



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.



MS4 – Municipal Separate Storm Sewer System
MCMs – Minimum Control Measures
SWMP – Storm Water Management Program



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

**IA Database
Development**

**Budget
Development**

**Rate Structure
Evaluation**

**Credit Policy
Development**

**Public
Outreach**

**Billing
Implementation**



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 Establish methodology for handling questions and credit applications	Dec.
Assuming fee implementation, begin review of credit and appeal applications Issue first bills	Jan.



ANY QUESTIONS?

