



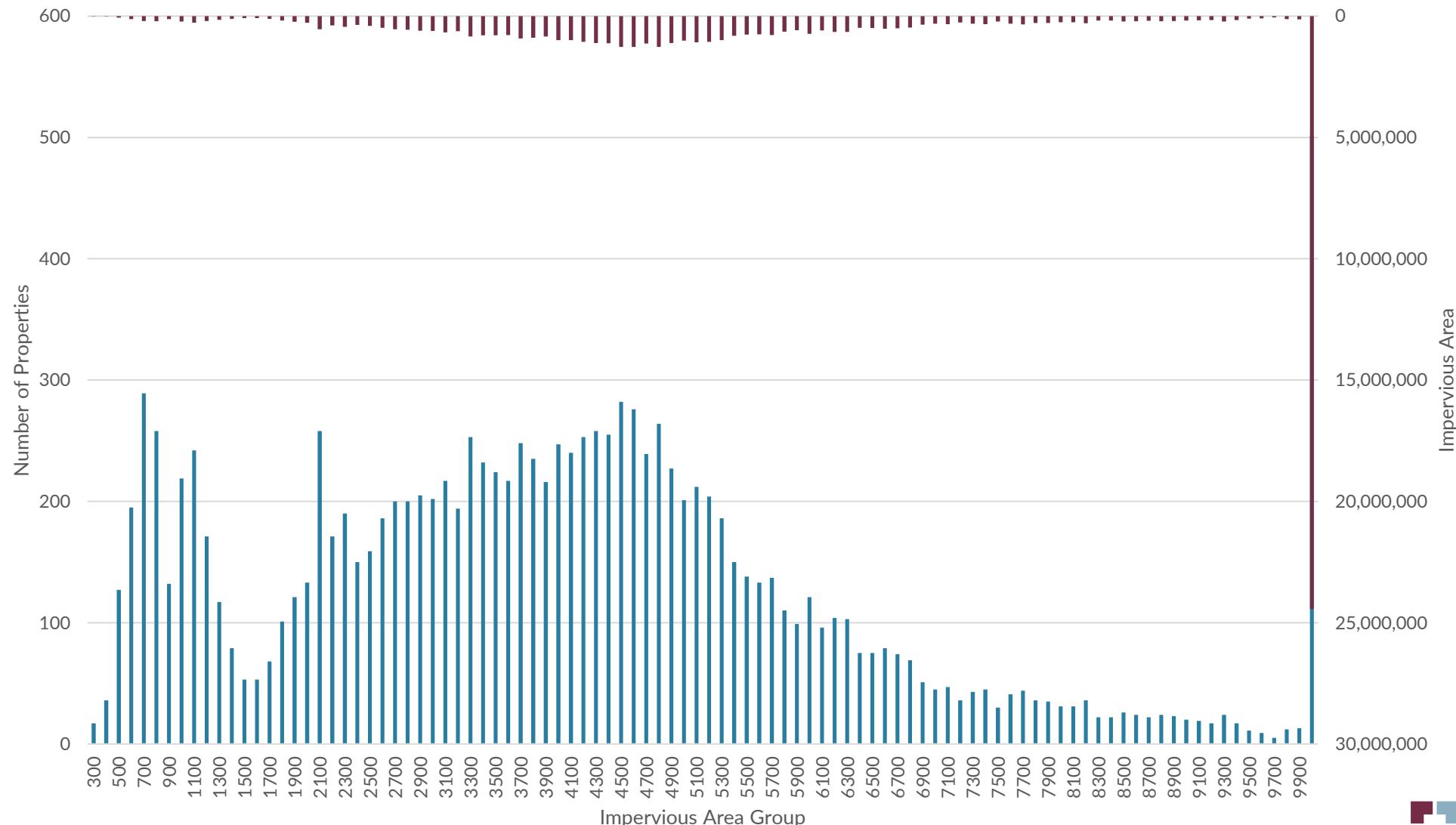
# STORMWATER UTILITY IMPLEMENTATION UPDATE

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

November 19, 2025



# IMPERVIOUS AREA BREAKDOWN



# ERU OPTION

Classification	% of Total Properties	% of Total IA	Monthly Fee Per Property
Single Family Residential	94%	71%	\$12.50
All other Properties	6%	29%	\$12.50/4,200 SF IA



# TWO-TIER OPTION

Tier	IA Range (SF)	% of Total Properties	% of Total IA	% SFR	% Non-SFR	Monthly Fee Per Property
0	0-299	3%	0%	1%	99%	No Fee Assessed
1	300-4,599	61%	30%	94%	6%	\$7.80
2	4,600 +	36%	70%	95%	5%	\$2.90/1,000 SF IA

Rate for Average  
Single Family  
Residential



# TWO-TIER OPTION

Tier	IA Range (SF)	% of Total Properties	% of Total IA	% SFR	% Non-SFR	Monthly Fee Per Property
0	0-299	3%	0%	1%	99%	No Fee Assessed
1	300-4,999	68%	37%	95%	5%	\$8.50
2	5,000 +	29%	63%	94%	6%	\$2.90/1,000 SF IA

Rate for Average  
Single Family  
Residential



# TWO-TIER OPTION

Tier	IA Range (SF)	% of Total Properties	% of Total IA	% SFR	% Non-SFR	Monthly Fee Per Property
0	0-299	3%	0%	1%	99%	No Fee Assessed
1	300-7,499	89%	58%	96%	4%	\$10.40
2	7,500 +	8%	42%	83%	17%	\$2.90/1,000 SF IA

Rate for Average  
Single Family  
Residential



# TWO-TIER OPTION

Tier	IA Range (SF)	% of Total Properties	% of Total IA	% SFR	% Non-SFR	Monthly Fee Per Property
0	0-299	3%	0%	1%	99%	No Fee Assessed
1	300-9,999	93%	66%	96%	4%	\$11.10
2	10,000 +	4%	34%	66%	34%	\$2.90/1,000 SF IA

Rate for Average  
Single Family  
Residential



# AVERAGE SINGLE FAMILY RESIDENTIAL RATE COMPARISON

Billing Option	% of Total Properties in Group	% of Total IA in Group	% SFR	% Non-SFR	Monthly Fee Per Property
ERU	94%	71%	100%	100%	\$12.50
2-Tier (4,599)	61%	30%	94%	6%	\$7.80
2-Tier (4,999)	68%	37%	95%	5%	\$8.50
2-Tier (7,499)	89%	58%	96%	4%	\$10.40
2-Tier (9,999)	93%	66%	96%	4%	\$11.10



# 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



# WHAT'S NEXT?

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



# ANY QUESTIONS?

