Stormwater Utility Feasibility Overview

September 24, 2024

Municipal Building

One Municipal Drive

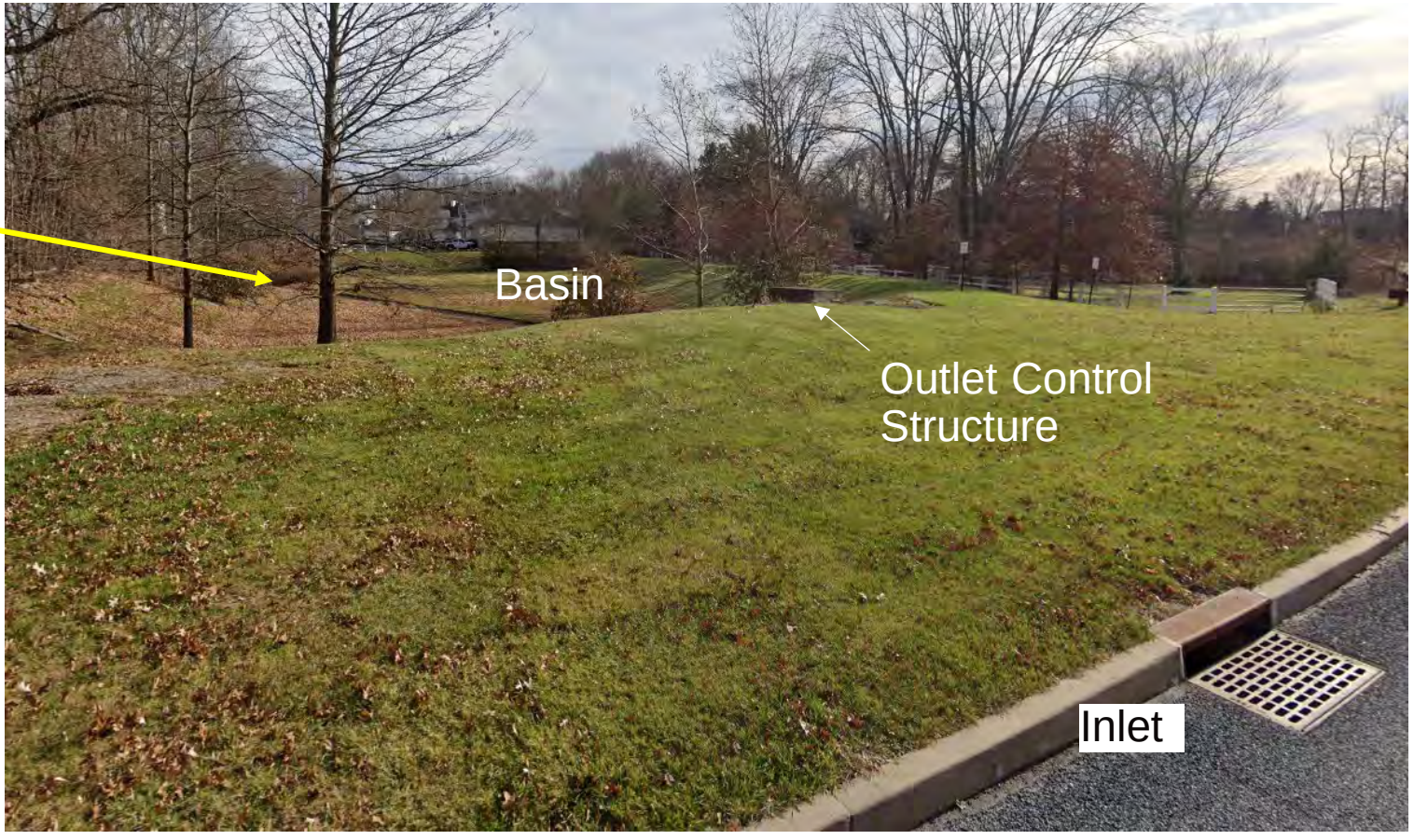
6:00 p.m. in Courtroom

Funded by New Jersey Department of Environmental Protection
Division of Watershed Protection and Restoration

Introduction

What is Stormwater Management?

The process of controlling the stormwater runoff that comes primarily from impervious surfaces (e.g. roads, parking lots, driveways, and rooftops). Stormwater management involves maintenance of infrastructure designed to control stormwater flooding and reduce pollutants from entering waterbodies.



Benefits

- Reduce flooding
- Regulatory compliance
- Protect property values
- Cleaner/healthier streams

What is a Stormwater Utility?

According to the New Jersey Department of Environmental Projection (NJDEP), a stormwater utility is a public utility that assesses fees and uses the revenue from these fees for stormwater management.

A Stormwater Utility User Fee system is a means of distributing the costs of operating the community's stormwater system amongst its various users in a fair and equitable manner.

In 2024, There are 2,135 Stormwater Utilities Nationwide. Single Family Residential Fees range from $0-$560/yr

Why do we need them?

- Aging infrastructure
- Increasing NJDEP/MS4 permit requirements
- Increased flooding issues
- Recognition of stormwater as a true utility like water, power, etc.
- Enabling legislation enacted to help communities fund DEP requirements

Benefits of Stormwater Utility

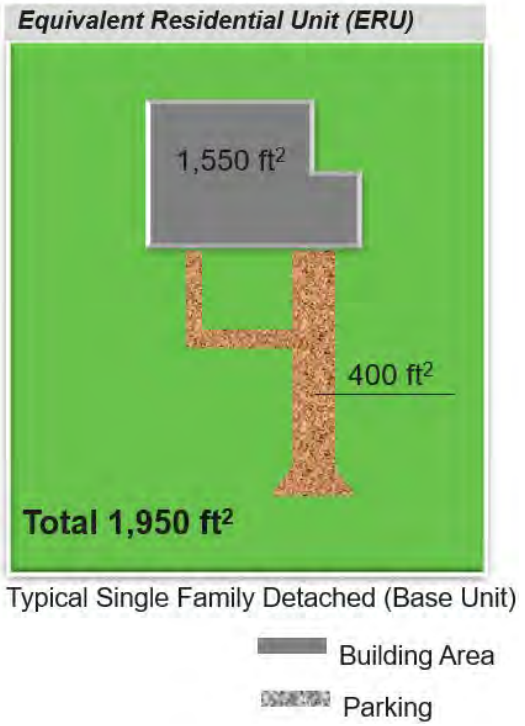
- Dedicated funding source for stormwater management
- Stable revenue allows for long-term planning and financing
- More equitable allocation of costs (applies to all developed properties)

Impervious Areas – Single Family Residential (SFR) & Commercial/Multi-family

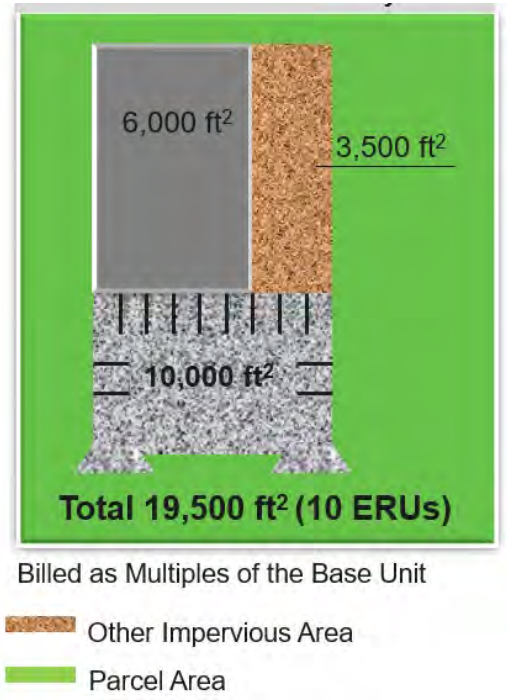
Impervious Areas Are:
Those surfaces which do not absorb water. All structures, surfaced parking areas, streets, driveways, sidewalks, and any areas in concrete, asphalt and packed stone.

Fee Calculation:
The total impervious surface for all SFR properties in the Township is divided by the total number of SFR parcels to provide an average Impervious Area. This value is the Equivalent Residential Unit or ERU which is the base unit for calculation all fees.

Single Family Residential



Commercial/Multi-Family

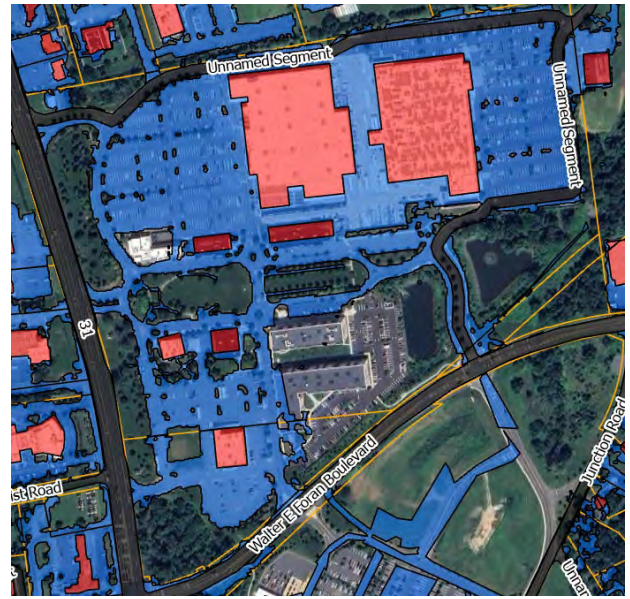


$$\frac{\text{Total SFR Impervious Area} = 45{,}279{,}103 \text{ SF}}{\text{Total \# SFR Parcels} = 5{,}553} = \textbf{8,154 SF/parcel Average}$$

Examples of Impervious Areas

Multi-family

Single Family Residential



Commercial/Non-residential

<u>Impervious Area Legend</u>

RED = Structures
BLUE = Parking Lots and sidewalk

Source: New Jersey Department of Environmental Protection (NJDEP) GIS Mapping

ERUs - Roads

- Estimated by using the centerline shape lengths as seen on the right (municipal roads shown as pink)

Road Type	ERUs	% of Road ERUs
County	697	13.8%
Municipal	3,797	74.9%
State	506	10.0%
Private	66	1.3%
Total	**5,066**	**100%**

Allocation of road ERUs to County, State and Municipal is preliminary and assumes all roads are equal width.

Residential Rate Calculation:

Residential Tier Assignment:

Tier	Impervious Area Range (SF)	# Parcels	% Parcels	Tier Impervious Area Total	Average Impervious Area/Parcel	Avg % of ERU	ERUs/parcel	Total ERUs
1	300-6,000	1,779	32%	7,402,825	4,161	51%	0.5	890
2	>6,000-11,000	2,769	50%	22,502,306	8,127	100%	1	2,769
3	>11,000	1,005	18%	15,373,972	15,297	188%	2	2,010
	Total	**5,553**	**100%**	**45,279,103**				**5,669**

Commercial, Multi-family and Non-residential:

The rate for Commercial, Multi-family and Non-residential (Roads, Schools, etc.) is calculated by utilizing the actual impervious area of the developed parcel divided by the ERU value.

Common Denominator is: 1 ERU = 8,154 SF

Example: Commercial Development with 81,540 sf of Impervious Area.
81,540 Impervious Area / 8,154 sf (1 ERU) = 10 ERUs.
Fee/ERU = $100 10 ERUs X $100 = $1,000 yearly fee.

Note: The Fee/ERU has not been determined and the amount shown was for ease of demonstration only.