



Raritan Township Stormwater Utility

Introduction

What is a Stormwater Utility?

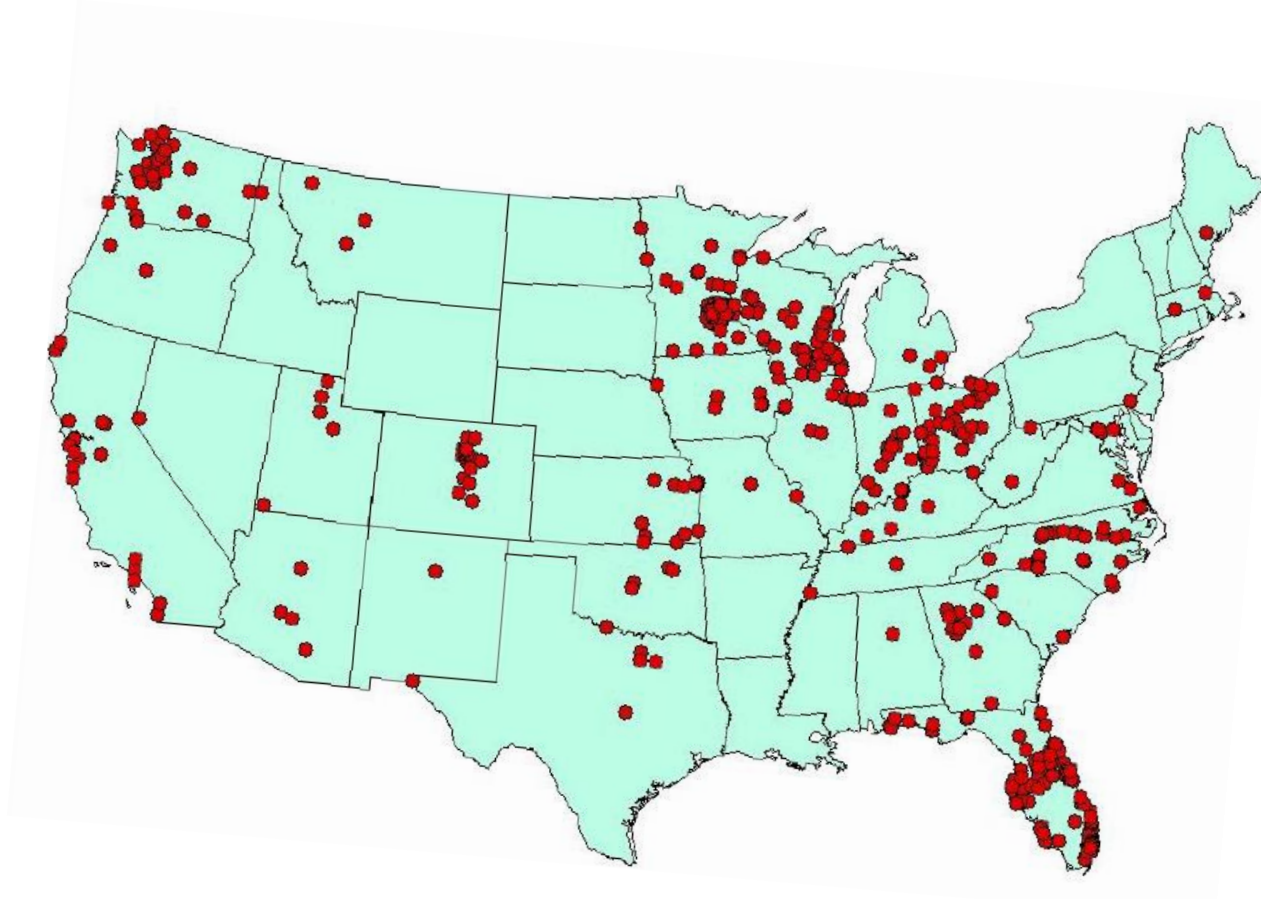
According to the New Jersey Department of Environmental Protection (NJDEP), a stormwater utility is a public utility that assesses fees and uses the revenue from these fees for stormwater management.

A Stormwater Utility User Fee system is a means of distributing the costs of operating the community's stormwater system amongst its various users

History

- March 2019 – New Jersey passes Clean Stormwater and Flood Reduction Act (SW Utility Law)
- Late 2022 – Raritan/Flemington apply for NJDEP Grant to Fund SW Utility Feasibility
- January 2023 – NJDEP Issued new MS4 Permit with additional requirements
- November 2023 – NJDEP awards contract to Arcadis to prepare a Feasibility Study for Flemington/Raritan
- January 2024 – NJDEP, Flemington, Raritan, and Arcadis kickoff study

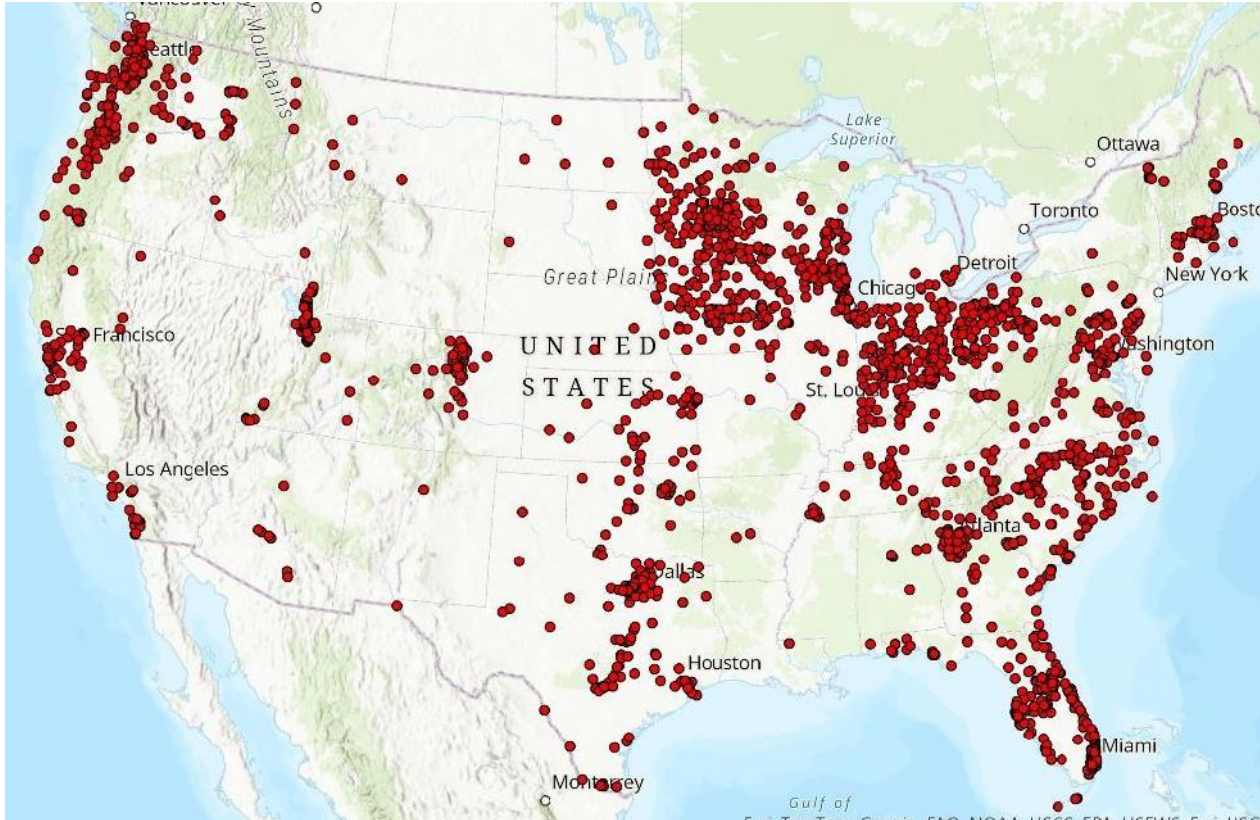
Stormwater Utilities Nationwide (2008)



In 2008, 923 Stormwater Utilities Nationwide (0 in NJ)

Image from the Western
Kentucky 2008 SWU Survey

Stormwater Utilities Nationwide (2024)



In early 2024, 2,135
Stormwater Utilities
Nationwide (0 in NJ)*. SFR
Fees range from \$0-\$560/yr.

Image from the Western
Kentucky 2024 SWU Survey

* - New Brunswick, NJ passed stormwater utility ordinance in May 2024.

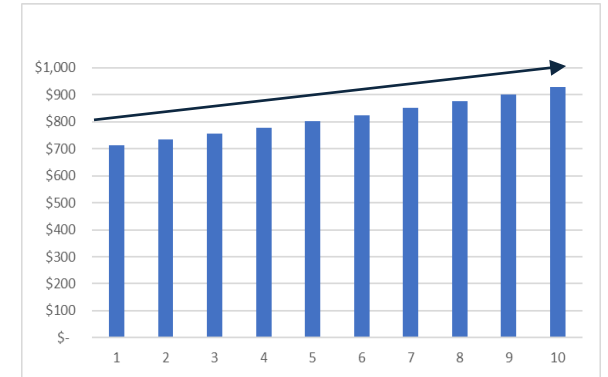
As of today, Maplewood, Raritan Township and Carlstadt have also adopted stormwater utility ordinances.

Stormwater Basin Issues



Benefits of Stormwater Fees

- 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)
- Higher property value does not mean more stormwater runoff
- Tax-exempt properties contribute stormwater runoff
- Credit policy can offer incentive for private stormwater facility maintenance and upgrades



Typical Rate Structures

NJ Enabling Legislation

- Fees shall be “...based on a fair and equitable approximation of the proportionate contribution of stormwater runoff...”

Keep it simple

- Accurate, fair, and defensible
- Representative of local conditions



Single-Family
Residential



Impervious
Area / Tier
Structure



Other
Developed
Properties



Impervious
Area



Certain
Agriculture &
horticulture,
Undeveloped



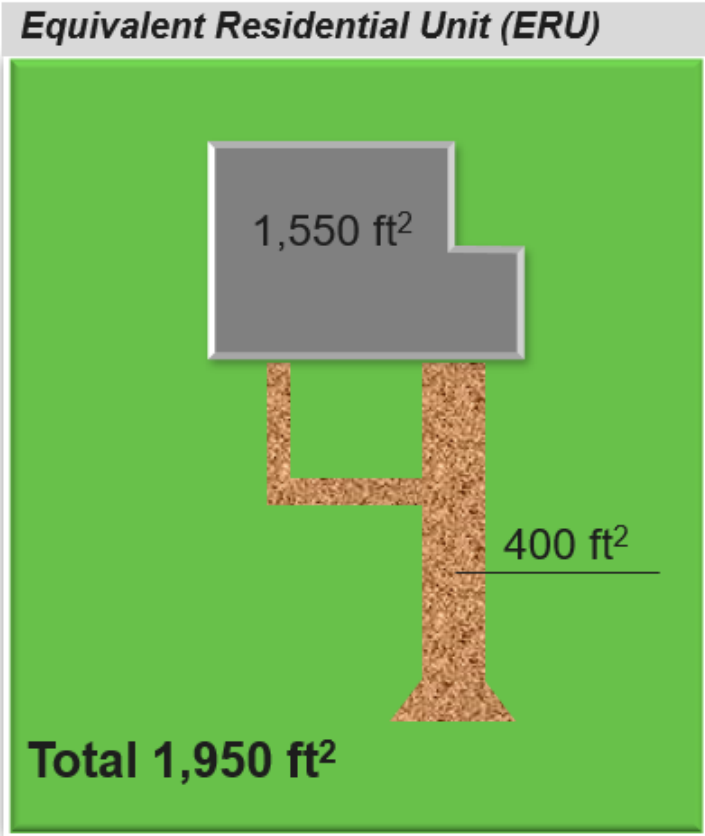
No Fees

Balance Precision vs Simplicity



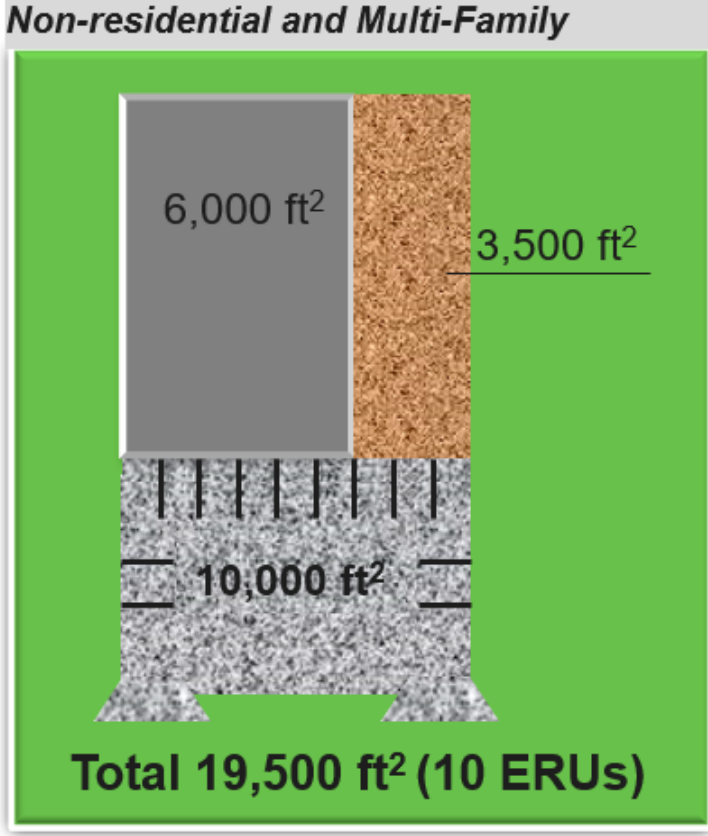
Impervious Area / ERUs

Impervious Areas



Typical Single Family Detached (Base Unit)

- Building Area
- Parking



Billed as Multiples of the Base Unit

- Other Impervious Area
- Parcel Area

ERU Calculation

Total SFR Impervious Area (IA) = 45,279,103 SF

= 8,154 SF/parcel

Total # SFR Parcels = 5,553

1 ERU Comparison

Raritan Twp, NJ = 8,154 SF

Maplewood, NJ = 3,209 SF

New Brunswick, NJ = 2,102 SF

Key Assumptions:

1. Public Roadways (including sidewalks) are not included in the SFR IA sum, unless the sidewalks are within the residential parcel extents.
2. Condos and apartment complexes are excluded from ERU calculation and treated as Other Developed Property. Assume one bill to be sent to the respective HOA on behalf of all owners in each community.

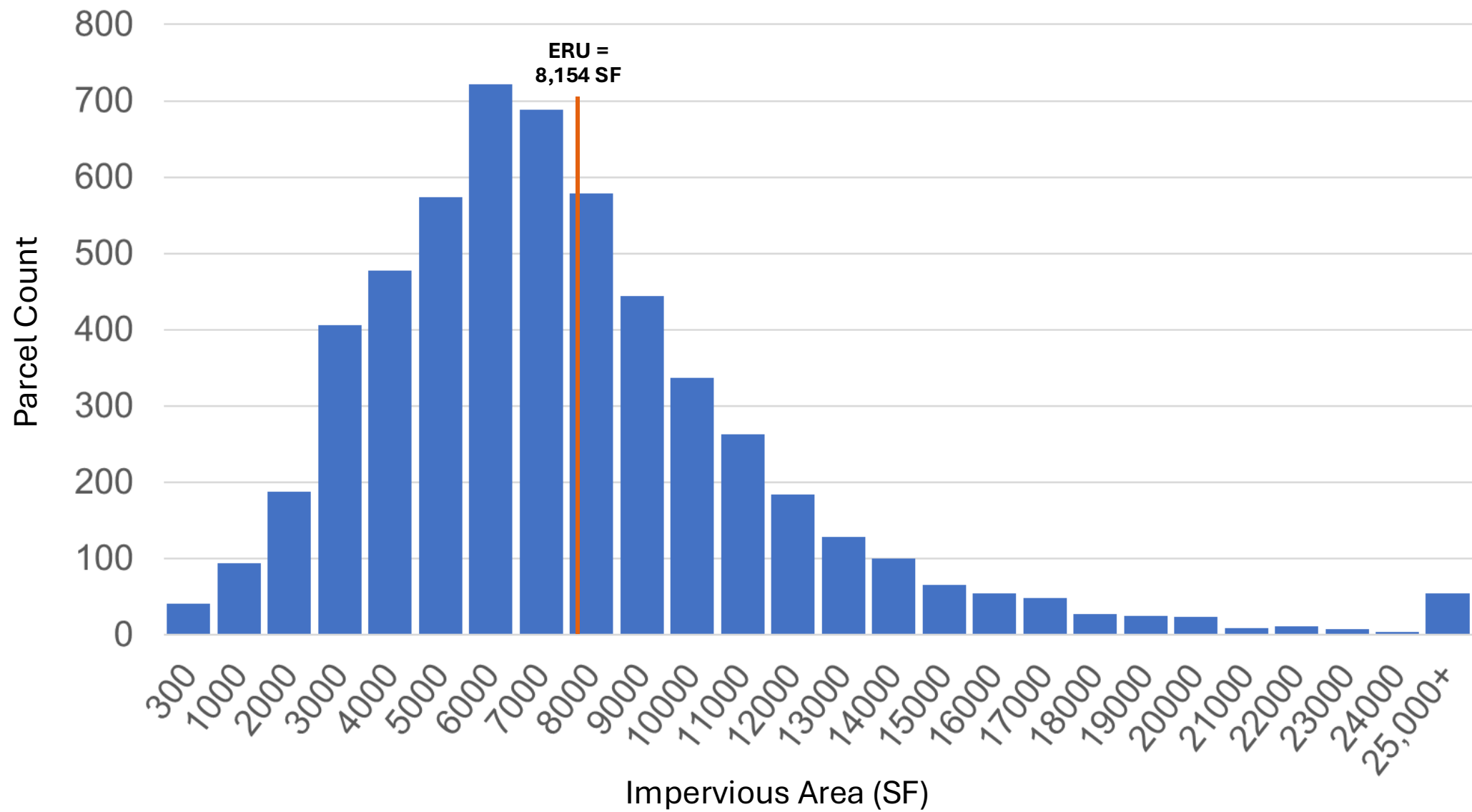
SFR = Single-Family Residential

ERU = Equivalent Residential Unit, the amount of impervious area associated with a typical residential property.



Residential Rate Structure

Residential Parcel Distribution



Residential Rate Structure

Tier	IA Range (SF)	# Parcels	% Parcels	Tier IA Total	Avg IA/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

1 ERU = 8,154 SF



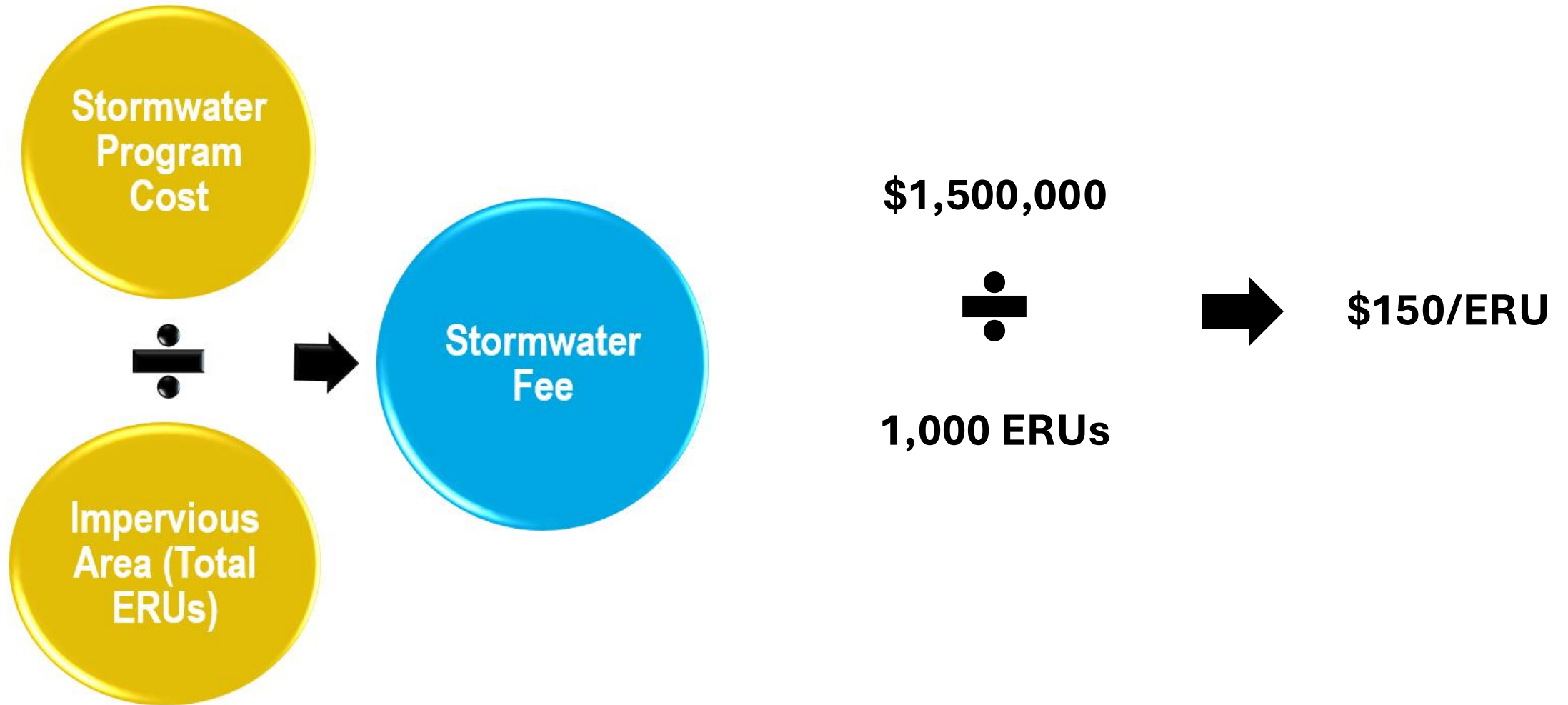
Preliminary Stormwater Fee

Raritan Township 5-Year Stormwater Budget

				Year 1	Year 2	Year 3	Year 4	Year 5
Raritan Twp Stormwater Program Budget - Feasibility Phase								
Budget Category			CATEGORY	2026	2027	2028	2029	2030
LABOR	Admin	Labor - Admin	A	\$ 145,891	\$ 150,268	\$ 154,776	\$ 159,419	\$ 164,202
	O&M	Labor - O&M	OM	\$ 301,877	\$ 310,933	\$ 320,261	\$ 329,869	\$ 339,765
	Labor Subtotal			\$447,768	\$461,201	\$475,037	\$489,288	\$503,967
O&M/CIP	St Sweep	Street Sweeping	SS	\$ 144,943	\$ 147,791	\$ 150,725	\$ 153,747	\$ 156,859
	Leaf Coll	Leaf Collection	LC	\$ 318,767	\$ 327,835	\$ 337,176	\$ 346,796	\$ 356,705
	MS4 System	Inlet Inspections & Cleaning	OM	\$ 57,005	\$ 58,715	\$ 60,476	\$ 62,290	\$ 64,159
		Inlet Repairs	OM	\$ 333,675	\$ 343,686	\$ 353,996	\$ 364,616	\$ 375,555
		Retention Basin Deferred Maintenance	OM	\$ -	\$ 269,447	\$ 269,447	\$ 269,447	\$ 269,447
		Retention Basin Annual Maintenance	OM	\$ 176,361	\$ 181,652	\$ 187,101	\$ 192,714	\$ 198,496
		Pipe Inspections	OM	\$ 44,051	\$ 45,373	\$ 46,734	\$ 48,136	\$ 49,580
		Pipe Repairs	OM	\$ -	\$ -	\$ 140,201	\$ 144,407	\$ 148,740
		Outfall Inspections	OM	\$ -	\$ -	\$ -	\$ -	\$ -
		MS4 Permit Admin	OM	\$ -	\$ -	\$ -	\$ -	\$ -
	Flood Mitigation	Studies/Design	FM					
		Projects	FM					
	Other	Other SW Operating Costs	OM	\$ 298,300	\$ 116,699	\$ 120,200	\$ 123,806	\$ 127,520
	O&M/CIP Subtotal			\$1,373,102	\$1,491,197	\$1,666,056	\$1,705,959	\$1,747,059
Total Expenses				\$ 1,820,870	\$ 1,952,398	\$ 2,141,093	\$ 2,195,247	\$ 2,251,026

Rate Structure

Based on Impervious Surface Area



Who Pays?

- **State**
- **County**
- **Municipality**
- **Single Family Residences**
- **Homeowners' Association**
- **Business/Non-Profits (e.g., places of worship)**
- **Commercial**
- **Schools**
- **Hospitals**

Credit Policy

NJ Enabling Legislation Requires Credits

“In establishing fees and other charges pursuant to this section, a county, municipality, or authority shall provide for:

- (1) a partial fee reduction in the form of a **credit** for any property that maintains and operates a **stormwater management system that complies with the State and local stormwater management standards that were in place at the time the system was approved and that effectively reduces, retains, or treats stormwater onsite;**
- (2) an additional partial fee reduction in the form of a **credit** for any property which has installed and is operating and maintaining **current stormwater best management practices that reduce, retain, or treat stormwater onsite and which are approved by the county, municipality, or authority;**
- (3) an additional partial fee reduction in the form of a **credit** for any property which has installed and is operating and maintaining **green infrastructure that reduces, retains, or treats stormwater onsite and which exceeds any requirements for green infrastructure that may be applicable to that property under any rule or regulation** adopted by the Department of Environmental Protection or the local stormwater control ordinance;...”

Credit Policy Considerations

- Residential and Nonresidential Properties
- Require proper operations and maintenance
 - Operations and maintenance Agreements (pre-2004)
 - Copy of deed restriction/operations and maintenance Manual (post 2004)
- Require periodic inspections and reporting
- Credit application fee - TBD



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For more information ...

**Scan the QR Code below to visit the
Raritan Township Stormwater Utility resource page!**

