



THE CAMDEN COUNTY MUNICIPAL UTILITIES AUTHORITY

1645 Ferry Avenue ● Camden, NJ 08104
Phone (856) 541-3700 ● Fax (856) 964-1829
www.ccmua.org

August 27, 2025

VIA Email

Brian S. Peterman, P.E., C.M.E.
Peterman ■ Maxcy Associates, LLC
189 South Lakeview Drive, Suite 101
Gibbsboro, N.J. 08026
petermaneng@comcast.net
www.petermanmaxcy.com

RE: Sewer Service - Will Serve Request – Response Letter
Project: Minor Subdivision Plan (Two Single-Family Dwellings)
Tax Maps: Block(s): 289.05, Lot(s): 6 (To be subdivided into Proposed Lot A and Lot B)
Address: 309 Oak Avenue, Cherry Hill TWP, Camden County, N.J. 08002
Peterman ■ Maxcy Associates LLC File No. 25059
CCMUA Billing Account No. 090042375 – James Foley

To whom it may concern,

In response to your will-serve request letter, and as you may be aware, Camden County Municipal Utilities Authority (“the CCMUA”) regional interceptor system operates as a connection for each of the 37 municipalities in the County not as a direct connection for individual properties/projects. This property or proposed project must connect/convey directly to the Township of Cherry Hill local sewer collection system. Therefore, it is recommended that you contact Cherry Hill TWP and/or Cherry Hill TWP Public Works/Engineering, to determine the availability, locations, status and capacity of the nearby sewer lines. If Cherry Hill TWP should have collection/conveyance capacity available for the proposed project, CCMUA does have the available downstream pumping & treatment capacity (flow allocation) for this project.

Furthermore: per the information provided on the attached Plan Of Survey And Minor Subdivision Plan by Peterman ■ Maxcy Associates LLC dated 07/15/2025 and cross referenced with CCMUA billing information and the Tax Assessor Data, Lot 6 has been connected to the regional sewer service and to the Cherry Hill TWP local sewer collection system and actively billed for pumping and treatment by the CCMUA under user fees billing account listed above, as such one of the proposed two lots of the new subdivision will inherit the flow allocation under the existing billing account as long as the account is kept active and billed quarterly with no outstanding balance, the other generated vacant lot is considered a new connection (new flow) and will require the issuance of a connection certificate and associated fees should the lot is developed.



Making It Better Together

www.camdencounty.com

Should you have any questions or require additional information, please do not hesitate to contact the engineering department – regional sewer connections office at (856) 583-1283, also visit <https://ccmua.org/departments/engineering/>

Very truly yours,



Dumitru Tomsa
Sr. Engineering Aide

Cc: Scott Schreiber – Executive Director
Oleg Zonis, P.E., Deputy Executive Director/Director of Engineering & PROCSYS
Dan Lose – Asst. Comptroller of Finance Dept
Stephanie Madden – General Counsel

Peterman • Maxcy Associates, LLC

ENGINEERING • SURVEYING • PLANNING



August 18, 2025
File No. 25059

Camden County Municipal Utilities Authority (CCMUA)
1645 Ferry Avenue
Camden, NJ 08104

**Re: Minor Subdivision Plan
Block 289.05, Lot 6
309 Oak Avenue
Township of Cherry Hill, Camden County, New Jersey**

To Whom It May Concern:

As a requirement of the Cherry Hill Department of Community Development, a letter of service ability is required. Enclosed please find one (1) copy of the "Minor Subdivision Plan" for your use. Please advise if service is available for the above referenced project.

Should any questions or comments arise, please do not hesitate to contact this office.

Very truly yours,

PETERMAN • MAXCY ASSOCIATES, LLC

Brian S. Peterman, P.E., C.M.E.

REC'D CCMUA
AUG 25 '25 PM2:46

CCMUA DISTRIBUTION	HAS COPY	ORIG	LTR ONLY
COMMISSIONERS			
EXEC. DIRECTOR			
PLUTY EXEC. DIRECTOR			
CHIEF ENGINEER			
AUTH. SECRETARY			
DIR. OF FINANCE			
SOLICITOR			
DIR. O. & M.			
PURCH. AGENT			
PERSONNEL			
BILLING			

LETTER ONLY
FOR FILES

Encl.

BSP/bb
J: 25059_2025-8-18_Ltr to CCMUA.doc

BLOCK/LOT INQ & TAX REF - 250702

Mode : DISPLAY

Format : CCMTAXREC

File : CCMTAXPF01

Dist: 09
CCMUA Name: FOLEY JAMES
Tax Owner: FOLEY JAMES
Block: 289

05
Lot: 6

Qualf:
Active: A
CCMUA Act#: 090042375
CCMUA Serv: 309 OAK AVE
CCMUA Bill: 479 RARITAN AVE
CCMUA Add2:
CCMUA City: ATCO
CCMUA St: NJ
CCMUA Zip: 08004
Comment: LNMZ 04/25/25 KS

Curr.Balance: \$0.00
of EDU: 1.00
CCMUA Clsf: A
Tax Class: 2
Impr Value: \$81,300
Tax Serv: 309 OAK AVE
Tax Bill: 479 RARITAN AVENUE
Tax City: ATCO NJ
Tax Zip: 08004
Latest CCMUA:
Name/Adr Chg: 04/25/25

F3=Exit

F5=Refresh

F6=Select format

Owner Information	
Name	Foley James
Street	479 Raritan Avenue
City&State	Atco NJ
Zip	08004

Sale Information	
Date	04/15/2025
Deed Book	12807
Deed Page	01452
Price	\$190,000
Assessment	\$139,100
Property Use Code	000
SR1A NU Code	00

Sales History		
Date	Price	Assessment
08/06/2024	\$1	\$139,100
09/10/2021	\$150,000	\$139,100
06/30/2014	\$1	\$139,100
12/20/1999	\$1	\$95,100

Assessment History				
Year	Class	Land Value	Improvement	Net
2025	2	\$57,800	\$81,300	\$139,100
2024	2	\$57,800	\$81,300	\$139,100
2023	2	\$57,800	\$81,300	\$139,100
2022	2	\$57,800	\$81,300	\$139,100

Exempt Property Information	
EPL Code	
Facility	
Initial Filing Date	
Further Filing Date	
Exempt Statute	

Property Information	
Last Updated	09/17/2024
Municipality	Cherry Hill Township
Block	289.05
Lot	6
Qualifier	
Property Location	309 Oak Ave
Property Class Code	2
Building Description	2SF
Year Built	1910
Building SqFt.	1,102
Land Description	100X372
Acreage	1
Additional Lots 1	
Additional Lots 2	
Map Page	M142
Zoning	
Old Block	00289
Old Lot	00026
Old Qualifier	
Land Value	\$57,800
Improvement Value	\$81,300
Exemption Amount #1	
Exemption Amount #2	
Exemption Amount #3	
Exemption Amount #4	
Net Tax Value	\$139,100

NJ-GeoWeb Map



8/26/2025, 3:39:09 PM

outputQueryP

Municipalities

Parcels Data (Block and Lot)

County Boundaries

Road Centerlines of NJ

Sewer Service Areas



1:980

0 0.01 0.02 0.02 mi

0 0.01 0.02 0.04 km
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community