



STORMWATER UTILITY IMPLEMENTATION UPDATE

LOWER MAKEFIELD TOWNSHIP

AND
HERBERT, ROWLAND & GRUBIC, INC.

October 15, 2025



INCREASED REGULATION OF MS4 COMMUNITIES

- Unfunded Federal Mandate
- Broad Permit Requirements (six MCMs)
- 5 Years to Complete Pollution Reduction Projects (PRP)
- Anticipated Volume Requirements in Next Permit
- E. The permittee shall develop and maintain adequate legal authorities and shall maintain adequate funding and staffing to implement this General Permit, including the SWMP contained in Part C I of this General Permit.





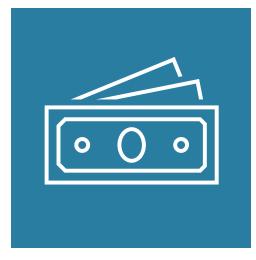
MUNICIPAL STORMWATER CHALLENGES

- Challenge #1: Polluted streams
- Challenge #2: Increased regulations: must implement PRP
- Challenge #3: Aging infrastructure
- Challenge #4: Years of development = more stormwater runoff and more infrastructure
- Challenge #5: Funding





BENEFITS OF STORMWATER UTILITIES



Dedicated revenue stream for stormwater program needs



Frees up general revenue for other priorities



More equitable and effective than property tax revenue



Positions you better for grants and subsidized loans





TIMELINE







WHERE ARE WE NOW?

Impervious Area

- Data received from NearMap
- Expected to be finalized by end of month

Program Budget

- Draft budget developed in coordination with Township Staff
- Expected average revenue requirement of ~\$2.1M per year







WHAT'S NEXT?

Rate Structure – ERU vs Tiered

- Assumed properties below 300 square feet of impervious area will not be assessed a fee
- ERU (Equivalent Residential Unit)
 - All Single-Family Residential Properties pay the same Rate
 - All other properties pay multiples of ERU
- Tiered
 - Impervious area groups where all properties pay rate based on what square footage of impervious area tier they fall in

Credit & Appeal Manual

- Determine credit options available to rate payers
- Public Outreach
- Billing Implementation





WHAT'S NEXT?

Task	Month
Approve budget and legal documents including credit policy	
Public Outreach (Newsletters, Website/Social Media Posts, etc.)	Nov.
Delivery of Billing Data	
Publish fee and credit & appeals manual to website	Dec.
Establish methodology for handling questions and credit applications	
Assuming fee implementation, begin review of credit and appeal applications	Jan.
Issue first bills	





ANY QUESTIONS?





