMES ST	1407	12	225
7 JAMES ST	1407	13	225
5 JAMES ST	1407	14	225
3 JAMES ST	1407	15	225
1 JAMES ST	1407	16	225
193 RANDOLPH AVE	1407	17	225
191 RANDOLPH AVE	1407	18	225
181 RANDOLPH AVE	1407	19	225
153 RANDOLPH AVE	1407	2	225
177 RANDOLPH AVE	1407	21	225
175 RANDOLPH AVE	1407	22	225
RANDOLPH AVE	1407	23	225
151 A RANDOLPH AVE	1407	3	225
149 RANDOLPH AVE	1407	4	225
2 JAMES ST	1407	5	225
4 JAMES ST	1407	6	225
6 JAMES STREET	1407	7	225
8 JAMES ST	1407	8	225
10 JAMES ST	1407	9	225

Property Address	Block	Lot	Issued Flow (GPD)
40 THOMASTOWN ROAD	1505	2	225
209 HURD STREET	1705	10	225
207 HURD STREET	1705	11	225
195 HURD ST	1705	15	225
211 HURD STREET	1705	9	225
228 HURD ST	1706	1	225
224 HURD ST	1706	2	225
218 HURD ST	1706	2.01	225
216 HURD ST	1706	3	275
212 HURD ST	1706	4	225
206 HURD STREET	1706	5	275
196 HURD ST	1706	6	225
200 HURD STREET	1706	7	225
188 HURD ST	1706	8	225
223 HURD ST	1707	1.01	225
239 HURD STREET	1707	10	275
78 RANDOLPH AVE	1707	16	225
4 JASON COURT	1707	5	275
2 JASON COURT	1707	5.01	275
6 JASON COURT	1707	5.02	275
7 JASON COURT	1707	5.03	275
5 JASON COURT	1707	5.04	275
3 JASON COURT	1707	5.05	275
1 JASON COURT	1707	5.06	275
237 HURD ST	1707	6	225
200 WEST RANDOLPH AVE	1801	1.01	275
202 WEST RANDOLPH AVE	1801	1.02	225
198 W RANDOLPH AVE	1801	1.03	225
400-1 E RANDOLPH AVE	1802	1	131
400-2 E RANDOLPH AVE	1802	1	131
400-3 E RANDOLPH AVE	1802	1	131
400-4 E RANDOLPH AVE	1802	1	131
400-71 E RANDOLPH AVE	1802	1	131
400-72 E RANDOLPH AVE	1802	1	131
400-73 E RANDOLPH AVE	1802	1	131
400-74 E RANDOLPH AVE	1802	1	131
400-75 E RANDOLPH AVE	1802	1	131
400-76 E RANDOLPH AVE	1802	1	131
304 E RANDOLPH AVE	1802	2	225
302 E RANDOLPH AVE	1802	2	225
300 W. RANDOLPH AVE	1802	3	225

Property Address	Block	Lot	Issued Flow (GPD)
79 COLLIGAN LANE	1804	1	225
75 COLLIGAN LANE	1804	1.01	225
73 COLLIGAN LANE	1804	2	225
71 COLLIGAN LANE	1804	4	225
30 INDIAN FALLS RD	1804	5	225
176 RANDOLPH AVE	1806	4.01	275
178 RANDOLPH AVE	1806	4.02	275
389 E RANDOLPH AVE	1806	4.03	275
385 E RANDOLPH AVE	1806	4.04	275
381 E RANDOLPH AVE	1806	4.05	275
106 HURD ST	2004	1	225
126 HURD STREET	2004	2	225
122 HURD ST	2004	3	225
130 HURD STREET	2004	4	275
70 HURD STREET	2005	1	225
82 HURD ST	2005	10	225
88 HURD ST	2005	11	225
76 HURD STREET	2005	21	225
74 HURD ST	2005	22	225
16 FORD ST	2006	3.01	225
1 OAK STREET	2007	5	225
96 HURD ST	2101	2	225
168 HURD ST	2102	10	225
136 HURD STREET	2102	3	225
140 HURD ST	2102	5	225
144 HURD ST	2102	6	225
146 HURD ST	2102	7	225
150 HURD ST	2102	8	225
143 HURD ST	2103	3	225
<b>Total (108 Properties)</b>			<b>24,210</b>