



STORMWATER UTILITY IMPLEMENTATION UPDATE

LOWER MAKEFIELD TOWNSHIP
AND
HERBERT, ROWLAND & GRUBIC, INC.

December 17, 2025



BASIC CREDITS AND ADDER CREDITS

Likely Need for Defensible Fee:

Low Impact Parcel

Structural BMP

Stormwater Partnership Credit

May Help Public Acceptance

Public Participation

Rain Barrel Rebate

Education Credit

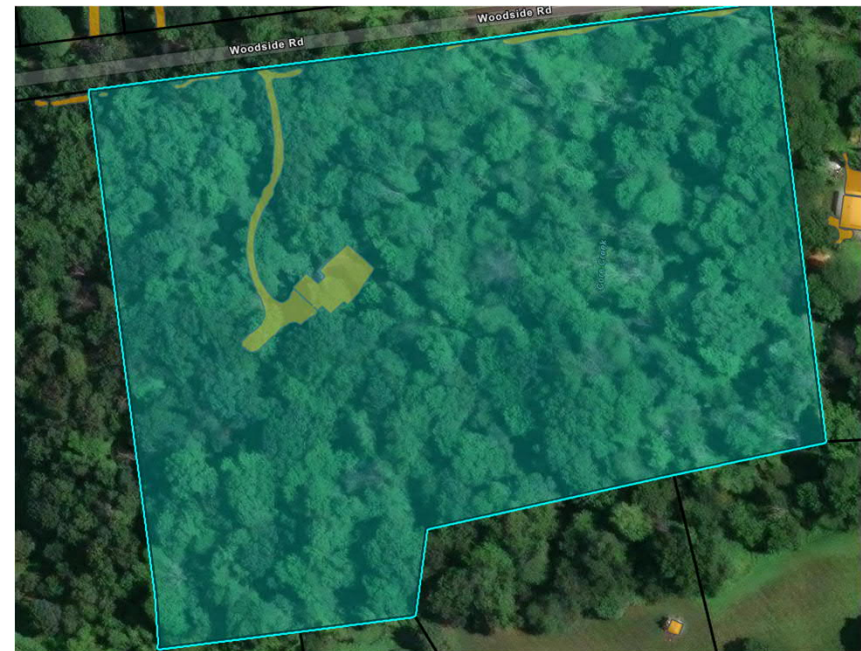
Downspout Disconnection

Native Trees and Shrubs



LOW IMPACT PARCEL

- **Definition:**
 - Parcel has $\leq 3\%$ impervious area (IA) of total parcel area.
- **Eligible Properties**
 - Tier 1
 - Tier 2
- **Max Credit: 5%**
- **Application**
 - Calculate total IA \div total parcel area.
 - Parcels meeting this criteria as of the IA mapping in 2025 will have the credit automatically applied.
- **Example**
 - Total IA: 11,000 \div Parcel size: 440,000 = 2.5% IA



PEAK RATE CONTROL/VOLUME CONTROL STRUCTURAL BMP

- **Definition:**

- Structural BMPs that control runoff volume, peak discharge, and water quality are eligible for a credit.

- **Eligible Properties**

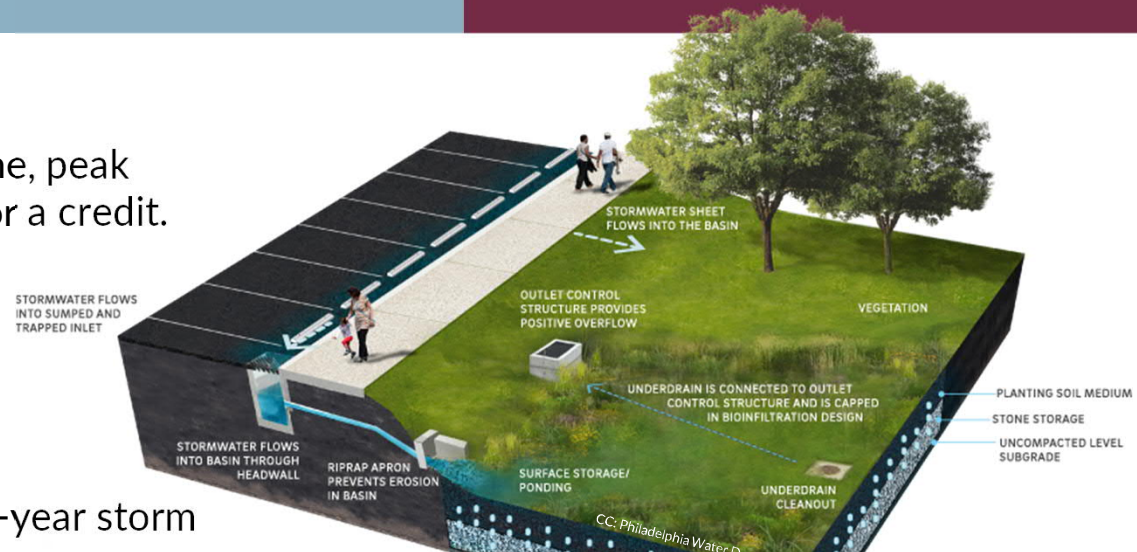
- Tier 1
- Tier 2

- **Max Credit: 20%**

- Up to 5% for peak rate control of the 100-year storm
- Up to 15% for volume control of the 100-year storm design requirements.

- **Application**

- Credits are based on the portion of IA installed BMP.



EXAMPLE: A property owner has 10,000 sf of IA. The owner connects half of the IA (5000 sf) to a BMP receiving 20% credit.

Percentage of Impacted IA = $(10,000 \text{ sf Impervious Area} / 5,000 \text{ sf Total IA}) = 50\%$

Approved Credits = 20% credit applied to 50% of the Total IA = 10%

New SMP Fee = Original SMP Fee x $[1 - 0.10]$

STORMWATER PARTNERSHIP

- **Definition:**
 - Encourages rate payers to propose other means to improve their property and community through innovative stormwater technologies.
- **Eligible Properties**
 - Tier 1
 - Tier 2
- **Max Credit: TBD**
- **Application**
 - Credits are based on a benefit analysis demonstrating actual cost reduction to be realized by the Township.



PUBLIC PARTICIPATION

- **Definition:**
 - Participation in Township pre-approved events that promote water quality and sound stormwater management.
- **Eligible Properties**
 - Tier 1
- **Max Credit: 10%**
 - One credit hour is equal to 5% per billing cycle.
- **Application**
 - Valid for one year from the day of attendance with proof of attendance provided.
- **Example:**
 - Environmental clean up such as stream or roadside.
 - Tree planting in public areas.
 - Stormwater education class.



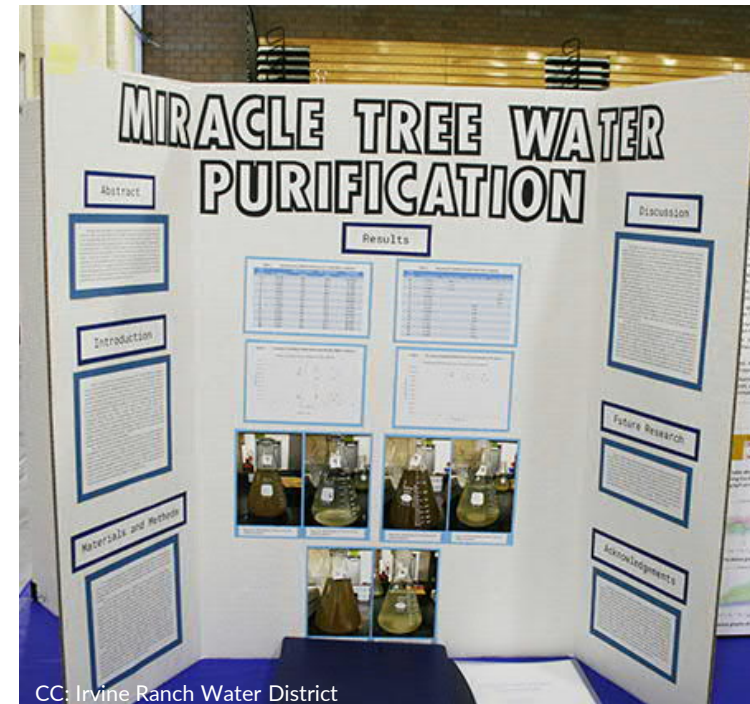
RAIN BARREL REBATE

- **Definition:**
 - Install a rain barrel to capture stormwater from a downspout.
- **Eligible Properties**
 - Tier 1
 - Tier 2
- **Max Rebate: \$100 (one time)**
- **Application**
 - Submit proof of installation to receive rebate.
- **Example:**
 - Rain barrel installed on downspout qualifies for a one time \$100 rebate.
 - *Properties are only eligible for this rebate for one rain barrel. If additional rain barrels are installed, they will not be eligible.*



EDUCATION

- **Definition:**
 - Incorporation of education concentrating on stewardship of water resources into curriculum.
- **Eligible Properties**
 - Private & Public-School account holders.
- **Max Credit: 10%**
- **Application**
 - Curriculum must be approved by Township, and the credit is valid for one year, and can be renewable each year curriculum is taught.
- **Example:**
 - Water resource themed:
 - Student poster/science fair
 - Take home materials
 - Classroom lessons



DOWNSPOUT DISCONNECTION

- **Definition:**
 - All downspouts have been disconnected from directly discharging into a stream, channel, stormwater inlet, stormwater pipe, driveway or other conveyance feature, including all IA.
- **Eligible Properties**
 - Tier 1
- **Max Credit: 5%**
- **Application**
 - All downspouts must discharge to pervious ground with at least 20ft of vegetated flow path from any downgradient impervious surface.
- **Example:**
 - Runoff from downspouts is redirected to lawn with 20+ ft before reaching pavement.



NATIVE TREE & SHRUB

- **Definition:**
 - Plant native trees or shrubs on your property to improve stormwater management.

- **Eligible Properties**

- Tier 1

- **Max Credit: 10%**

Number of Trees	Credit
5	5%
10	7.5%
15	10%

- **Application**

- Plant new trees/shrubs from the Township's approved native plant list.

- **Example:**

- A property that plants 5 native trees, qualifies for a 5% credit.



WHAT'S NEXT?

- Finalize Credit & Appeal Manual
- Public Outreach
- Billing Implementation



ANY QUESTIONS?

